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# **MERSEY COMMUNITY HOSPITAL OUTPATIENT CLINICS AND OPERATING THEATRES REDEVELOPMENT**

## **SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

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*August 2021*

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## **I. Executive Summary**

### **I.1 Document Purpose**

The purpose of this document is to inform the Parliamentary Standing Committee on Public Works (PSCPW) of the need for the proposed project and how the design of the works will address this need.

The document includes the following:

- confirmation that the proposed investment in infrastructure is the most appropriate means to support improved health services delivery
- confirmation that the project is consistent with the Department of Health (DoH) Strategic Asset Management Plan
- evaluation of the suitability of the proposed design and,
- discussion of 'value for money issues' relating to the design and construction of this project.

### **I.2 Objectives**

The proposed projects for the Mersey Community Hospital (MCH) will result in increased volume and range of health services available to the local community, particularly health services that address chronic disease. This will also position the Mersey Community Hospital to meet ever-increasing and changing demand into the future.

In summary, the proposed work involves:

- Additional endoscopy unit and redeveloped day procedures unit
- Expansion of recovery and theatre spaces
- Expanded outpatient clinics
- New and upgraded staff facilities
- New and upgraded building services and equipment

### **I.3 Project Budget**

Funding of \$37 million has been provided to redevelop the Mersey Community Hospital. Current project cost planning confirms that the project can be delivered within this budget.

### **I.4 Project Program**

Design and tender documents are scheduled for completion in late August 2021 with the tender expected to be advertised in September 2021. Subject to the required approval process, construction would commence in November 2021. The construction program is scheduled to take approx. 24 months, with Practical Completion estimated by December 2023. Final completion of defects is to be 12 months after Practical Completion.

### **I.5 General Project Scope**

The project scope encompasses a nominal area of 2,600sqm of refurbishment to Block B, C and D, and a nominal area of 2,850sqm of new build to Block C and the new Block E. Upgrades to



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existing building services will be completed in addition to the installation of new building services required to facilitate the proposed works.

Specifically, the redevelopment will include:

### Ground Floor Block C - Outpatient Department

- Main Reception with associated waiting area and new/refurbished public amenities
- Relocated Physiotherapy Gym and associated Office and Storage
- Paediatric Department including:
  - Waiting area and public toilet with baby change facilities
  - 5 general Consult Rooms
  - 1 Observations Bay
- Audiology Consult Room
- Multipurpose Consult Room with capacity for telehealth and CHAPS services
- Staff Offices
- Consolidated IT/Communications services

### Ground Floor Block E – Outpatient Department

- Waiting area with connection to Main Reception in Block C
- Central Staff Workroom
- 13 Consulting Rooms (including 1 with Cardio Rehab capacity)
- Staff facilities including toilets, shower and, kitchen
- Rooms for Treatment, Dressing, Stomal Therapy, Gynaecology, Urodynamics, Plaster
- General ward amenities including Dirty Utility, Bin Room, Cleaners Store, Main Store

### First Floor - Central Core

- Admissions desk with associated waiting area and public amenities
- Pre-operative general Consult Rooms. Patients are admitted by the clerk and then undergo their pre-operative nursing assessment in these rooms.

### First Floor Block B – Staff Facilities

- Staff Changerooms and amenities including showers and toilets
- Staff Multipurpose room
- Staff Offices
- General ward amenities including General Store Room, Cleaners Store

### First Floor Block C – Recovery Ward

- Pre-op waiting lounge and amenities
- Pre-op General Consult Rooms
- 16 Stage 2 Recovery beds (including 1 contact isolation room) and associated Nurse Stations.
- 12 Recliner Discharge Lounge including patient change bay, lockers and recovery meal station
- General ward amenities including Clean Utility, Linen Store, staff and patient toilets
- IT/Communications room

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### First Floor Block E – Day Procedure Unit

- 1 Endoscopy Room, 2 Operating Rooms and 1 Endoscopy/OR and, associated Reprocessing, Set Up and Store rooms and Scrub Bays
- 4 Patient Holding Bays
- 8 Stage 1 Recovery beds (including 2 contact isolation room) and associated ward amenity including Dirty Utility, Store
- Central located secure Drug Room
- Floor Coordinator and support offices

### First Floor Block D – Central Sterile Supply Department and Staff Facilities

- Central Sterile Supply Department (CSSD) and associated ward amenities including Sterile Stock and Consumables Storage, Mobile Equipment Bays, Staff Office, Clean Up Room
- Doctors and Staff Offices
- Staff Lounge
- Unboxing Room
- Bin Store
- Non-Sterile Stock Store
- IT/Communications Room

## **1.6 Design Approach**

All work concerning the Mersey Community Hospital Outpatient Clinics and Operating Theatres must comply with the requirements of Statutory Authorities, standards and regulations having jurisdiction over the work as well as any impending statutory changes that are known to each Statutory Authority at that time.

The Mersey Community Hospital Outpatient Clinics and Operating Theatres will be based on the guidelines contained in the *Australasian Health Facility Guidelines*, unless otherwise agreed to by the Project Working Group. These requirements have formed part of the Architect's design brief in conjunction with substantial consultation with the Project Working Group.

All design and construction work must conform to the current National Code of Practice for the Construction Industry including the Tasmanian State Annexure.

Referring to NCC Table B1.2a Importance Levels of building and structures, Department of Health considers the Mersey Community Hospital site to fit into Importance Level 4 classification. Facility design must comply with requirements of this classification.

All design and construction works must be inspected by the relevant statutory authority or relevant private practitioner and a certificate of approval that permits occupancy shall be obtained.

## **2. PROJECT DEFINITION**

### **2.1 Primary Objectives**

The Mersey Community Hospital (MCH) was originally built in 1962 and is a four-level health facility providing sub-acute hospital services in the North West of Tasmania. It is fully accredited by the Australian Council on Healthcare Standards.

The Australian and Tasmanian Governments have acknowledged that the delivery of quality health care services within the North West of Tasmania requires delineation of a clear role for The Mersey Community Hospital, primarily as the elective surgery and sub-acute hub for the region. *One State, One Health System, Better Outcomes White Paper* reform agenda continues to be implemented; and Mersey Community Hospital will continue to operate as one of two public hospital campuses in the North West.

The proposed project for the Mersey Community Hospital will result in increased volume and range of health services available to the local community, particularly health services that address chronic disease. This will also position the Mersey Community Hospital to meet ever-increasing and changing demand into the future.

The proposed works anticipates achieving the following outcomes:

- Create an environment that exceeds quality and safety requirements for patients, visitors and staff
- Improve health and wellbeing for all Tasmanians
- Provide more appropriate and additional health services to the local community
- Reduce the need for clients to travel to Hobart or Launceston for treatment
- Have a supportive and flexible environment to allow clinicians to adopt new models of care
- Increase care capacity and Increase client and staff satisfaction with service and environment
- Provide a workplace that retains and attracts staff
- Increased capacity for training and research, including linkages with training providers
- Meet evolving future health needs and service demands

### **3. NEED FOR THE PROJECT**

#### **3.1 Existing Facility**

The Mersey Community Hospital (MCH) specialises in high volume, low case weight procedures. The hospital provides an Emergency Department, general medicine, close observation unit, rehabilitation, some cancer services and is working towards becoming a centre of excellence for short stay surgery in Tasmania. It is also the home of the North West regional Endoscopy Service.

