

Redevelopment Scheme

Scarborough General Hospital



New Theatre & Endoscopy Building



Scarborough General - Prior to Project Commencement

"For a project of this size and complexity to be completed on schedule and under budget to such a high specification is a truly remarkable achievement"

Dr Andrew Bennett - Trust Project Manager

Background

The Scarborough and North East Yorkshire Healthcare NHS Trust, established in 1992, covers one of the largest geographical areas in England providing acute services to approximately 225,000 people over 2,000 square miles, with the complexity of contrasting populated and isolated geographical areas.

The Trust aims to be among the top district general hospitals in the country. To help realise this goal, the Trust embarked on a project to upgrade its facilities and increase its ability to provide services from Scarborough General Hospital.

In 2004, the Redevelopment Scheme was registered with the ProCure21 Framework. The scheme was to consist of an extension to the Hull & York Medical School (HYMS) teaching facility, a new suite of theatres including MRI facilities and an endoscopy unit. This would be the biggest single development in the area's health economy for a number of years.

The Project

Interserve Health were appointed in June 2004 to help deliver the Trust's vision.

At the inception of the project, Interserve Health received the Trust's brief for the proposed facilities. The Trust had prepared their concepts on the basis of building three new buildings located around the site. Early option studies developed by Interserve Health in collaboration with the Trust, allowed the scheme to be rationalised with the new build bringing all the new facilities together under one roof and a new stand alone building for the HYMS extension to the existing Post Graduate Education Centre.

This process helped to reduce the overall capital cost of the scheme with savings in the region of £5m. The rationalisation helped to improve the functionality of the building making it more efficient.

The new building, which specialises in major orthopaedic and day care surgery, has a four storey layout and

separate plant room, all of which was integrated with the existing theatre block. This required working in a restricted area adjacent to a live theatre suite.

The building consists of two UVC operating suites, three new endoscopy suites together with recovery wards, preoperative assessment clinics, consulting rooms and associated staff administration, reception and rest rooms.

The design optimises patient flow and staff access in and around the critical areas of theatres and endoscopy suites.



HYMS Postgraduate Education Centre

For the extension of the HYMS building, an innovative approach was undertaken by the Trust.

Redevelopment Scheme

Scarborough General Hospital

Interserve Health and Scarborough & North East Yorkshire NHS Trust Working in Partnership

Facts & Figures:

- Keith Beverly Project Director
- Dr Andrew Bennett Project Manager
- Interserve Health appointed on 23rd June 2004.
- New four storey Theatre & Endoscopy block with 700m² per floor.
- Hull & York Medical School Post Graduate Building.
- Provision of MRI Scanning facilities.
- Value £12.6m including £1m of additional works.
- Project delivered on time and under budget.
- Use of pain gain mechanism allowed the Trust to implement improvements across site.
- Restricted site, working adjacent to live theatres.
- Live hospital environment maintaining hospital services as normal.

Following a collaborative approach in the detailed design phase, the option of a modular solution was chosen. This allowed Interserve Health to complete the build in time for student arrivals, whilst providing all the facilities required for the block.

Other aspects of the scheme included the implementation of new MRI scanning facilities on the hospital site, a clean and dirty theatre block and two new DDA complaint lifts, which have increased the Hospital's accessibility for staff and patients alike.

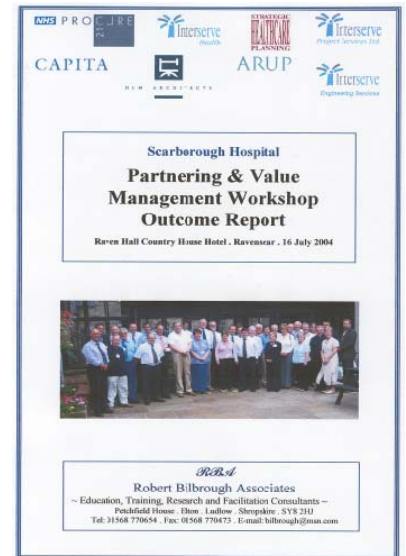
The scheme started on site in October 2004 and was completed on time and under budget in April 2007. The success of the scheme not only allowed the Trust to implement other improvements across the site due to the benefits of the pain-gain mechanism, but the partnership has been furthered through a minor works contract on the site. This comprises of 15 smaller schemes which will equate to approximately £3m in total.

