

Birmingham New Hospitals – Facilities Management PFI Technical and Cost Advice

The Brief

Birmingham New Hospitals PFI Project is a project to design, build, finance and operate a new acute 1,256 bed hospital for the University Hospital Birmingham NHS Trust and 212 mental health beds for the Birmingham and Solihull Mental Health NHS Trust over three sites.

Included in the project are a number of special features including facilities for the University of Birmingham's Clinical Sciences and Education Centre, the Ministry of Defence's Royal Centre for Defence Medicine and requirements for a Patient Hospital.

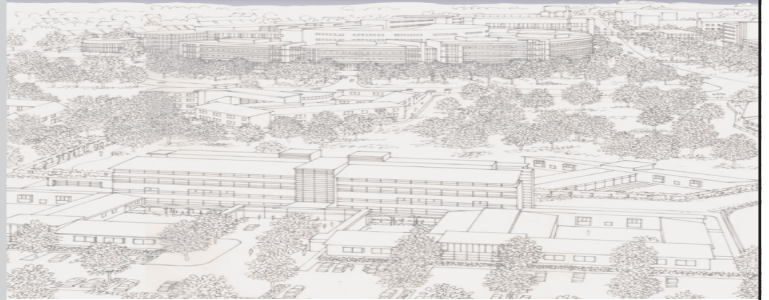
The total cost of the project is to be in the region of £450m in build costs together with an annual services cost of approximately £20m. The project is programmed for total completion at the end of 2008, with the BSMH facilities being ready some three years prior to this date. At the time of the bid the project was the largest NHS PFI deal to be released for bidding.

Bovis Lend Lease and Halifax Bank of Scotland formed a consortium called Catalyst Healthcare to manage all NHS bids.

FORWARD

GROUP

- Aviation
- PFI
- Built environment



Services Provided

- Development of the hard FM delivery strategy
- Review of the output specifications for compliance and risk elements
- FM service delivery cost modelling
- Lifecycle strategy and costings
- Risk review and costing
- Payment mechanism input and sensitivity
- Peer group reviews
- Benchmarking of service delivery methods and costs

Our Approach

Forward provided a dedicated resource to deliver its services over the entire commission period. Its FM consultant worked directly to the Bovis Lend Lease Bid Manager and took full responsibility for the costing of the hard FM and life cycle cost aspects. This included recommendations for design life and maintenance strategies that would meet the requirements of the 35 year contract.

It was also responsible for reporting and cost reviews throughout the bid period and the presentation of the final costs to the peer group sign-off process. It worked together with the construction cost planners and designers to ensure the output specification requirements were met in the most efficient manner.

Forward developed the hard FM risk management review process and carried out risk workshops to ensure all possible risks were identified and mitigated through the service delivery methodology or costed appropriately.

The Results

The Forward PFI approach enabled an affordable bid to be submitted by Catalyst Healthcare. A project-specific healthcare model was developed, which provides sufficient flexibility to be used on any PFI/ PPP project and is currently being used in the developing Australian PPP sector.