The Mersey Community Hospital has not undertaken any major redevelopment and expansion works since its inception in 1962 rather, it is a facility that has been altered and amended over its life in an attempt to keep pace with the ever-evolving healthcare needs of the North West of Tasmania.

The current facility has deficiencies in operational, infrastructure and, patient needs including:

- Ongoing issues surrounding patient confidentiality and privacy
- Outdated, inefficient and redundant Mechanical, Hydraulic and Electrical services
- Workflow issues dictated by the existing building compromise efficiency and best practice
- Patient flow issues resulting in “bottlenecking” and reduced efficiency
- WHS issues caused by inadequately sized operating and procedure rooms and lack of equipment storage

The Mersey Community Hospital does not reflect contemporary healthcare standards as outlined within the Australasian Health Facility Guidelines – a document that has formed the principle guide to this project.

Key risks associated with the current deficiencies outlined above will be eliminated within the defined area of works, including minimising the risk of adverse clinical and/or WHS events; reduced maintenance costs associated with the current aged sections of the building and infrastructure; an adaptable and more community connected facility that can accommodate a range of services to meet current and future community needs.

Without intervention, the Mersey Community Hospital (a major local employer) is at risk of becoming an outdated community building that is no longer representative of the region’s social wellbeing and economic profile.

#### **3.2 The Service**

This development will be a 23-hour surgical service that will allow for a broader range of surgeries to be undertaken. Subspecialist surgical providers from Launceston General Hospital (LGH) (and potentially Royal Hobart Hospital for some disciplines) will provide increased access to subspecialty surgery at the Mersey Community Hospital. This aims to reduce the number of patients on wait lists in a range of elective surgery categories and ensure that a greater proportion is treated within clinically recommended timeframes.

The proposal is consistent with the State Government’s White Paper ‘Delivering Safe and Sustainable Clinical Services’, that aims to:

- Create efficient assets that support effective services that are responsive to change.

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- Develop adaptable buildings in key locations and create a management and service structure which responds to local needs while maximising professional interaction and economies of scale.
- Provide standards of accommodation that promote the recruitment and retention of staff and recognises that the physical environment plays a disproportionately large part in the public perception of the quality of service provided.

It is also fully consistent with all Department of Health (DOH) Strategic Objectives:

- Supporting individuals, families and communities to have more control over what matters to them;
- Promoting health and wellbeing and intervening early when needed;
- Developing responsive, accessible and sustainable services; and
- Creating collaborative partnerships to support the development of healthier communities.

The Mersey Community Hospital Outpatient Clinics and Operating Theatres Redevelopment will provide:

- A contemporary building design in line with current Australasian Health Facility Guidelines whilst responding to operational requirements as determined by the Project Working Group.
- Adequate space for provision of Allied Health services, including increased number of consult rooms for visiting professionals.
- Improvements to reception and administration areas and, staff facilities.
- Greater security of access to health care services for the Mersey Community Hospital.
- Improved building security for patients and staff safety.
- Upgrades to existing critical infrastructure and services.

### 3.3 New Functionality

#### Ground Floor - Outpatient Clinics

In order to support the establishment of the Elective Surgery Centre with expanded surgical and endoscopy services, capacity of the current outpatient clinics needs to be increased.

The proposed expanded Outpatients' clinics is located between Block C and Block D of the main hospital in primarily new build consolidated construction (forming the Ground Level area of the proposed Level 1 Operating Theatre new build construction). The Outpatient Clinics have been planned to be flexible permitting multi-disciplinary use and sessional clinics. The proposed Ground Floor also maintains the existing Pharmacy in Block D for both outpatient and inpatient dispensing.

The proposal provides:

#### Ground Floor – Block C

- New Reception and associated storage space configured to provide a welcoming and intuitive approach to wayfinding for patients and visitors
- Reconfigured Outpatients providing consolidated paediatric services and accompanying 22 person waiting room with dedicated toilet facilities.  
This area has been designed with the ability to isolate and operate independently from the rest of the hospital should the need arise through an infectious disease outbreak or other similar health event.
- Larger Consult room allowing for flexible use, including visiting specialist, Child Health and Parenting Services (CHAPS) and telehealth consultations

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- Dedicated Audiology Consult Room
- Physiotherapy gym and office relocated from Level 2 Block D
- New general Staff Offices
- Updated Rack Room to accommodate increased IT/Communications requirements and,
- New and refurbish public toilets

### Ground Floor – Block E

- General and Specialist Consult Rooms and relevant support facilities including Main Store, Dirty Utility and Bin Room
- Central waiting area for 58 people designed to distribute visitors according to booking schedules and assist to alleviate anxieties associated with clinical environments
- Central Staff Workroom with provisions for staff escape from adjoining Consult Rooms
- Secure accessed staff facilities including Staff Room and Amenities

### Ground Floor – External Works

External works are primarily directly related to the new building works. Pedestrian paths will provide vehicle free movement and connect to existing paths onsite. Landscaping will create added privacy to ground floor patient areas whilst softening and complimenting the built volume. The Courtyard area located in the centre of the proposed design retains access to critical existing ground level plant and services infrastructure whilst maximising access to natural light deep into the floor plan. As a result of level 1 works, a new entry canopy and associated building signage has been designed to better highlight the main entry to the Mersey Community Hospital with the intent of improving wayfinding and creating a welcoming approach for visitors to the site.

*Proposed approved schematic of Ground Floor shown below*



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### Level I – Additional Endoscopy/Day Surgery/Theatre and Recovery Suite

The driving force of the project is for a Level I development incorporating a consolidated new build construction and refurbishment. The proposal consolidates the Interventional Rooms, Recovery areas and Support spaces providing flexibility and efficiency. In addition, the existing Central Sterile Supply Department is to be upgraded and expanded to meet current codes and increased surgical/interventional loads.

The Endoscopy/Day Surgery/Theatre and Recovery Suite provides:

#### First Floor – Central Core (B, C, D)

- New Admissions and associated support infrastructure configured to provide a welcoming and intuitive approach to wayfinding for clients and visitors
- New extension over the Ground Floor Main Entry that provides a new Waiting Area for 25 people, and 2 public toilets
- 2 New Pre-Operative Consult/Interview Rooms

#### First Floor – Block E

- Where practical, areas for quick and easy access to mobile equipment has been provided throughout in addition to dedicated Storerooms for Endoscopy, Chemical, Anaesthetics
- New Post Anaesthesia Care Unit (PACU) with central Nurse Station and 8 bed incl. 2 rooms to allow separation for patients requiring added privacy or contact precautions
- Dirty Utility Room
- Central Drug Room with secure and controlled access located on 2 sides
- 2 Endoscopy Rooms with Reprocessing facility and 2 Operating Theatres with Set-Up Room each having 1 Holding Bay and 1 Scrub Sink / Clinical Basin located immediately outside each room
- Support Office and Floor Coordinator Office is located off main circulation to provide unrestricted access to Block E and the efficient coordination of services