A Team Approach

Key to the success of the scheme at Scarborough was the development of an open partnering relationship between the Trust and Interserve Health. By breaking down sector barriers, there was the opportunity to engage in a team approach to all aspects of the project.

From the outset the aim was that the new buildings would be designed around the needs of the patients, healthcare professionals and support staff. By bringing lessons learned from previous ProCure 21 projects, the

Interserve Health team ensured that the project evolved through close stakeholder and end user consultations.



Partnering Workshop

Fully understanding the Trust's needs, both clinically and operationally, resulted in a building with a layout and flow which was 'right first time'. This allowed the Trust to test the design earlier than planned against its strategic objectives, improving access, reducing waiting times, developing new roles and ways of working and most importantly, improving patient experience and the environment.



HYMS Teaching Facility



New Theatre Facilities

"Interserve has delivered some superb new facilities for the people of Scarborough. Their hard work and professionalism has helped us to continue to care for our patients without interruption throughout the build period".

Keith Beverley Trust Director of Estates

Redevelopment Scheme

Scarborough General Hospital

Key Benefits to the Trust

- New MRI facilities - previously not available as a diagnostic tool.
- Brand new, state of the art, ultra clean theatres.
- Increased capacity for both theatres and endoscopy.
- A 'spare floor' allowing for creation of further facilities as part of strategic plan.
- HYMS building providing upgraded postgraduate teaching facilities
- Hospital facilities improved - including 2 new DDA compliant lifts.
- Build allowed facilitation of infrastructure for new PACS digital imaging which has proved a huge success.
- Minimal disruption to day to day work in live hospital environment.
- Design development led to increased savings allowing for additional works within budget.
- Partnership has proved effective and led to minor works project on the same site.



Main Reception Area

Outcomes

Through using the ProCure21 Framework and as the result of the partnering ethos on the project, Scarborough & North East Yorkshire

Healthcare NHS Trust has realised many tangible benefits.

Not only does the Trust now have modern Endoscopy suites and state of the art Theatres with ultraclean ventilation but they have significantly increased capacity. This means that the Hospital is now achieving its 18 week targets.

The 'spare' fourth floor in the new building has allowed the Trust to continue developing its strategic goals. Plans are now proceeding to create a 'birthing unit', which will be a midwife lead facility, centralising the birth activity in the area.

The new build has also facilitated the infrastructure required to implement a digital imaging system for the Radiology department. The Picture Archiving and Communications System (PACS) has been a huge success and allows staff to access images almost immediately.

Through extension of the HYMS building, an increased number of students are brought onto the hospital site. This allows the Trust to involve itself further with the HYMS Partnership. The Postgraduate building has provided a positive environment for learning, which is appreciated by both students and teaching staff.

The Redevelopment Scheme was also short listed in two categories in the Building Better Healthcare Awards 2007.

Key Learning Points

- Working as a team is essential to ensure a successful project
- Establish good communication with end users and stakeholders

- Early involvement in project helps to focus objectives and requirements
- Use of innovation and new ideas can prove cost effective and time saving
- Engage skills, knowledge and expertise of the supply chain

The Team

Client Trust

Scarborough & North East Yorkshire Healthcare NHS Trust

Trust Project Director

Keith Beverley

Trust Project Manager

Dr Andrew Bennett

Trust Cost Advisors

Cyrill Sweet

Principal Supply Chain Partner

Interserve Health

Principal Supply Chain Members

Architect:

HLM Architects

Structural Engineer:

ARUP

M&E Services Design:

ARUP

M&E Services Installation:

Inviron Ltd

Cost Consultant:

Capita Symonds

Constructor:

Interserve Project Services

395 George Road
Erdington
Birmingham
B23 7RZ

Tel: 0121 344 4888

Fax: 0121 344 4801

Website: www.interserve.com

Contact: peter.gustard@interserve.com