

DBS STAFF BULLETIN

NEW HOSPITALS FOR THE SOUTH WEST (NI)

BIDDERS SHORTLISTED FOR OMAGH HOSPITAL COMPLEX



Trust Chief Executive, Elaine Way announces the short-list of firms who will compete to build the Omagh Hospital Complex. She is joined for the announcement by Dr. Jim Livingstone (left), Director of Infrastructure Investment (DHSSPS) and Mr. Leo McKenna (right), Strategic Adviser at the Strategic Investment Board (SIB).

2008 has started with a giant leap forward for the new Omagh Hospital Complex. The firms who are now in the competition to secure this £190 million contract were announced at the end of January. The four short-listed Bidders are Consort Healthcare, DirectHealth, John Laing FGA and Northern Ireland Health Group. These consortia consist of partnerships of both international and local construction firms and investment companies. The Omagh project is a significant part of the Trust's £800 million capital programme, of which £450 million is to be invested in the Trust's southern sector over the next 5 years in the New Hospital projects alone.

When making the announcement, Trust Chief Executive Elaine Way outlined the impact that the project will have for the Omagh area. She stated, 'This is an exciting time for us all and the project will offer many new opportunities for improving how healthcare is delivered in Omagh. Not only will the investment provide the best in new hospital buildings, but it will have a significant economic impact in the area. We are

working closely with our colleagues in the Department of Health and in the Strategic Investment Board to ensure the local community gets the maximum benefit from this investment in every way possible.'

Commenting on the short-listed bidders, she continued, " We are delighted to have secured the interest of these leading international contracting firms, and to have reached this significant stage in the project. Looking at their track record, I am confident that any one of the four bidders could deliver our requirement for excellence. We look forward to working with each bidder over the coming months and to involving staff and the wider community in Omagh in the development of these new facilities".

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NEW ACUTE HOSPITAL

Final tenders that will decide the winning bid for the new £267 million Acute Hospital for the South West (NI) were received at the end of February. We now begin the crucial 3 month evaluation process that will result in a preferred bidder. At the end of these 3 months (end of May), the Trust hopes to select the consortium that will partner with us to deliver our new hospital facilities. The decision on preferred bidder must be taken by Trust Board and approved by the DHSSPS before the announcement of this landmark decision.

When a Preferred Bidder is selected, the next stage in the process will involve the submission of the Full Business Case to the DHSSPS for approval, fine-tuning of the legal contract 'Project Agreement' with the Preferred Bidder and receipt of Full Planning Approval. It is hoped that the project will reach Financial Close in November 2008 when the contract is signed, with construction beginning immediately after.

Snap Shot from Final Tenders



To see more, visit our Staff Bidder Exhibitions, Erne Hospital, 10-12 March 2008, 2-6PM



What's in the Final Tenders

Tender Categories include

Section A: Design & Technical including site plans and detailed drawings with equipment specifications. Engineering information including sustainable energies. Wider economic benefits.

Section B: Facilities Management including integration with design, operational policies and quality control. Human Resources: information on how staff terms and conditions of employment will be protected and how the transition is managed.

Section C: Full Project costs including financial profiles, construction and operational costs.

Section D: Legal aspects including the Project Agreement.

Section E: Project Management plans detailing how requirements will be monitored and achieved on-time and within budget.

Section F & G: Deals with insurance aspects, statutory requirements and ICT proposals.

Tenders will be based on a 'Core Bid' that includes Hard Facilities Management only. Bidders will also have the opportunity to submit an 'Optional Variant' bid that includes both hard and soft Facilities Management services with the exception of catering. These 'Optional Variant' bids will be subject to thorough Value For Money assessment.

Enabling Works Continue at Wolf Lough...



Far left: work is underway redirecting the power lines underground
Above left: developing the access road
Above right: laying the roundabout
Left: Progress Continues

The programme of site preparation works continues at Wolf Lough and is on-track for completion by April 2008.

New Acute Hospital Pioneers 100% Single Rooms

Samples from Bidders Single Room Proposals →

Our New Acute Hospital will be the first in Northern Ireland to offer 100% single rooms, closely followed by the new Omagh Hospital. This great news follows the Minister's announcement at the end of January that new hospitals should be planned on the basis of full single room care.