#### First Floor – Block C

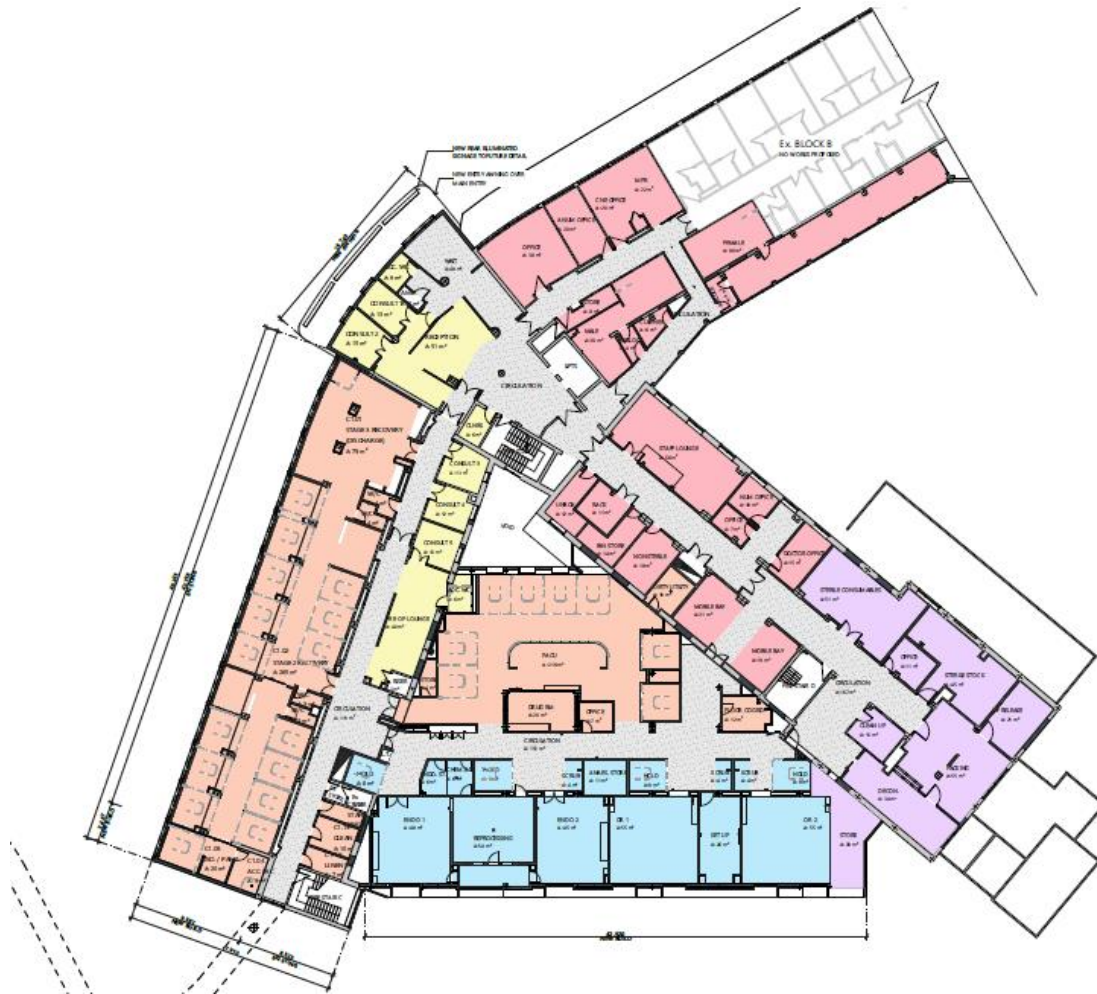
- Direct flow to and from Block E with minimal crossover of flow
- Pre-operative lounge to accommodate 12 patients and accompanying 2 Pre-operative Consult Rooms
- Separate Clean
- Utility Room, Linen Store and Staff toilet easily accessed off the main corridor and away from patient areas
- 16 bed Stage 2 Recovery including 1 room to allow separation for patients requiring added privacy, such as paediatrics, or patients requiring contact precautions
- 2 dedicated Nurse Stations in Stage 2 Recovery to allow even distribution and line-of-sight monitoring of each patient
- 12 seat Stage 3 Recovery Area that includes dedicated changing facility, lockers for patient belongings and, a kitchenette for staff to distribute recovery meals/snacks from
- 6 toilet facilities located throughout Block C to minimise distance of travel required for patients

#### First Floor – Block D

- New restricted access Central Sterile Supply Department designed to allow for one-way flow of non-sterile to sterile equipment cleaning and storage.
- Dedicated Clean-Up Room and Central Sterile Supply Department supervisor/coordinator Office

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*Proposed approved schematic of Level 1 shown below*



## Early Works

Enabling works for these projects was identified at the commencement of consultation and has been developed in detail to form an Early Works package with the aim of reducing overall construction timeframes.

These works include:

- Decommissioning and above ground removal of the existing Boiler Plant located between Block C and Block D, with new hot water system to be installed on a new plant deck located adjacent the existing plant room on level 3, Block D
- Removal of the existing and vacant Records Store located between Block C and Block D
- Installation of new, and upgrades to electrical services in preparation of future works throughout Block B, Block C, Block D and new Block E
- Installation of new, and upgrades to mechanical services in preparation of future works throughout Block B, Block C, Block D and new Block E
- Installation of new, and upgrades to wet fire services in preparation of future works throughout Block B, Block C, Block D and new Block E



## 4. CONSULTATION AND GOVERNANCE

### 4.1 Consultation

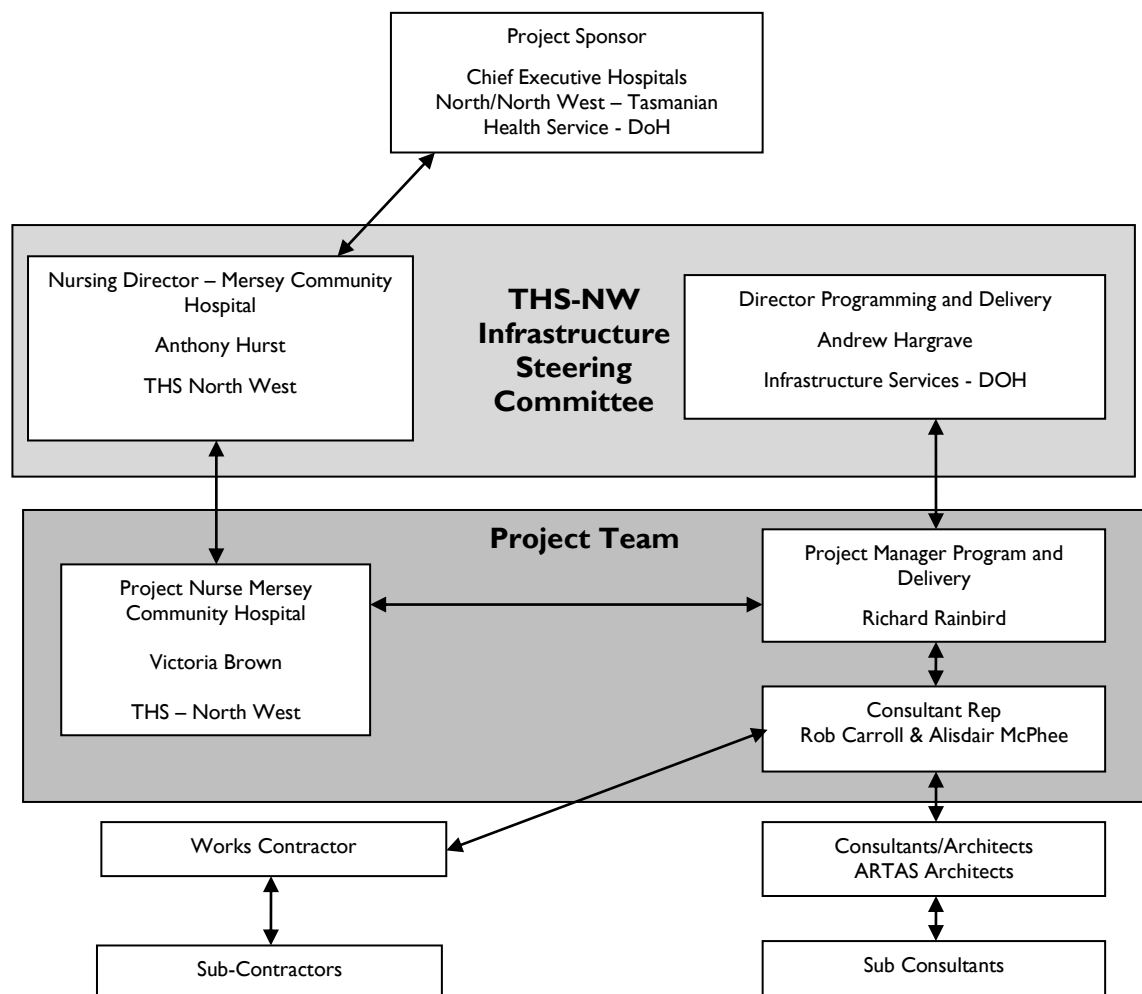
Stakeholder consultation commenced following appointment of the Project Architect – ARTAS Architects. The Mersey Community Reference group has been involved in multiple meetings with the architects spanning a detailed 12month consultation phase and have been positively supportive of the scope of works in the hospital redevelopment.

