



## HSE Board Briefing

**Subject:** Contract Award for an extension of a Replacement 50 Bed Community Nursing Unit at Sacred Heart Home, Golf Links Road, Roscommon, F42 W866

**[Capital Plan Ref 906, IO 61000402]**

**Submitted for meeting on:** EMT [6 March] ARC [22 March] and Board [27 March 2024]

**Name & title of author:** Patrick Lynch, A/Chief Strategy Officer

**Why is this information being brought to the Boards attention?**

Approval of the HSE Board members is required as the contract is valued above €10m.

**Is there an action by the Board required, if so please provide detail?**

It is recommended that EMT, and thereafter ARC and the HSE Board, approve the contract award for the construction of a Replacement 50 Bed Community Nursing Unit at Sacred Heart Home, to [REDACTED]

The cost of the contract is [REDACTED]

**Please indicate which of the Board's objectives this relates to;**

- The development and implementing of an effective Corporate Governance Framework, incorporating clinical governance and a performance management and accountability system;
- Developing a plan for building public trust and confidence in the HSE and the wider health service; **X**
- Ensuring the HSE's full support for and implementation of the Government's programme of health reform as set out in the Sláintecare Implementation Strategy; **X**
- Exercising effective budgetary management, including improving the value achieved with existing resources and securing target saving, with the objective of delivering the National Service Plan within Budget. **X**

**Brief summary of link to Board objectives.**

The cost of the contract is [REDACTED] Approval of HSE Board members is required as the contract is valued above €10m.

**Background - provide context in order to ensure that the Board fully understand the issue.**

This proposed development is part of the HSE's overall National HIQA compliance works programme.

The existing Sacred Heart Home, Residential Care Centre at Golf Links Road, Roscommon town which was originally constructed in the 1960s provides short and long stay residential care for the South Roscommon and East Galway areas. Prior to 2015 the facility had a registered 95 bed capacity [80 bed long stay and 15 bed short stay]. This bed capacity was split across 4 single storey multi bed wards [St Catherine's, St Michael's, St Joseph's and Our Lady's]. Improvements were made to modernise St Catherine's and St Michael's wards in the mid to late 2000's to accommodate provision for short stay rehabilitation, palliative and respite and dementia care.

The works undertaken on these two initial wards ensured compliance with current legislative and regulatory compliance.

### **Reviews undertaken on building**

Detailed reviews and feasibility studies were conducted by local HSE Older People Service and HSE Estates teams to examine the adequacy of the remaining building and infrastructure at Sacred Heart Home including the two non-refurbished, outdated and inefficient wards [St Joseph's and Our Lady's]. It was determined that demolishing and replacing these two wards offer far greater value for money than attempting to upgrade the existing fabric, floor plan configuration of these wards and associated ancillary services [i.e. production kitchen, treatment spaces and laundry], to achieve mandated HIQA compliance, building safety regulations, including Fire Safety and Universal Access provisions.

This determination was further reinforced by the findings of a 2015 HIQA Environmental Standards Audit, the findings of which confirmed that admissions to Our Lady's and St Joseph's will be restricted, possibly revoked if there wasn't a clear coherent, financially committed plan to modernise the two outdated inefficient wards to meet modern healthcare and legislative standards.

The Sacred Heart home is currently restricted to 75 bed registration across the four ward blocks [32 in St Catherine's, 17 in St Michaels, 13 in Our Lady's and 13 in St Joseph's]. Currently there are 62 residents on campus; in anticipation for the proposed development St Joseph's is no longer in use by residents to facilitate the new 50 bed ward block project commencing in Q1 2024.

### **Proposal for extension of a replacement 50 bed Community Nursing Unit**

The site for the replacement 50 bed Community Nursing Unit [CNU], is located within the current Sacred Heart Home campus and will integrate with remaining existing buildings being retained as part of the wider facility strategy. The total campus size is approximately five acres.

The new ward block will be made up of two 25 bed wards or households with the households laid out around courtyards. The overall new build will consist of 4,512 sq.m gross floor area and is a two story building laid out to accommodate the existing slope of the site. There will be:

- A central entrance area containing the reception, lobby and foyer,
- Full production kitchen capable of catering for 180 servings per meal [to accommodate overall 95 bed CNU facility registration, as well as the adjacent day service facility and local "meals on wheels" service currently provided].
- Full laundry service to accommodate overall 95 bed CNU capacity
- Reflection room;
- Hairdresser room;
- Clinical treatment room;
- Visitor's room;
- Family overnight accommodation.
- Physio and OT treatment space

Each 25 bed household will have 23 single rooms and one twin/bariatric room. Each household will have its own dayroom, activities room, dining room and kitchen/pantry area.

The design and specification of this CNU generally follow nationally agreed standards for CNU, outlined in the nationally developed 'Design Brief 50/100 Bed Residential Care Centres' [RCC] Version I. The new facility is designed to achieve the standards set out in the 'Teaghlach Model of Care'

### Tender Process

The project is a traditional build contract for building works designed by the employer. It was procured under an EU restricted tender process to identify the Most Economically Advantageous Tender [MEAT]. The project was publicly advertised [e-Tenders ID RFT 236288] seeking expressions of interest from suitable Contractors.

