

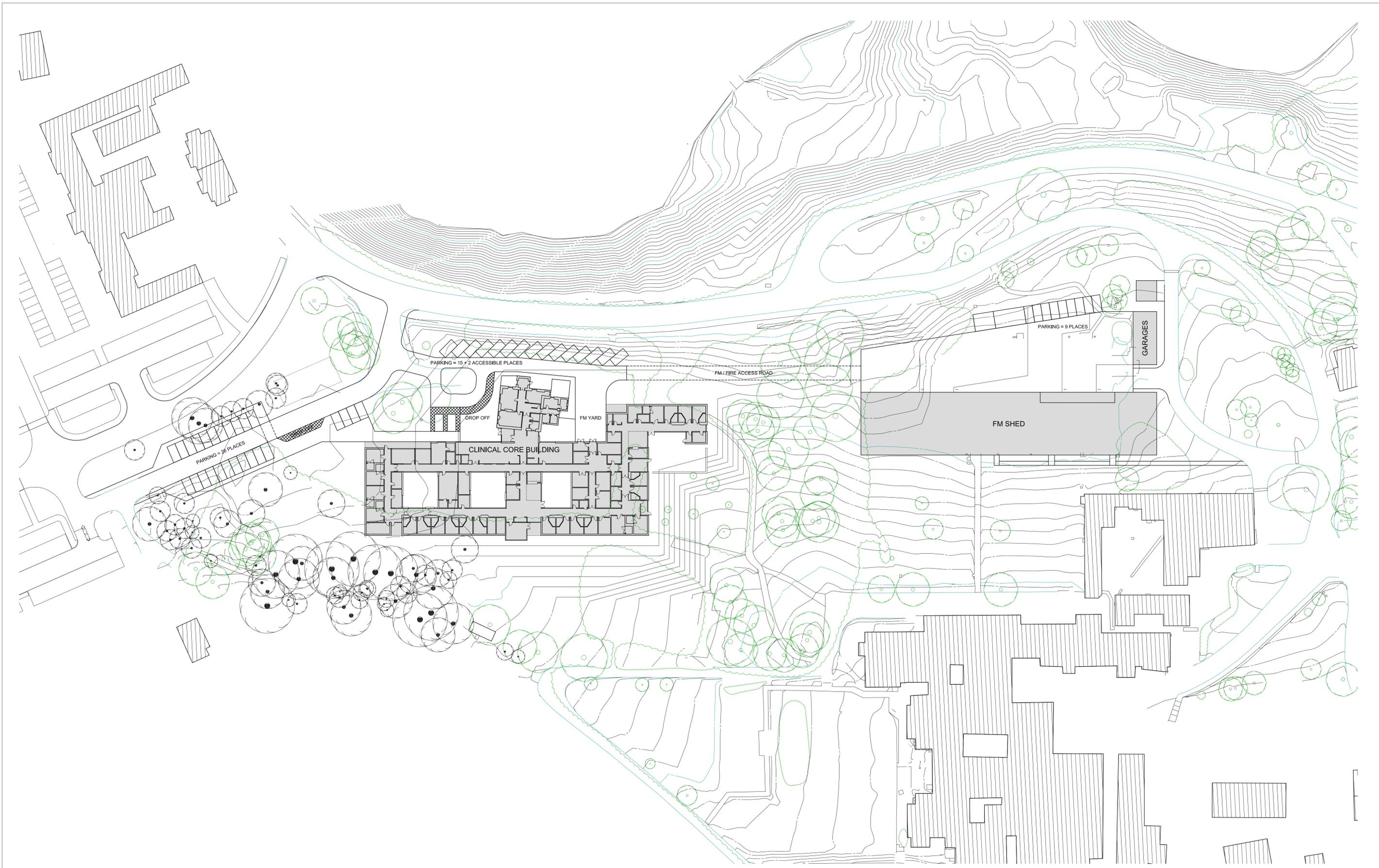
NHSSCOTLAND PROJECT FACT FILE



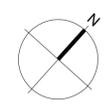
Health Facility Project Name	Argyll & Bute Mental Health Unit
Location	Blarbuie Road Lochgilphead PA31 8LD
Population served	Argyll & Bute CHP (Excluding Helensburgh & Lomond Locality) = approx 62,000
Type of healthcare facility	Psychiatric Hospital (Adult Mental Health)
Type of construction	Mainly New Build – but with option to refurbishment of an existing building
Construction start date (estimated or actual)	Current estimate: August 2013
Construction completion date	Current estimate: December 2014
Gross floor area (m²)	3994 m2 (currently under review)
Project, design and construction cost	Construction Cost - £ 5,791,088.34 Design/Statutory Fees - £697,733.43 Preliminaries – £579,415.82 Overheads and Profit – £340,346.98 Project Risk Allowance - £800,000.00 Hubco Portion Fee – £131,122.46 Hubco Management - £87,414.97 Inflation Pricing adjustment - £209,103.05
Cost per m²	£2,162/m2
Total bed numbers	Total of 22 single rooms (all with ensuite facilities) <ul style="list-style-type: none"> • 14 Acute admission beds • 4 IPCU • 4 Rehabilitation
Departmental information	Departments & Services <ul style="list-style-type: none"> • Inpatient Unit <ul style="list-style-type: none"> ○ Acute Admissions Ward (14 beds) ○ Rehab (4 beds) ○ IPCU (4 beds) ○ ECT

	<ul style="list-style-type: none"> • Physiotherapy • OT • Clinical Psychology • Psychotherapy • Outpatients dept • Chaplaincy/Spiritual Care • Training & Education • Tribunal Rooms • Administration <ul style="list-style-type: none"> ○ Reception ○ Medical Records ○ Medical Secretaries • Support Services (in separate building) <ul style="list-style-type: none"> ○ Estates ○ Central Store ○ Laundry ○ Heating Plant ○ Community Equipment Store ○ Catering ○ Hotel services 						
Client/owner	NHS Highland http://www.nhshighland.scot.nhs.uk/						
Project Manager/Key contact(s)	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Donna MacKay Raigmore Hospital Inverness</td> <td style="width: 50%; border: none;">John Dreghorn Argyll & Bute Hospital Lochgilphhead</td> </tr> <tr> <td style="border: none;">donna.mackay4@nhs.net</td> <td style="border: none;">john.dreghorn@nhs.net</td> </tr> <tr> <td style="border: none;">Mobile: 07713175493</td> <td style="border: none;">Office: 01546 604905</td> </tr> </table>	Donna MacKay Raigmore Hospital Inverness	John Dreghorn Argyll & Bute Hospital Lochgilphhead	donna.mackay4@nhs.net	john.dreghorn@nhs.net	Mobile: 07713175493	Office: 01546 604905