Presentation sessions have been hosted by Artas Architects where staff were invited to review the overall proposal and provide feedback on the design. Traditional 2D plans and interior concepts were accompanied by a 3D virtual tour of the redevelopment, allowing current staff to provide valuable feedback and seek targeted clarification around how the facility may operate in the future.

Consultation has continued to occur with a dedicated project working group, all key services groups, other internal stakeholders, and associated services.

### 4.2 Governance

The following diagram illustrates the Tasmanian Health Services (THS) Infrastructure Committee, Project Team and Consultant Team relationships.



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The North West Capital Works Steering Committee have been meeting as required to enable the project to evolve in line with the project timeline, providing an adequate consultation phase and sufficient time for Contract Documentation and Project Procurement.

Other Nominated Representatives comprised responsible delegates from other services that operate in the Mersey Community Hospital including GP/Specialist practice and Allied Health services together with consultation with the Latrobe Council on an as needs basis. These representatives have been formed into User groups during the Design Development phase of this project, ensuring that a consultative approach maximises the desired outcomes for this project.

### **4.3 Project User Groups**

The project user groups were established following the announcement of the capital investment project at the Mersey Community Hospital to bring together key stakeholders to provide advice in relation to the design of the redevelopment. Mersey had established project design teams – one for Theatre / Recovery / Central Sterile Supply Department, one for Day Surgery and two for Outpatients (one covered paediatrics and one for the rest of Outpatient services), Physio was a separate group.

The groups were chaired by the Tasmanian Health Service, Project Nurse Capital Works North West and overseen by the Department of Health Project manager. Membership includes people with knowledge and skills needed to oversee the management and design process of the redevelopment; this included ARTAS Architects, clinical health planner, engineers, Tasmanian Health Service representatives with clinical skills and experience including biomedical engineering, infection control consultants internal and external Health Care Infection Control Management Resources (HICMR) and Department of Health Infrastructure Services project manager. As the design for the Mersey Community Hospital was in the final stages, the project group roles and functions extended into the detailed design phase and subsequent meetings were held fortnightly. These meetings discussed furnishings, landscape, artwork, flooring, and developing culturally appropriate and welcoming spaces for Tasmanian Health Service Infrastructure Committee consideration. Tasmanian Health Service project nurse also met with the Consumer and Community Engagement Council.

### **4.4 Design Approval**

The Mersey Community Hospital Infrastructure Committee at its July 2020 meeting endorsed the project schematic design.

At these meetings to date all desired project outcomes have been tabled, discussed and then reviewed for compliance with the endorsed project brief and service model. This consultative approach has resulted in a design that allows all of the desired outcomes to be resolved and provides sufficient flexibility for future expansion.

Final sign-off of the documented plans has been undertaken with the services to ensure all their needs are met.

## **5. ADDRESSING THE NEED**

### **5.1 Design Philosophy**

The Mersey Community Hospital Redevelopment is an opportunity to provide contemporary health care services in line with the *One State, One Health System, Better Outcomes White Paper* reform agenda that addresses current functional and deliverable shortfalls as well as compliance issues with the existing facility.

Extensive consultation with all major stakeholders will result in a modern and compliant hospital capable of efficient operation by current and future staff numbers whilst providing a high level of amenity to building occupants.

The redeveloped hospital will present as a welcoming environment whilst simultaneously conveying a quality environment for the delivery of health care professionalism and integrated technical support systems.

### **5.2 Architecture and Interiors**

The main public entry to the facility is maintained in its current location and has been reconfigured to provide a prominent entry that is highly visible to ensure access to the building is unambiguous and easily negotiated.

New works to the North façade of Block C on Ground Floor and Level 1 seen on approach from the Bass Highway are sympathetic to the existing linear form and structural grid of the Mersey Community Hospital. This modular repetition is carried through in the new addition via a modern interpretation of the existing grid.

Solar control is achieved through the addition of lightweight perforated fixed awnings.

The new 2 level addition located West between Block C and Block D of the existing Mersey Community Hospital will be known as Block E. The bulk and mass strategy of the new Block E West façade is a direct response to the immediate existing context of varying scales of the Mersey Community Hospital and associated surrounding service buildings.

Deep reveals have been created within the façade to reduce the visual bulk of the building and assist with efficient internal environmental control; the upper portion of the building is setback and pitched to further reduce the scale of the new addition whilst also providing for the allowance of natural light and ventilation into the existing upper levels of Block C and Block D of the Mersey Community Hospital.

The internal layout has been greatly informed by patient flow, reducing circulation crossovers, and increasing operation efficiencies including ongoing routine maintenance. Delineation between public, private, clinical and staff zones are clearly defined resulting in increased privacy, safety and security.

This facility will continue to provide existing essential health services to the North West of Tasmania for all age groups and with various levels of ability. The design addresses access / Disability Discrimination Act (DDA) and workplace standards requirements.

Compressed Fibre Cement sheet cladding has been chosen as the primary external material for its durability and low maintenance characteristics in addition to its fire, acoustic and insulation values. This material is readily available, cost effective and is quick to install, and will be finished with a high-build, textured paint offering similar characteristics to the rendered finish of the Mersey Community Hospital. Colour selections are neutral shades of white and grey chosen to complement the existing building and the surrounding infrastructure.

Colour and robust materials are intended to enrich the internal environment to create a calming and welcoming atmosphere that will offset the clinical appearance often associated with medical facilities. Material selection is based upon durability and ease of cleaning in accordance with infection control and prevention principles and routine cleaning protocols.

The majority of construction materials selected are commonly used in local construction and are readily available. They have been selected with consideration to current and ongoing global material and supply chain difficulties. Where feasible, options for alternate materials and construction methods been explored to minimise risk to the project e.g. light weight steel framing throughout has been chosen in lieu of traditional timber framing due to the global shortage of timber products.

