

# Case Study



## Royal North Shore Hospital and Community Health Services PPP Project, NSW

### Green File

When upgraded, the hospital will be a four star green-rated building.

Thiess Services has provided NSW Health with an Energy Volume guarantee for the duration of the 28-year operation and maintenance contract.



The Royal North Shore Hospital and Community Health Services project is the largest health PPP ever undertaken in New South Wales.

### Location

St Leonards, Sydney, NSW

### Client

New South Wales Health

### Value

AUD \$1 Billion

### Duration

Award 2008 – 2036

### Contract Type

Public Private Partnership

### Referee

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Thiess Services and Thiess teamed up with ISS Facility Services, Wilson Parking and financier ABN AMRO to form the Infrashore consortium that will build the new Royal North Shore Hospital and Community Health Services buildings and provide ongoing operational support.

Thiess Services is contracted to provide Hard Facilities Management for the duration of the 28 year project period. Hard FM responsibilities will include:

- Building, plant and equipment maintenance and whole of life replacement;
- Fittings, furniture and fixtures, equipment maintenance and whole of life replacement;
- Utilities and energy management; and
- Other associated facilities

### Quantities

Thiess Services will provide Facilities Management to the following buildings/infrastructure:

- Acute and Mental Health Building (93,000sqm)
- Community Health Building (13,000sqm)
- Kolling Building (25,000sqm)
- Douglas Building (12,000sqm)
- Car parks (combined) (44,000sqm)



### **Innovations**

Included in the project is the construction and management of a co-generation plant, which will burn natural gas to generate electricity. The plant will also trap waste heat produced during the electricity generation process and use it for the heating of hot water systems throughout the hospital. The plant consists of two, 2 gW gas fired reciprocating engine generator sets.

### **Building Innovations**

The Infrashore Consortium was strengthened by the close alignment of Thiess Services and Thiess Construction, where both companies provided input in the design process and the whole of life outcomes for buildings, plant and equipment.

### **Challenges / Unusual Features**

From a Facilities Management perspective the project includes the following ongoing challenges:

- The management of NSW Health engineering employees who are employed under NSW Health Labour Services Agreements.
- Rationalisation of existing Hard FM contracts with new buildings coming online at various stages over a construction period of four years.