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donna.mackay4@nhs.net	john.dreghorn@nhs.net						
Mobile: 07713175493	Office: 01546 604905						
Capital procurement route	Hub – DBFM						
Project management	Hub North Scotland Ltd Ewen Fowlie (Project Director) ewen.fowlie@hubnorthscotland.co.uk						
Architects	Macmon Architects						
Contractor	tbc						
Services	Departments & Services <ul style="list-style-type: none"> • Inpatient Unit (250 admissions per yr) <ul style="list-style-type: none"> ○ Acute Admissions ○ Rehabilitation ○ IPCU ○ ECT • Physiotherapy for inpatients & outpatients 						

	<ul style="list-style-type: none"> • OT • Outpatients dept (500+ patients per year) <ul style="list-style-type: none"> ○ Clinical Psychology ○ Psychotherapy (CBT, CAT, Trauma Therapy) ○ Psychiatry clinics • Chaplaincy/Spiritual Care • Staff training & education • Facilities for mental health tribunal • Administration • Support Services (in separate building) <ul style="list-style-type: none"> ○ Estates (local & CHP wide) ○ Central Store (CHP wide) ○ Laundry (CHP wide) ○ Community Equipment Store (Local) ○ Catering (Local) ○ Hotel services (Local)
<p>Key facts</p>	<p>The design team have been tasked with delivering a design that matches a design statement which places great emphasis on the use of external space as part of the clinical environment.</p> <p>The proposed hospital has a unique location in the heart of rural Argyll, where access to outdoor space and woodland walks are considered an integral part of the therapeutic experience.</p> <p>It will form part of an integrated health campus in Lochgilphead which includes a community hospital, and therefore benefiting for access to a wide range health and social services than would be the case with a completely separate stand alone mental health facility; but with sufficient separation to provide safety, security and dignity for those experiencing an acute mental health crisis.</p> <p>We aim to achieve BREEAM excellent</p> <p>The anticipated reduction in hospital revenue costs when the service moves from the existing building into the new hospital is approximately £500k per annum. This combined with other changes in service configuration will result in an overall shift in the balance of resourcing from hospital to community service totalling approx £2 million</p> <p>Length of stay is expected to reduce by at least 10% due to changes in the model of care and enhanced community services with a strong focus on recovery.</p>