### **5.3 Environmentally Sustainable Design**

The Tasmanian Government has set an energy consumption reduction target of 60% across all of its Departments by 2050. This facility has been designed to incorporate integrated low energy consumption and sustainable features to support this aim. The environmentally sustainable development features of this building include the following:

- Inclusion of energy efficient light systems
- All unglazed walls, ceiling and roof cavity spaces are insulated and sealed to meet Building Code of Australia mandatory requirements to mitigate heat loss & gain fluctuations
- The existing central boiler house will be decommissioned and replaced with energy efficient hot water systems for all hot water requirements
- Appropriate use of double-glazing to avoid excess heat gain and loss with the added benefit of providing internal acoustic comfort

### **5.4 Building Services Design**

#### **Mechanical**

The primary design aim of the mechanical services including the heating, ventilation and air conditioning systems (HVAC) is to provide a safe, efficient and comfortable environment ensuring optimum thermal comfort for all staff and patients. All new mechanical infrastructure will be accommodated in a new Plant Room located Block E level 2.

This approach will allow for the following objectives to be achieved:

- To provide solutions that meet the clinical requirements and objectives for the project
- To provide solutions that supports the architectural intent for the project
- To provide a safe environment for staff and patients including future maintenance
- To produce cost-effective solutions that offer 'best value' to the client
- To provide an energy efficient design

All mechanical services are designed to provide cost effective, convenient, safe, serviceable and durable systems at all times during their use.

All clinical areas have been designed with fully ducted systems. Where possible, non-clinical areas have also been designed with fully ducted systems however, some instances have required a combination of ducted and local split systems due to pathways and ceiling space obstructed by the existing building and infrastructure.

#### **Medical Gases**

Upgraded and new reticulated suction and oxygen medical gas systems will be provided for all new works.

#### **Electrical**

The existing Tas Networks Power Supply will be maintained to the site.

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The existing site generator is in good condition with significant service life remaining with no works required as part of this proposal.

### **Lighting**

LED Lighting will be provided throughout the facility. Lighting Levels will be provided to AS NZS 1680.2.5-1997

DALI 2 monitored exit and emergency lighting system complying with AS 2293 will be provided through the proposed works.

Lighting will be controlled by localised switching in general areas with motion sensors to rooms such as cleaner and storerooms. Recovery suites will have additional lighting control from the wall mounted instrument panels.

New external lighting will be provided to the new main entry covered area and to the car park/driveway adjacent Block E.

### **Power**

New body protection power will be provided throughout the consulting, treatment and recovery areas with cardiac protection to theatres in accordance with AS3003. Essential and general-purpose power outlets will be provided throughout to meet the needs of the users. The facility will be provided with a new and upgraded switchboards to suit the scope of works and future capacity.

### **Communications**

#### **Data and Communication**

All new data systems will be supplied and installed in accordance with Department of Health Information Management and Technology Services (IMTS) specifications.

Intercom systems will be provided at clinical staff stations and call points as well as local 'through glass' intercoms at all reception and nurse station screens.

A fully integrated master clock system is to be provided throughout all clinical areas with NTP (Network Time Protocol) and Global Positioning System (GPS) synchronisation.

#### **Nurse Call**

The existing Hills IP Nurse Call and Duress system will be maintained and expanded throughout the new project to current departmental guidelines. The system interfaces to fire detection, access control and alarm Systems in addition to the using Digital Enhanced Cordless Telecommunications (DECT) System.

### **Security**

All security systems to be installed as part of the building are to be an extension of the Honeywell systems installed throughout the Tasmanian Health Service (THS). This is inclusive of Access Control. The CCTV system is to be configured as a fully standalone local camera and database server with backup database in separate location offsite.

### **Fire/Smoke Detection Systems**

The existing fire detection and intercom system will be maintained and expanded throughout the building complying with AS 1670.1 and a warning system complying with AS 1670 .4 and will be monitored by Tasmanian Fire Service. The system will include connections to all fire doors, smoke doors and access control doors.

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Fire Fan Control Facility including supply air smoke detection will be installed as part of stairwell pressurisation works to Block D Fire Stair and to each of the 3 Communications Rack Rooms in accordance with AS1668.1.

### **Fire Sprinklers and Drenchers**

#### **Scope of Sprinkler Protection**

It is a Department of Health requirement that all of their hospital facilities be sprinkler protected. Internal sprinklers throughout the facility are to be Light Hazard classification sprinkler system with the exception of Plant Rooms which are classified as Ordinary Hazard, and are to be installed in accordance with AS2118.6.

External drencher system will be provided and installed in accordance with AS2118.2

### **Fire Hydrants**

New fire hydrant from Block D Fire Stair into new Block E Plant Room is to be provided

### **Gaseous Fire Suppression**

New 'Novec 1230' extinguishant gas system is to be installed in accordance with AS4214:2018 to each new IT/Communications Rack Rooms

### **Hydraulics**

#### **Cold/Hot Water**

The domestic cold water services on this site are classified high hazard as this is a health care Facility. This will require Reduced Pressure Zone Device (RPZD) backflow protection of the TasWater main located at the meter assembly. Domestic hot water is provided via 4x 315ltre electric boosted cylinders located in the new Block E level 2 plant room to increase storage capacity of the existing system located in the basement.

The current boiler plant will be decommissioned and removed, with new high efficiency reversible air/water heat pumps and chillers to be located on the new plant deck adjacent the existing Block D level 3 plant room. Room for future expansion of this system has been built-in to the design.

Reverse Osmosis water plant will be installed in the new Block E level 2 plant room and will supply purified water to Central Sterile Supply Department (CSSD) and Endoscopy Reprocessing.

### **Sewer**

Sewer drainage works to additional building extensions will be as required to service the sewerage system and as per AS3500.2.

### **Trade Waste**

Trade waste works are limited to replacement and relocation of the existing kitchen grease arrestor and plaster trap.

### **Stormwater**

The existing stormwater system will be modified where required to suit new roof lines, gutters and will comply with AS3500.3.

## 6. PROJECT SCHEDULE AND BUDGET

### 6.1 Project Schedule

A Summary of the project timeline is as follows:

Completion of Design Development	December 2020
Submission of Development Application to Council	March 2021
Completion of construction Tender Documentation	August 2021
Construction Tender (advertising, closing and assessment)	September 2021 - October 2021
Construction Start	December 2021
Practical Completion of Construction	December 2023
Final Completion (Completion of Defects Liability Period)	December 2024

### 6.2 Project Cost

The approved funding for the Mersey Community Hospital Theatres and Outpatient Clinic Redevelopment project is \$36.4 million comprising the following key elements:

DESCRIPTION	SUM
Consultancy cost	\$ 2,080,000
Construction Costs	\$ 28,850,000
Construction/Design Contingency	\$ 1,600,000
Post Occupancy Allowance	\$ 150,000
The Tasmanian Government Art Site Scheme	\$ 42,000
ICT Infrastructure	\$ 750,000
Furniture and Equipment	\$ 3,000,000
<b>PROJECT TOTAL</b>	<b>\$ 36 472 000</b>

The current project costs are provided by the project Quantity Surveyor and based on reasonable allowances for the project's location and current market conditions.

## **7. RECOMMENDATIONS**

The Tasmanian Health Service and Project Team have carefully assessed and explored the options and solutions available and have determined the design submitted provides the required project outputs as determined in the project functional brief. In addition, the design is consistent with the strategic long-term direction of the Department of Health and Mersey Community Hospital.

It is recommended that this submission be viewed favourably given the health services and economic benefits it will provide not only to the local North West Tasmanian community, but also to many Tasmanians via the consolidation and clear delineation of quality health care services throughout the state.

