



gleeds



Shared Business Services

## CASE STUDY

# The Grange University Hospital, Llanfrechfa Emergency Department Extension

**Employer: Aneurin Bevan Health Board**

**Contract: NEC 4 Option A**

The project comprises the construction of a two-storey extension with roof level plant room of 954m<sup>2</sup> together with the phased redevelopment of the existing Emergency Department Reception area of 194 m<sup>2</sup>

The accommodation comprises additional assessment trolleys, assessment chairs, ECG facility, triage bays, 'Fit to Sit' chairs and an enlarged general waiting area, together with first floor office accommodation.

The Works Cost is £9m excluding Vat

Gleeds Cost Management Limited were appointed using the NHS SBS Healthcare Planning Construction Consultancy and Ancillary Services Framework (HPCCAS) to deliver full cost management services, provide procurement advice and engagement with Welsh Government (WG) on cost related issues.

[www.sbs.nhs.uk](http://www.sbs.nhs.uk)

## THE CHALLENGE

The need for the project arose because of exceptional demand for 'A & E' services which have resulted in severe overcrowding and long patient delays for treatment. This was recognised by the ABUHB and WG who agreed on the urgency to improve the accommodation for the benefit of the patients. A fundamental requirement of ABUHB is that the new extension is open for the Winter of 2025 to deal with the additional winter pressure patient demand.

There are many challenges in delivering the project:

- Completion of the new extension before Winter 2025
- The site is located immediately adjacent to the ED patient entrance and ambulance drop off/emergency entrance
- Safety of patients arriving at the ED Department as works are required to/around the patient entrances
- Dignity measures as the site overlooks the Mortuary entrance
- Connections to existing services within the existing hospital including clinical areas and plant rooms
- The site is steeply sloping with structural existing retaining wall constraints
- Proximity of helicopter pad necessitated provision of a new temporary pad location
- Access route to the site is the 'Blue Light' route
- The site is adjacent to the main service access route, VIE compound and mortuary entrance
- Poor air quality adjacent to existing ED entrances.
- Relocation of MRI external pad location



## THE SOLUTION

**All parties involved recognised the time constraints and were prepared to adapt normal procedures to achieve the required Completion Date.**

There are many challenges in delivering the project:

- A BUHB and Gleeds engaged with WG and their advisors on procurement and business case processes. Direct appointment of a Contractor was agreed, a simplified business case BJC in lieu of OBC/FBC was utilised, and the Contractor agreed to an expedited market tested tender programme
- A Not to Exceed figure was agreed for BJC submission while final design and costs were concluded to agree a Contract Sum
- Although the project has adopted a 'traditional' design approach to save time, early engagement with the Contractor ensured detailed logistics planning was undertaken to ensure all services and access routes are maintained at all times, and reflected in the Contract Sum



## THE RESULT

The collaborative approach adopted by all parties meant an early approval of the Business Case by WG was achieved. Works are progressing on site with a Contract Completion Date for the new extension in December 2025, in line with the stated objectives.

The early detailed logistics planning with the Contractor has allowed the works to progress with no impact on the hospital site with ED staff fully engaged. ABUHB were able to organise relocation of the helicopter pad and MRI supplies to avoid programme delays to the contract work

