

## NHS SCOTLAND PROJECT FACT FILE



<b>Health Facility Project Name</b>	St Andrews Community Hospital
<b>Location</b>	St Andrews Community Hospital Largo Road St Andrews KY16 8AR
<b>Population served</b>	35,000,
<b>Type of healthcare facility</b>	Community Hospital
<b>Type of construction</b>	New build – re-provision of the existing St Andrews Memorial Hospital and the existing St Andrews Health Centre in a single new build facility.
<b>Construction start date (estimated or actual)</b>	10 <sup>th</sup> December 2007
<b>Construction completion date</b>	Initial overall contract completion date 22 June 2009  Overall actual completion date 31 July 2009
<b>Gross floor area (m<sup>2</sup>)</b>	10,700
<b>Project, design and construction cost</b>	£ 32,229,244  See breakdown – Appendix 1
<b>Cost per m<sup>2</sup></b>	£2,526
<b>Total bed numbers</b>	In-patient facilities (40 beds in total), comprising 12 care of the elderly beds, 4 palliative care beds and 24 GP beds.  22 single rooms are provided.
<b>Departmental information</b>	<ul style="list-style-type: none"> <li>• Primary Care facility comprising the 3 St Andrews GP Practices and their attached staff.</li> <li>• Diagnostic and Treatment Centre comprising out-patients, x-ray, ultrasound, cardiac investigations (echo-cardiography, exercise ECG and ambulatory blood pressure monitoring) physiotherapy, minor and diagnostic surgery, audiology, endoscopy, dermatology phototherapy and topical treatment.</li> <li>• Day-Based Assessment and Rehabilitation Centre for</li> </ul>

	<p>physically frail elderly, mentally frail elderly and patients suffering from mental illness.</p> <ul style="list-style-type: none"> <li>• Minor Injuries Unit (MIU), Treatment Rooms, Primary Care Emergency Service (PCEs), and Phlebotomy.</li> <li>• Social Work services. This is a new co-location with Fife Council, additional space is provided in the new building.</li> </ul> <p>In addition the following new services are accommodated in the building:</p> <ul style="list-style-type: none"> <li>• Satellite Renal Dialysis Unit (8 stations).</li> <li>• Community dental service (6 dental chairs).</li> <li>• Orthodontics (2 dental chairs)</li> </ul> <p>Significant equipment included:</p> <p>Washer disinfectant and booster set to the endoscopy decontamination room  Medical, dental and surgical air systems  Full dental surgery packages eight rooms  Dental decontamination room.  Renal fit out including RO plant and bulk fluid delivery system.  Full equipment to operating theatre  Specialist supply paediatric audiology room  Radiography equipment</p>
<b>Client/owner</b>	<p>NHS Fife  Glenrothes and North East Fife Community Health Partnership</p> <p><a href="http://www.nhsfife.org/nhs/">http://www.nhsfife.org/nhs/</a>  <a href="http://www.gnefchp.org.uk/content.asp?ArticleCode=2">http://www.gnefchp.org.uk/content.asp?ArticleCode=2</a></p>
<b>Project Manager/Key contact(s)</b>	<p>Jim Stewart  Project Manager  <a href="mailto:jstewart@nhs.net">jstewart@nhs.net</a>  01592 643355 ext 21273</p>
<b>Capital procurement route</b>	<p>Public Private Partnership (PPP)  Main new build Facility</p> <p>Public Capital  Land procurement, Enabling Works, Contract Variations</p>
<b>Project management</b>	<p>Project management was carried out in house by NHS Fife  The following advisers were appointed by the Board.</p> <p>Technical and Cost Consultant:  Currie and Brown  1 Osborne Place, Edinburgh</p>

	<p>Technical Adviser Team: The Parr Partnership 30 Roseburn Place, Edinburgh</p> <p>Elders Consulting Engineers 3 Delta House, Gemini Crescent Technology Park, Dundee</p>
<p><b>Contractor</b> Architect Civil structural Services</p>	<p>Morrison Construction Ltd Ryder Architects Watermans CDDP</p>
<p><b>Services</b></p>	<ul style="list-style-type: none"> <li>• Primary Care facility comprising the 3 St Andrews GP Practices and their attached staff.</li> <li>• Diagnostic and Treatment Centre comprising out-patients, x-ray, ultrasound, cardiac investigations (echo-cardiography, exercise ECG and ambulatory blood pressure monitoring) physiotherapy, minor and diagnostic surgery, audiology, endoscopy, dermatology phototherapy and topical treatment.</li> <li>• Day-Based Assessment and Rehabilitation Centre for physically frail elderly, mentally frail elderly and patients suffering from mental illness.</li> <li>• Minor Injuries Unit (MIU), Treatment Rooms, Primary Care Emergency Service (PCES), and Phlebotomy.</li> <li>• Social Work services. This is a new co-location with Fife Council, additional space is provided in the new building.</li> <li>• Satellite Renal Dialysis Unit (8 stations).</li> <li>• Community dental service (6 dental chairs).</li> <li>• Orthodontics (2 dental chairs)</li> </ul>
<p><b>Key facts</b></p>	<p>The design and construction embodies a sound sustainability approach and has achieved an Excellent rating under the NEAT assessment model. Particular features incorporated included:</p> <ul style="list-style-type: none"> <li>• Optimal orientation of building</li> <li>• Solar gain controls (Solar glazing &amp; brise soleil)</li> <li>• Location of rooms that required mechanical ventilation to meet HTMs where solar gain risks were highest</li> <li>• Ground source heating</li> <li>• Efficient heat recovery on the AHU's</li> <li>• Micro CHP</li> <li>• Automated lighting controls (daylight &amp; occupancy)</li> </ul>

## APPENDIX 1

	ACTIVITY	EXPENDITURE	COMMENT
1	Land Purchase	£2,260,000	
	<b>Enabling works</b>		
2	Roundabout Construction	£327,410	
3	HV Cable Diversion	£52,376	
4	Gas Main Diversion	£132,319	
5	Other Works	£15,000	
6	Professional Fees	£1,130,808	Including Site Options Appraisal
	<b>PPP costs</b>		
7	Construction Capital Cost	£27,029,000	Capex per PA
8	Post Contract Variations	£159,000	
	<b>Equipment Costs</b>		
9	Equipment Group 3	£353,000	
10	ICT Equipment	£501,000	
11	Imaging Equipment	£228,000	Life cycle replacement
13	Departmental Equipment	£238,000	
14	Renal Equipment	£298,000	
10	Advance Pharmacy Payment	(£200,000)	Payment from Project Co to Board
	<b>Total</b>	<b>£32,229,244</b>	