note
 - do not scale
 - check all dimensions on site prior to erection or fabrication and report any discrepancies to the architect immediately



rev	date	by	chk'd	description	rev	date	by	chk'd	description
A	02.08.12	MN	RM	DRAWING ORIENTATION AND SCALE CHANGED; PARKING AND ROAD LAYOUT AMENDED					
B	08.08.12	MN	RA	ACCESS ROAD GEOMETRY ADJUSTED AS PER ENG. DWG					
C	17.08.12	MN	RM	PLAN REVISED / TIGH-NA-LINNE RETAINED					

client NHS HIGHLAND
 PER HUBCO NORTH
 ARGYLL & BUTE MENTAL
 project HEALTH UNIT
 drawing SITE PLAN
 AS PROPOSED

project no. 449
 drawing no. SK(--)/07
 scale 1:500
 status SKETCH
 drawn MN checked RM
 date JULY 2012

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BY DEPARTMENT KEY

- MAIN ENTRANCE, CAFE, AMENITIES
- RECEPTION AND ADMIN, MEDICAL RECORDS, OFFICES
- OUTPATIENT, MAPS, CLINICAL PSYCHOLOGY, EDUCATION, TRIBUNAL
- VISITING ROOMS THERAPY NOT WITHIN WARD
- WARD ACCOMMODATION - SHARED
- FM SERVICES INTEGRAL TO BUILDING, PLANT AND ENGINEERING
- ACUTE WARD ZONE
- REHABILITATION WING
- INTENSIVE PSYCHIATRIC CARE
- STAFF FACILITIES

TOTAL GIA: 3224m²

GF: 2283m²
FF: 941m²



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rev	date	by	chkd	description
A	25.07.12	MN	RM	FLOOR PLAN LAYOUT REVISED
B	02.08.12	MN	RM	FLOOR PLAN LAYOUT REVISED
C	17.08.12	MN	RM	PLAN REVISED / TICH--M--LINNE RETAINED

rev	date	by	chkd	description

rev	date	by	chkd	description

client NHS
project LOCHGILPHEAD
drawing KEY PLAN
CLINICAL CORE BUILDING
GROUND FLOOR

project no. 449
drawing no. SK(-)11
scale NTS
status SKETCH PLAN
drawn MN
checked RA
date JULY 2012

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rev	date	by	chkd	description

client	NHS
project	LOCHGILPHEAD
drawing	KEY PLAN CLINICAL CORE BUILDING FIRST FLOOR