This decision supports the thinking of the Trust's senior clinicians, who have welcomed the news. The increase in single room accommodation will greatly help staff to offer the highest standards of patient-focused healthcare. Dr Jim Kelly, Senior Clinician with the Project outlined some of the benefits when he told us;

'This is an area that we have been investigating for some time and we have reviewed best practice across Europe and in the USA. 100% single rooms offer clear advantages not only to the patient in terms of privacy, dignity and control over their own environment, but also to staff in delivering high quality patient care. Research shows that the benefits extend to actually speeding up the healing process as well as the obvious help with the control of infection. This news is also very welcome from the perspective of ward management, allowing us much more flexibility in the use of space. We are delighted to be the first hospital pioneering this development and look forward to providing care in this new modern environment.'



Current Project Timetable	Target Date
Receive Final Tenders/Bids	February '08
Tender Evaluation Period	March – May '08
Select Preferred Bidder	May 2008
Full Planning & Business Case Approval	Late Summer '08
Financial Close	November '08
Construction Begins	Winter 2008/09
Construction Complete	Early 2012

Note: Dates are dependent on project approvals by Trust Board and the Department of Health (DHSSPS)

OMAGH HOSPITAL COMPLEX:



Elaine Way, Trust Chief Executive is pictured with Dr. Jim Livingstone, Director of Infrastructure Investment (DHSSPS), Mr. Leo McKenna, Strategic Adviser (SIB), key members of the Trust's project team and Bid Directors from the 4 short-listed consortia.

Back Row: Alan Moore, Assistant Director Capital Planning and Development (WHSC), Brian Furlong of Northern Ireland Health Group, Joe Lusby, Deputy Chief Executive (WHSC), Eric Fehily of DirectHealth, Simon Pearce of John Laing FGA, Sam Gallagher of Consort Healthcare and Mary Maguire, New Hospitals for the South West (WHSC).

Front Row: Dr. Jim Livingstone, Elaine Way, Leo McKenna

The announcement of the short-list of Bidders for the Omagh Hospital Complex means that work will intensify during the coming weeks to bring the project to the next key stage. In the next steps, the Trust will assess the 'Strategic Approach' presented by each of the four Bidders. This outlines the core details on how each propose to deliver our requirements. Preliminary design concepts and proposals will then be developed during dialogue with the bidders. Once this stage is complete, a detailed evaluation will be completed that will result in a further short-list from 4 to 2 Bid Teams. As Mary Maguire explained,

'We are looking forward to developing in more detail our design requirements for the Omagh project. Our project team will be working closely with staff during the Spring to capture your expectations for what is a truly innovative project. The Hospital Complex in Omagh is quite unique and provides many challenges and opportunities. The Tyrone and Fermanagh Hospital site itself is steeped in a proud tradition of healthcare delivery and offers much architectural scope. The challenge for us initially – and for bidders - is to make the most of this, while respecting the historic buildings and features. We must also ensure that any development plans will not be detrimental to current service delivery. The Trust is delighted to have brought the project to this stage, and look forward to working with you all to develop a well thought through design that provides a good environment for you to work in and help you to best meet the needs of your patients.'

A programme of visits to staff based at the Tyrone County and Tyrone and Fermanagh Hospitals, as well as Community based staff who may transfer to the new Health and Care Centre is currently being scheduled. The Staff & Community Forums will also come together to interrogate our design proposals.

Current Project Timetable	Target Date
Shortlist Bidders: Pre-Qualification	January 2008
Outline Planning Approval	Spring 2008
Enabling Works Commence	Spring 2008
Preliminary Dialogue with Bidders	Feb – April '08
Begin Competitive Dialogue with Bidders	May 2008
Strategic Approach and Initial Design Proposals	Summer 2008
Shortlist Bidders: From 4 to 2	Autumn 2008
Appoint Preferred Bidder	Autumn 2009
Construction Begins	Winter 09/10
Construction Complete/ Transfers to Hospital	2012/2013

Shortlisted Bidders



includes the Shareholding Companies of Balfour Beatty Capital Ltd and John Graham (Dromore) Ltd. **Construction Contractors** are Balfour Beatty Construction Northern Ltd, Haden Young Ltd and John Graham (Dromore) Limited.



includes the Shareholding Companies of Skanska Infrastructure Investment UK Limited, Innisfree Limited, Lagan Holdings Limited and John Sisk & Son. **Construction Contractors** are: Skanska Construction UK, John Sisk & Son and Lagan Construction.

Short-listed Bidders



Dr. Jim Livingstone
Director of Infrastructure Investment at the Department of Health (DHSSPS)

Speaking on the announcement, Dr. Jim Livingstone said 'The Department is delighted to see this progress in what is one of the key capital investment schemes in the strategic investment programme. This programme is designed to reform and modernise our hospital services across Northern Ireland. To have attracted this exciting range of international investors with contactors of such high calibre is a commendable achievement and all concerned in the project team and in the Western Trust, are to be congratulated. They have formed an experienced team, dedicated to getting the most from this investment for the people of Omagh and the surrounding communities'.