*“One State, One Health System, Better Outcomes”*



## **8. APPENDIX A – PROPOSED DESIGN**

















ARTIST'S IMPRESSION 01

NOT TO SCALE  
NOTE: THE COLOURS AND FINISHES FEATURED WITHIN THIS IMAGERY ARE AS CLOSE AS OUR RENDERING, LIGHTING AND PRINTING PROCESS ALLOW. THEY ARE A REPRESENTATION OF THE DESIGN ONLY AND ARE TO BE READ IN CONJUNCTION WITH A FINISHES SCHEDULE OR FINISHES BOARD WHERE APPLICABLE. THE FINAL OUTCOME MAY DIFFER TO THE IMAGERY SHOWN HERE.



ARTIST'S IMPRESSION 02

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ARTIST'S IMPRESSION 03

NOT TO SCALE  
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ARTIST'S IMPRESSION 04

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# MERSEY COMMUNITY HOSPITAL REDEVELOPMENT

DEPARTMENT OF HEALTH TASMANIA

ROBERT CARROLL  
& ASSOCIATES  
ARCHITECTS

ARTAS  
ARCHITECTS

APPROVAL  
191044  
SHEET SIZE: A1 (LANDSCAPE)

A721-A01

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# Mersey Community Hospital

Outpatients Clinic and Operating Theatres

191044

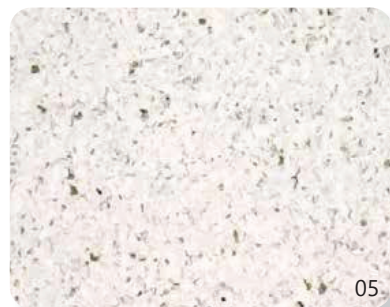
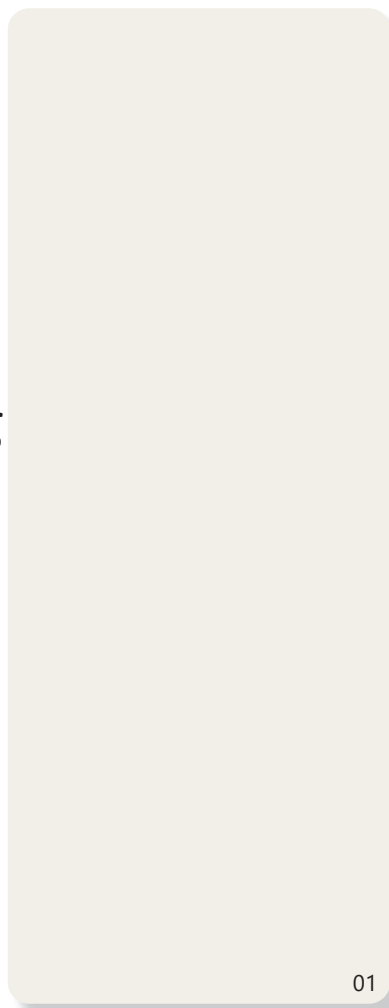
P01 08/12/20

interior  
concept



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# typical finishes



- 01 typical paint finish to walls - dulux china mask
- 02 finish to acrovyn corner guards - driftwood
- 03 paint finish to steel door frames - dulux putty
- 04 powdercoat finish to window / door frames - dulux grey nurse gloss
- 05 typical wall vinyl finish - armstrong accolade spice white
- 06 paint finish to solid core doors - dulux bushland grey
- 07 finish to acrovyn door protection - galveston grey
- 08 powdercoat finish to door leaves - dulux wallaby
- 09 vinyl finish to flooring - armstrong accolade sand grey

ground  
level

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reception



01



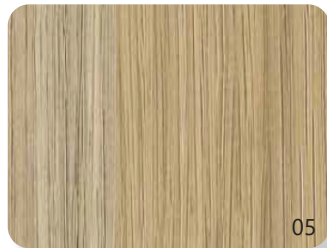
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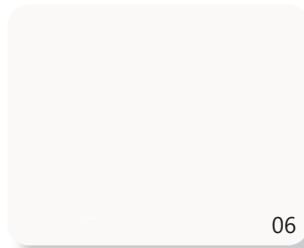
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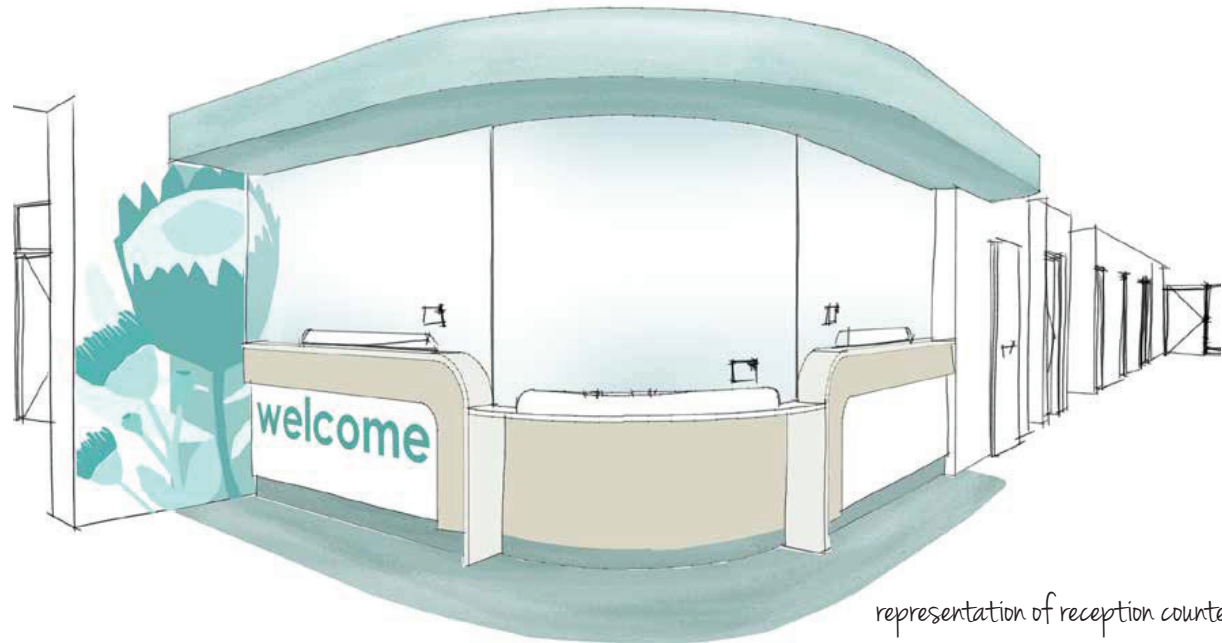
04



05



06



representation of reception counter

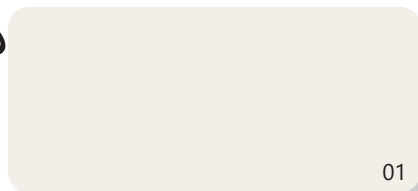
- 01 feature paint finish to reception bulkhead - dulux turner's light
- 02 feature floor vinyl to reception - armstrong accolade gunnamatta green
- 03 typical floor vinyl to circulation spaces - armstrong accolade sand grey
- 04 solid surface finish to counter top - staron sanded cream
- 05 laminate finish to counter front - polytec natural oak
- 06 laminate finish to counter front with vinyl graphic - laminex white

ground  
level

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ARCHITECTS

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# paediatrics waiting



01



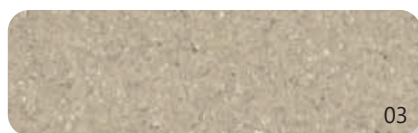
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02