Interested contractors were invited to return a completed Suitability Assessment Questionnaire [SAQ]. The SAQs were assessed by the HSE appointed Design Team and six contractors were successfully prequalified for the project and were invited to tender. Three tenders were received and a summary of the tenders returned is outlined below.

Tender Prices Received:

The assessment was undertaken on 70/30 price quality split

Rank	Name	Main Contract Tender Sums (excl. VAT) (70%) (700 marks)	Quality Score (30%) (300 marks)	MEAT Index
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The tender's prices are in line with the pretender estimate. The proposed contract award for the MEAT is [REDACTED]

A full analysis of the [REDACTED] tender was then undertaken. A number of queries were raised and responded to in full and to the satisfaction of the Design Team. Following conclusion of the evaluation process, [REDACTED] has been determined to be the Most Economically Advantageous Tender [MEAT]. The HSE appointed design team have carried their due diligence and recommend acceptance of the Including VAT required tender for [REDACTED]

The programme for the works is approximately [REDACTED] contract award.

The project is needed to address deficiencies in both long-stay residential accommodation and in acute bed capacity in the region. This project is recommended as the appropriate solution to meet these service needs and approval is sought to award the tender as outlined above. HIQA currently have a restriction on any new admissions that would increase the current occupancy rate to the facility due to the condition of the current buildings proposed to be replaced.

### Current status

Awaiting Board approval to appoint Works Contractor.

### Budget

The funding for this project has been included in the HSE Capital Plan 2023/24. The construction value is [REDACTED] and the total estimated project cost is [REDACTED] which includes for the design, construction, equipping, contingency, enabling works and other costs associated with the project.

### Resources

The new unit will be staffed from within existing WTE numbers.

**Impact to delivery of services**

This proposed redevelopment is required to provide compliant, replacement beds to meet the (HIQA) National Quality Standards for Residential Care Settings for Older People and to comply with the Health Act 2007.

**Corporate Plan**

This proposal is aligned to the HSE Corporate Plan Objective 2 '*Enhance primary and community services and reduce the need for people to attend hospital*' and is aligned to priorities listed in the National Service Plan 2024 and key priorities of the Department of Health '*Statement of Strategy 2021-2023*'.

**Social factors (e.g., impact on specific area such as the elderly, disabilities)**

The elderly long-stay residents will be cared for in a new fit for purpose unit with significant improvements for residents in the enhanced environment. The availability of short stay rehab-supported beds will provide high-quality step down environment where patients of all ages can convalesce in a dedicated setting, expediting their return to their homes and communities.

**Technological factors**

N/A

**Legal factors**

The standard Public Works Contract for Building Works designed by the Employer [PW-CF1] is being used.

**Sustainability**

The 50 Bed CNU development at Sacred Heart Home Roscommon is designed to the latest standards for energy efficient design as set out in the detailed design documentation included in the Works Requirements. An Energy Efficient Design [EED] specialist was engaged as part of the design process for this specific purpose. The building is required to achieve the *Nearly Zero – Energy Buildings* [NZEB] standard in accordance with the revised Building Regulations Part L.

**Risk**

Progression of these works require St Joseph's ward to be demolished before construction of the new 50 bed unit can commence. An integrated service planning approach has been implemented which has managed the reduction of numbers of residents in the facility over the past year in preparation for this project. The St Joseph's unit is now fully vacated which eliminates disruption to patients and removes risk associated with decanting of patients and of any contractual delays due to non-availability of access to the site by the contractor.

The employer led design Team have designed this building using the HSE's standard National Design Brief for residential care centres. They have also carried out extensive and detailed site surveys of the campus including ground conditions, existing mechanical & electrical services, topography, demolitions, connections to existing buildings and have developed and included detailed design solutions to address all risks identified into the final construction tender documents.

**Value for Money**

The works contract has been competitively tendered and the tenders received reflect the current market rates for this scale of project in the area. The Most Economically Advantageous Tender [MEAT], namely the tender submitted by [REDACTED], has been evaluated by the Design Team as representing value for money in the current market.

**Project Contingency**

A project contingency of [REDACTED] of the contract value has been included in the total project cost. This allowance reflects the low risk nature assessed for this contract due to the fact that the area to be demolished is fully vacant, planning permission and statutory approvals are in place, and the employer led design Team have carried out

extensive and detailed site surveys of the campus and have included detailed design solutions to the issues and abnormalities identified for the project (ground conditions, topography, services, demolitions, connections to existing buildings etc. ) into the construction pricing documents and which are included in the works contract sum.

**Consultation – provide an outline for the Board of what service area have reviewed and support this proposal e.g. REO/SLT.**

This proposal has been agreed and supported by National Services for Older Persons as part of overall National HIQA compliance works programme.

**Conclusion**

Not Applicable

**Recommendation**

It is recommended that EMT, and thereafter ARC and the Board approve the proposal as outlined above.