Leo McKenna
Strategic Advisor of the Strategic Investment Board

Speaking at the event, Leo McKenna welcomed bidders to the competition which he assured would be fair and open. Referring to the achievements in the Acute Hospital he stated, 'This project is in safe hands with a project team who are successfully delivering the largest capital development programme in Northern Ireland.' He reaffirmed the SIB's commitment to working to deliver the maximum social and economic benefit from the project for the people of Omagh.



John Cole
Chief Executive of Health Estates Agency

John Cole provided a presentation on the requirements for best-in-class design proposals in this project. He outlined the key features of the Tyrone & Fermanagh Hospital site and demonstrated the scope offered to provide a therapeutic healing environment. Mr Cole highlighted the need for integration within the 'Health Campus', whilst allowing for individual character amongst the building components.

John laing FGA

Building a Healthier Community

includes John Laing Investments Limited as the Shareholding Company. Construction Contractors are: Farrans & Gilbert Ash (FGA) in joint venture.



Includes the Shareholding Companies of FCC Construction S.A., Interserve Investments Ltd, Allied Irish Bank and P Elliott & Co. Construction Contractor is a Joint Venture Company FCC Elliott. (FCC Construction F.A. and P Elliott & Co.

Staff Involvement in

Bidder Design Exhibitions

We would appeal to staff to try and attend our Bidder Design Exhibitions that will take place in the Erne Hospital from 10th – 12th March.

These are 'open day' events that will provide all staff an opportunity to see the design proposals as presented by each of the 3 Bidders. The venue is the foyer area at the bottom of the main stairs, which is close to the canteen and to the back entrance of the hospital for staff convenience. Please see the timetable opposite for more details.

Date	Time	Exhibitor
10th March	2-6PM	Consort Healthcare
11th March	2-6PM	DirectHealth
12th March	2-6PM	Northern Ireland Health Group



The result of the competitive dialogue process means that we have 3 quite different designs – each of which can deliver the new hospital that will meet our key requirements and aspirations. We invite you to explore these designs in more detail and have an opportunity to meet the bidders.

Picture from our Design Open Days held for staff working in Facilities Management in November. Similar events will be held throughout March 2008

Meeting with Hospital Staff: Evaluation Workshops

To gather your views for the tender evaluation, the New Hospitals Project Team will meet with staff from all Departments in the Erne Hospital during March. At these workshops, we will present you with detailed plans of each bidders proposals for discussion. We will then gather your feedback to form part of the tender evaluation process. The timetable for these sessions is currently being finalised and will be posted to all notice boards in the Erne, Coleshill, Tyrone County and Tyrone & Fermanagh Hospitals at the end of February. The chart below shows the variety of workshops that will be held. Open sessions will also be held during lunchtimes at which ALL staff working in ANY hospital department can attend.

Everyone's views are equally important.

We want to ensure that all of you can have your say and no one is left out!!

Tender Evaluation

A comprehensive programme for the evaluation of the final tenders has been developed. This programme includes a wide range of staff from all specialities and hospital departments. Each of the project workstreams conducting the evaluation consists of a mix of the project team, Trust staff and external advisers.

The work of each workstream is also overseen by a Quality Assurance Group who scrutinise the process. The project workstreams include Design & Technical, Facilities Management, Human Resources, Finance, Legal, Project Management, Equipment & ICT.

Theatres
Accident & Emergency
Surgery
Critical Care & Anaesthetics
Imaging & Diagnostics
Medicine

Facilities Management
Pharmacy
Education
Outpatients
Coronary Care
Wards
Speciality Teams

Maternity/ Neo-Natal
Occupational Health
Children's Services
Pathology/Labs
Women's Health
Allied Health Professionals
Medical Records
Administration