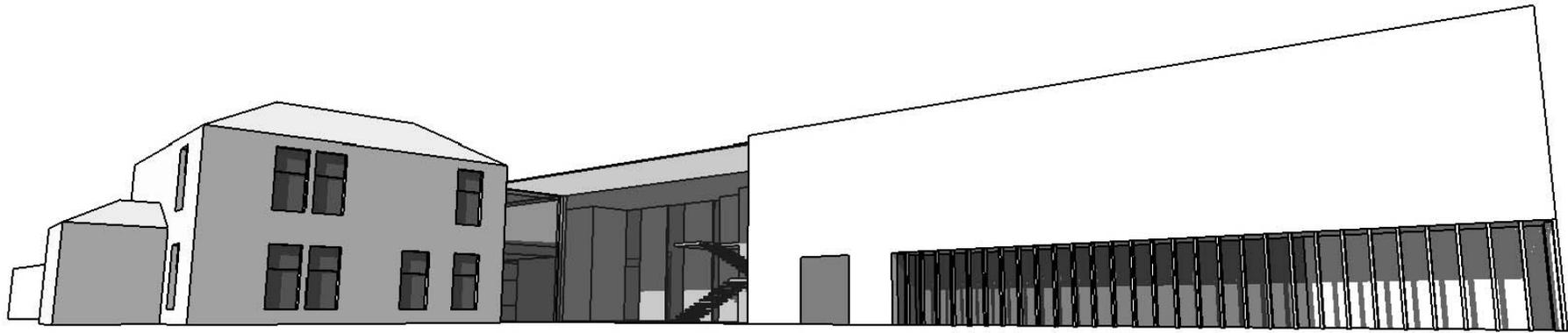
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drawing no.	SK(--)-12
scale	NTS
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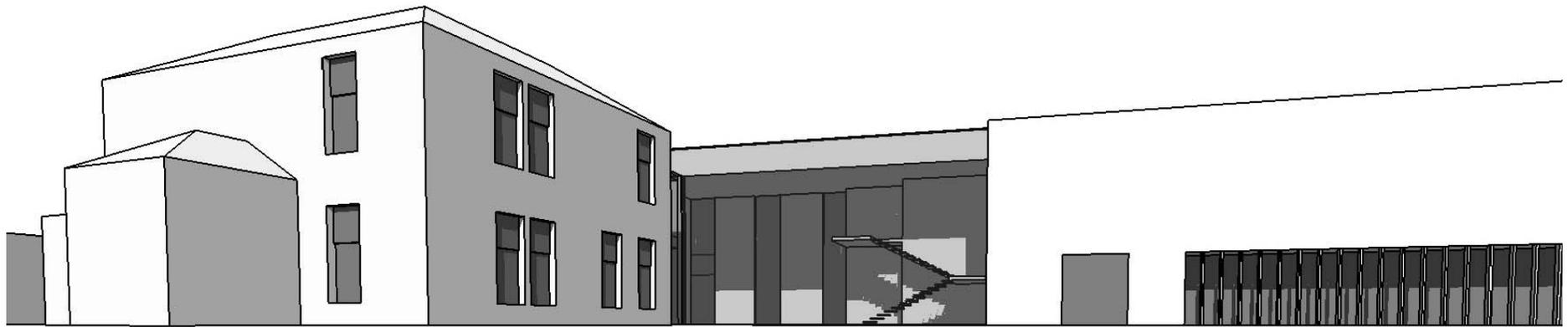
Main entrance 1