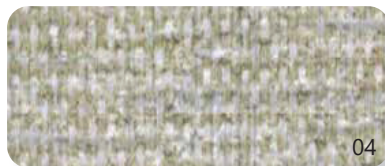
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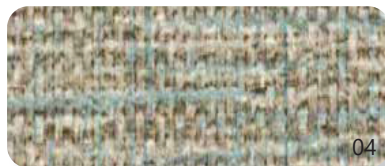
03



04



04



04



05



06



representation of waiting area

- 01 typical paint finish to walls - dulux china mask
- 02 feature paint finish to 'tree' bulkheads - dulux scarpetta, pale spring, fresh herb
- 03 vinyl finish to column - armstrong accolade mallee wheat
- 04 vinyl upholstery finish to waiting seating - instyle kudos drive, glory, fame
- 05 vinyl finish to flooring in waiting area - armstrong accolade gunnamatta green
- 06 vinyl finish to flooring in circulation space - armstrong accolade sand grey

ground  
level

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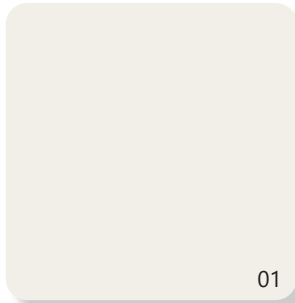
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paediatrics entry



- 01 typical paint finish to walls - dulux china mask
- 02 powdercoat finish to window / door frames - dulux grey nurse gloss
- 03 powdercoat finish to door leaf - dulux wallaby
- 04 feature vinyl finish to flooring - armstrong accolade huon pine
- 05 typical vinyl finish to flooring - armstrong accolade sand grey

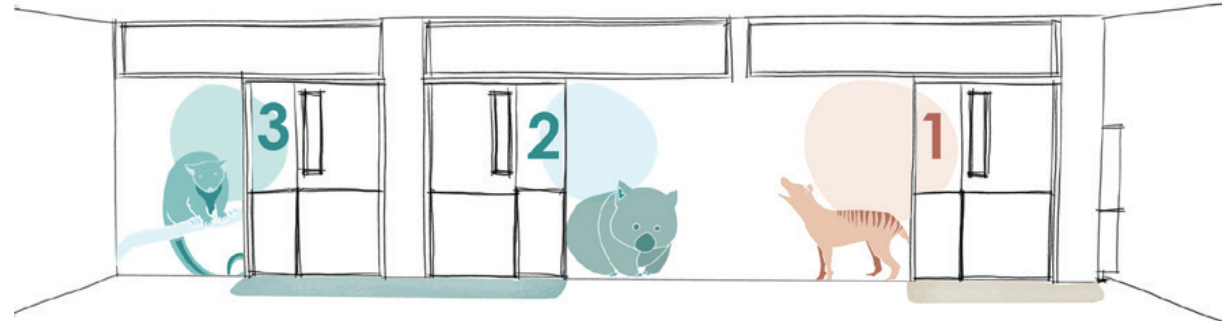
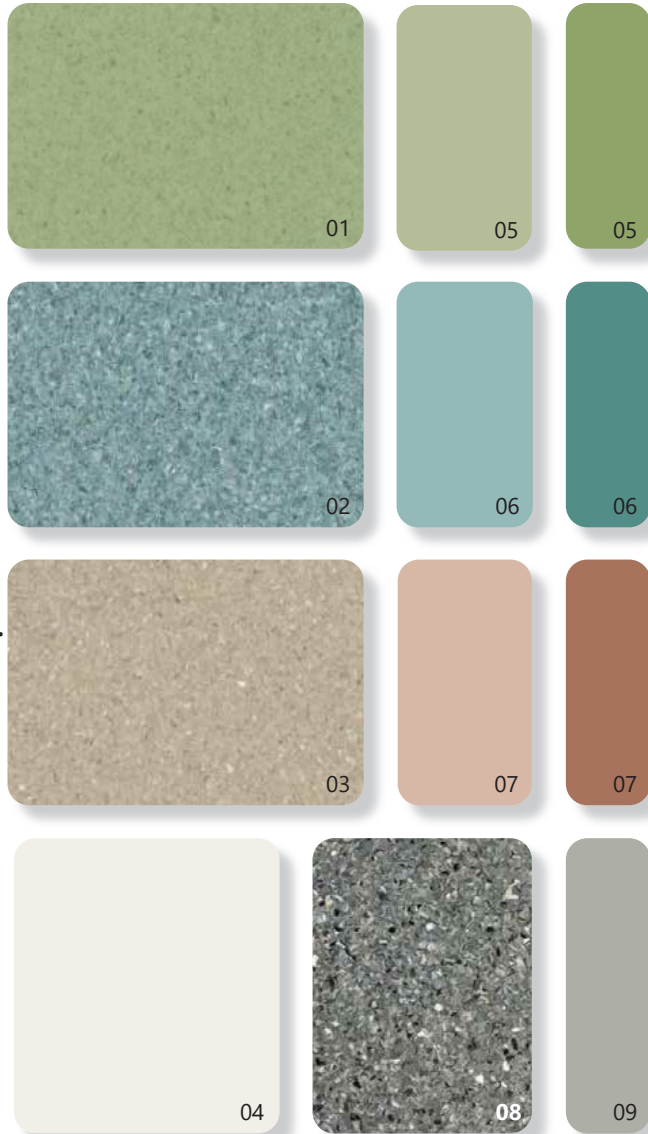


ground  
level

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# paediatrics corridor



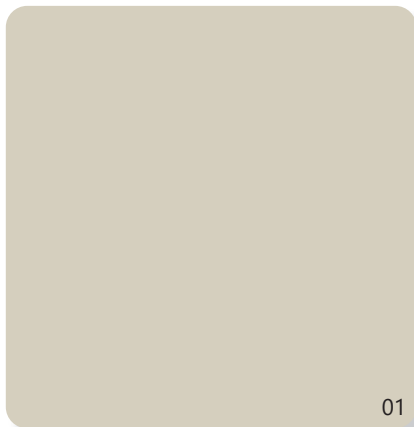
representation of corridor

- 01** vinyl finish to flooring in entry of consult 05 / 19 - armstrong accolade huon pine
- 02** vinyl finish to flooring in entry of consult 02 / 03 - armstrong accolade gunnamatta green
- 03** vinyl finish to flooring in entry of consult 01 / 04 - armstrong accolade mallee wheat
- 04** typical paint finish to walls - dulux china mask
- 05** representation of consult room signage colours to consult 05 / 19 - dulux pale spring, scarpetta
- 06** representation of consult room signage colours to consult 02 / 03 - dulux turner's light, evora
- 07** representation of consult room signage colours to consult 01 / 04 - dulux maiko, clay court
- 08** typical vinyl finish to flooring - armstrong accolade sand grey
- 09** paint finish to doors - dulux bushland grey

ground  
level

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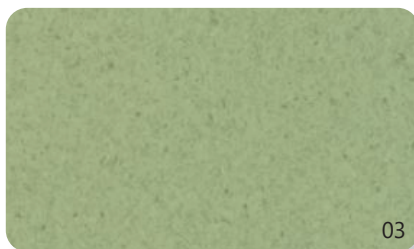
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01