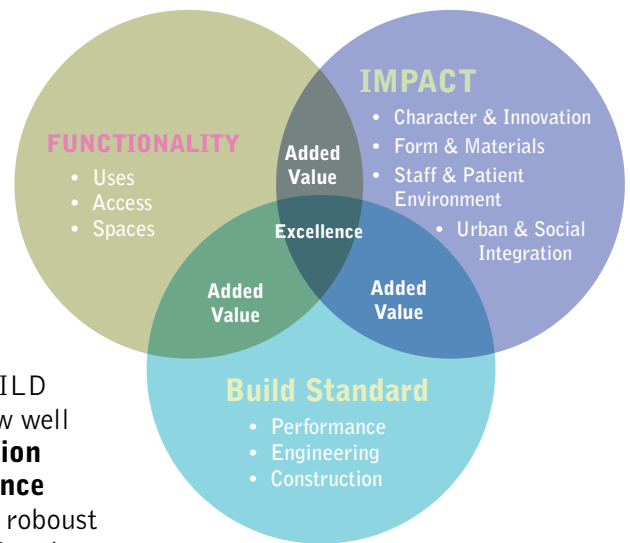
Tender Evaluation

Design Evaluation: Applying the Toolkits

In addition to the evaluation workshops and Bidder Exhibitions, staff are playing a key role in applying the design evaluation tools. Within the New Hospitals project, the AEDET and ASPECT toolkits are applied. These have been developed specifically for assessing healthcare facilities. AEDET is short for Achieving Excellence Design Evaluation Toolkit, and ASPECT, A Staff and Patient Environment Calibration Toolkit. Best practice in procurement states that a thorough design evaluation is conducted when both tools are applied as each captures elements that the other does not.

ASPECT: As the name suggests, ASPECT looks very specifically at staff and patient environments and covers areas such as layout, wayfinding, quality of interior environment, adequacy of facilities and specific provision for staff. This toolkit is applied by our **Staff Design Forum** that includes 32 members of staff from a wide range of staff Departments. This brings together the views of staff in a multi-disciplinary review and examines the design from a 'whole hospital', rather than a departmental viewpoint.

AEDET focuses on three key areas, IMPACT of the building, BUILD QUALITY, and FUNCTIONALITY of the building in terms of how well it supports healthcare delivery. The **Community Design Evaluation Forum** apply this toolkit in conjunction with the **Clinical Reference Group** (senior clinicians) and Project Design Team. This allows a robust and multi-dimensional evaluation of bidder proposals encompassing the perspectives of the Patient, Staff and the Technical experts.



AEDET Toolkit

AEDET & ASPECT Presentations



Pictured (left-right) Miranda Virtue, Rosie Bryan, Ivan Boyd, Eilis Kelly, Kevin O'Loan, Sharon Kerr, Marian Mellon and Margaret Hemphill

Bidders will be presenting their AEDET and ASPECT evaluations to the Staff Design Forum and Clinical Reference Group/ Community Design Evaluation Forum in March. These presentations will take place over three consecutive days with one day assigned to each Bid Team. An open draw was held to work out which bidder presents first and which presents last. This is part of the process to ensure that the tender evaluation is totally open and fair to each of the three bidders. The Open Draw took place in the presence of members of the Acute Project Team, assisted by Kevin O'Loan, (Design Champion, Health Estates Agency) and Ivan Boyd (Estate Services, WHSCT)

PROVIDING STAFF WITH NEW TECHNOLOGIES



The New Hospitals Project is working to ensure that staff will not only be provided with new, state of the art building, but that these buildings will be fully equipped with the latest in medical equipment and technologies. A Business Case to provide Medical Equipment to the value of approximately £18 million in both the New Acute and Omagh Hospital Complex is progressing through the approval channels at the Department of Health. This business case includes a proposal to offer a Managed Equipment Service for major items of medical equipment, for example those used in theatres and imaging. A Managed Equipment Service (MES) is where the contract includes maintenance, support, replacement and upgrade options. The advantages of an MES include keeping key pieces of equipment regularly updated in-line with advances in technology and transferring risks such as break-down and failures to the equipment supplier under strict contracts.

The Benefits of New Technology

- Achieve Highest Clinical Standards
- Offer Rapid Diagnostics with immediate results
- Maximise Patient Safety & Effective Monitoring
- Support clinical networks and telemedicine
- Help recruitment and attract more highly trained staff

New Technologies we are examining include;

During our meetings, many of you are asking about future technologies. Here is a list of some of the technologies we are currently investigating

- Modern equipment throughout facilities with the latest in major technologies for theatre, critical care, renal dialysis, wards, labs, imaging and diagnostics.
- New ICT systems for Theatres, Labs, Pharmacy, Emergency Services, Patient Administration Systems (PAS), Picture Archiving and Communication Systems (PACS)
- Nurse Call systems including paging, direct patient communication, alarms, interpretation services.
- Security Systems; including baby tagging, patient movement, access control, alarms.
- Patient Bedhead Services including information, communication and entertainment systems.