1



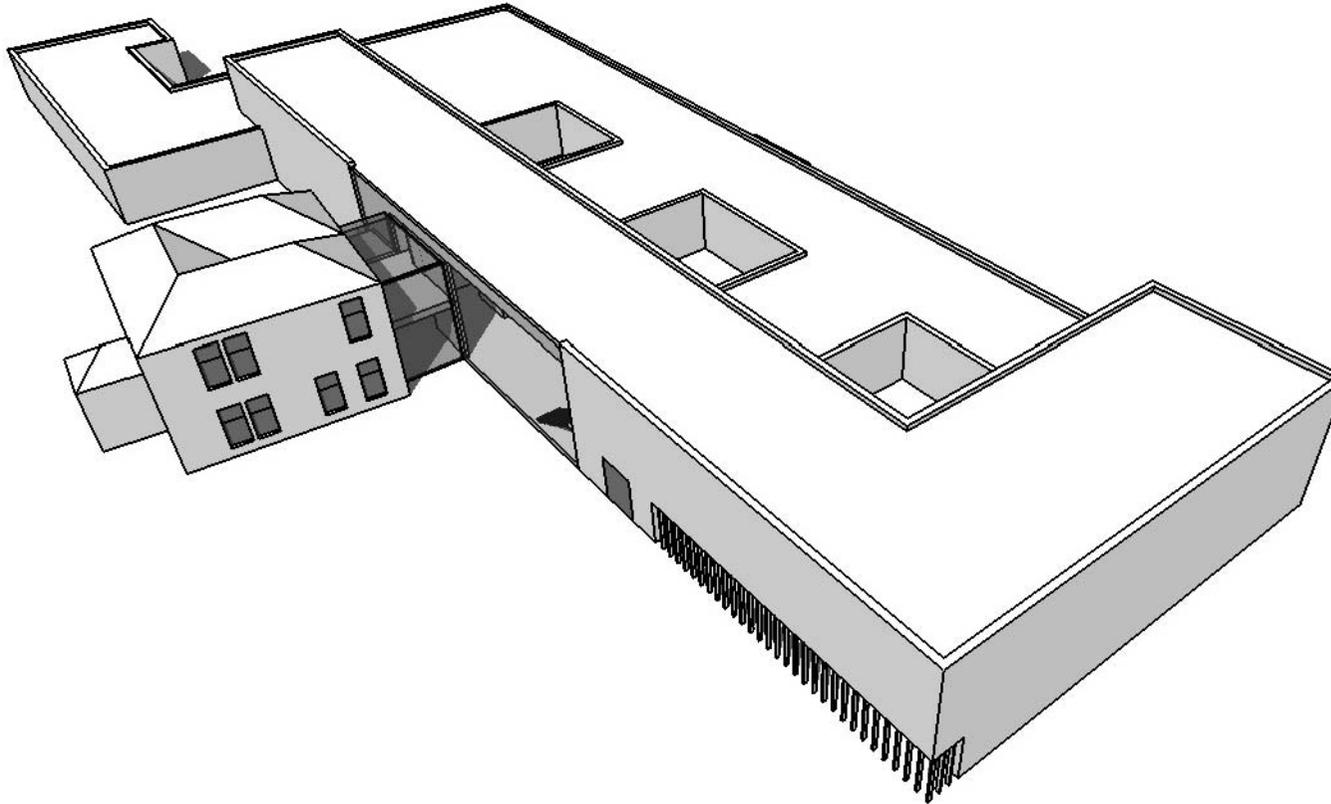
Main entrance 2

2



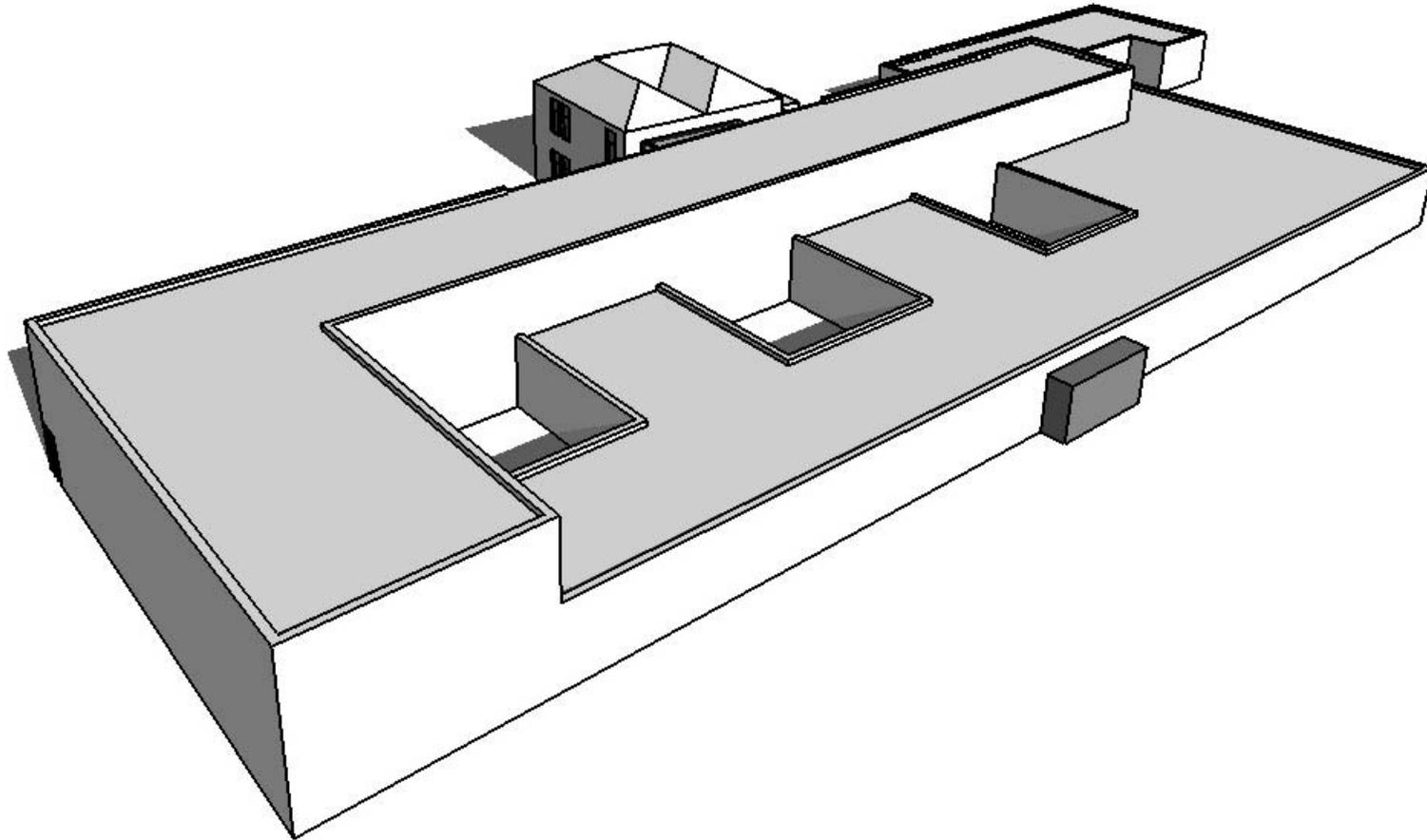
Aerial view from north west

3



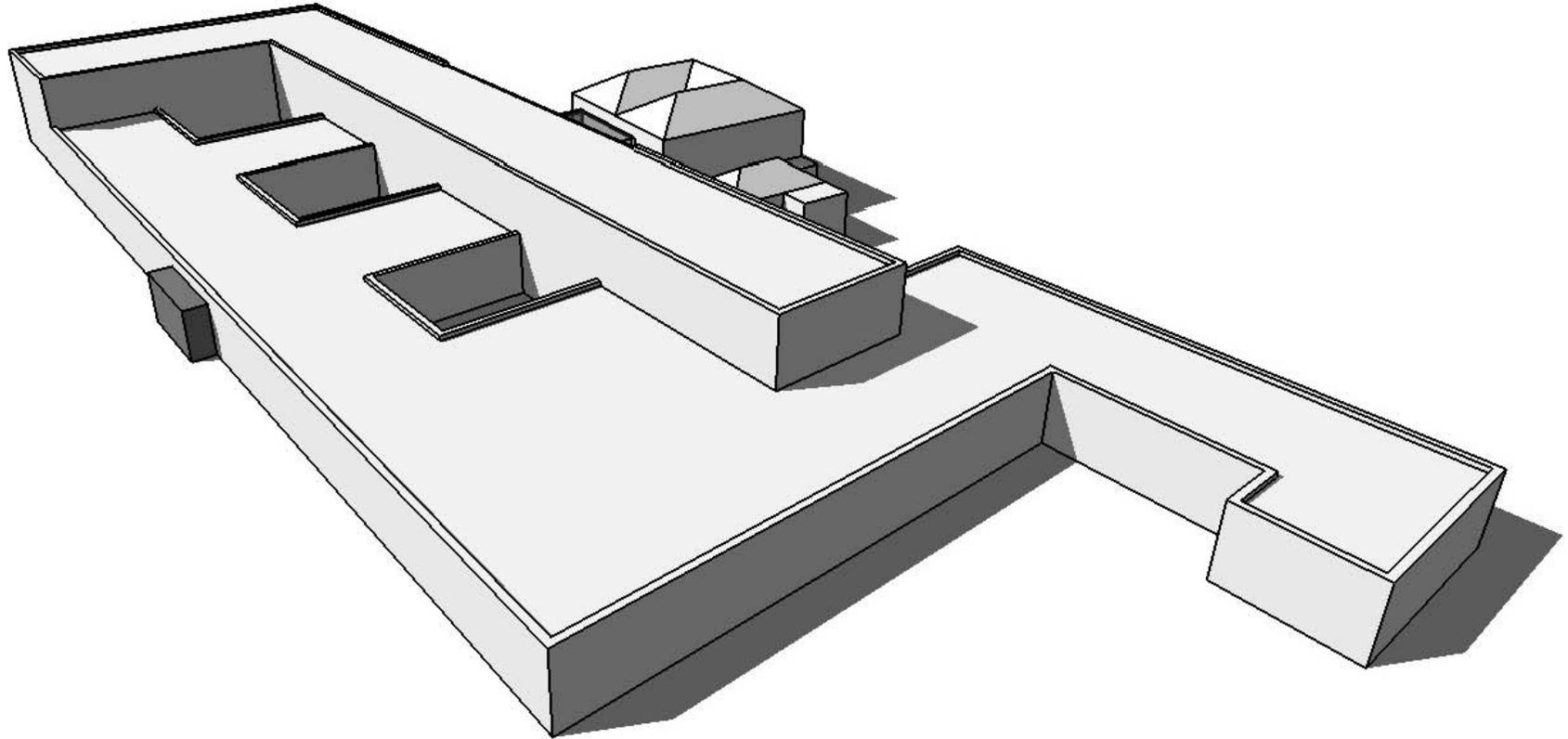
Aerial view from south west

4



Aerial view from south east

5



Aerial view from north east

6