02



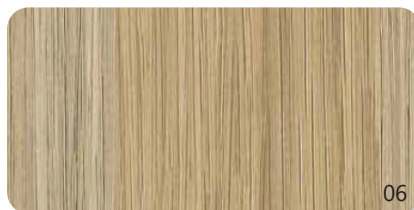
03



04



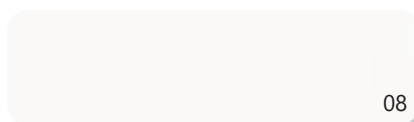
05



06



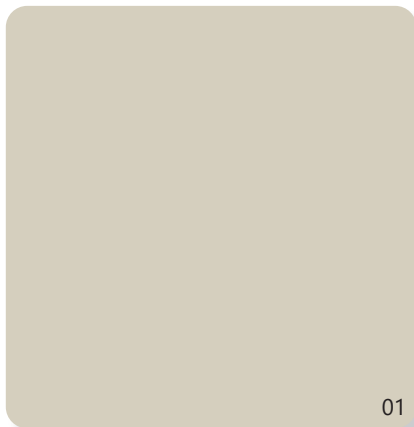
07



08

- 01** typical paint finish to walls - dulux beige delight
- 02** typical vinyl finish to flooring - armstrong accolade sand grey
- 03** feature vinyl finish to flooring in entry and splashback to basin - armstrong accolade huon pine
- 04** paint finish to door - dulux bushland grey
- 05** feature paint finish to walls - dulux pale spring
- 06** laminate finish to cabinet doors - polytec natural oak
- 07** laminate finish to benchtop - polytec smooth concrete
- 08** laminate finish to work station - laminex white

# paediatrics consult D1 + D4



01



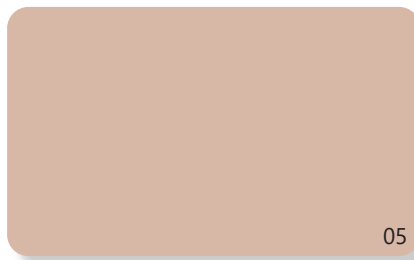
02



03



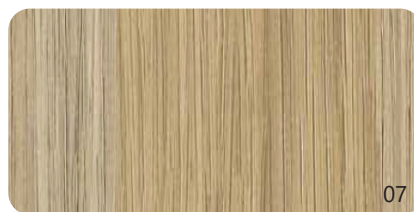
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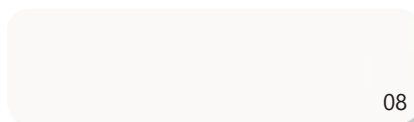
05



06



07



08



representation of consult D1

- 01 typical paint finish to walls - dulux beige delight
- 02 typical vinyl finish to flooring - armstrong accolade sand grey
- 03 feature vinyl finish to flooring in entry and splashback to basin - armstrong accolade mallee wheat
- 04 paint finish to door - dulux bushland grey
- 05 feature paint finish to walls - dulux maiko
- 06 wall vinyl finish - armstrong accolade spice white
- 07 laminate finish to open shelving - polytec natural oak
- 08 laminate finish to work station - laminex white

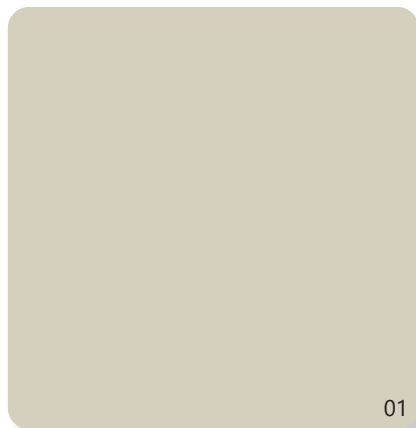
ground  
level

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# paediatrics consult D2 + D3



01



02



03



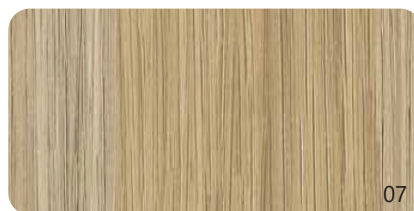
04



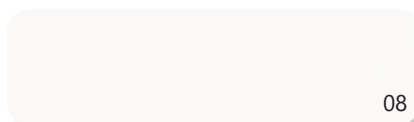
05



06



07



08

- 01** typical paint finish to walls - dulux beige delight
- 02** typical vinyl finish to flooring - armstrong accolade sand grey
- 03** feature vinyl finish to flooring in entry and splashback to basin - armstrong accolade gunnamatta green
- 04** paint finish to door - dulux bushland grey
- 05** feature paint finish to walls - dulux turner's light
- 06** wall vinyl finish - armstrong accolade spice white
- 07** laminate finish to open shelving - polytec natural oak
- 08** laminate finish to work station - laminex white

ground  
level

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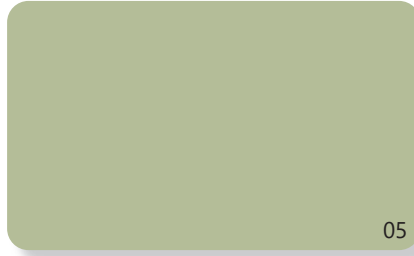
\*NOTE: PRINTED COLOURS AND IMAGES DISPLAYED ON THIS BOARD SHOULD BE USED AS AN INDICATION OF PRODUCT OR FINISH ONLY. FOR ACCURATE REPRESENTATION OF FINISH REFER TO PHYSICAL COLOUR SAMPLES.



01



04



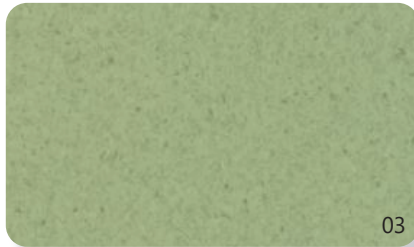
05



02



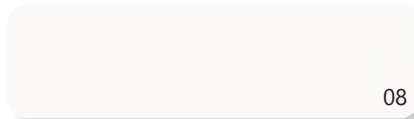
06



03



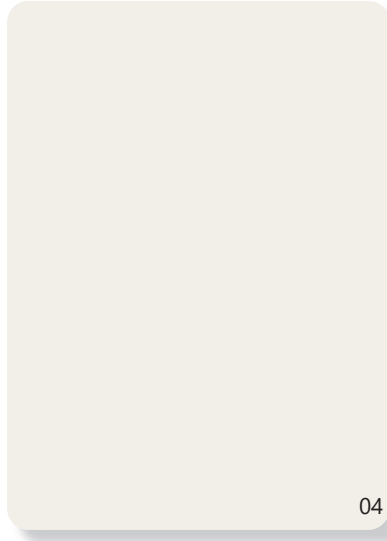
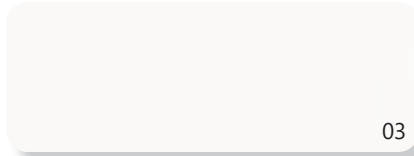
07



08

- 01 typical paint finish to walls - dulux beige delight
- 02 typical vinyl finish to flooring - armstrong accolade sand grey
- 03 feature vinyl finish to flooring in entry and splashback to basin - armstrong accolade huon pine
- 04 paint finish to door - dulux bushland grey
- 05 feature paint finish to walls - dulux pale spring
- 06 wall vinyl finish - armstrong accolade spice white
- 07 laminate finish to open shelving - polytec natural oak
- 08 laminate finish to work station - laminex white

paediatrics office



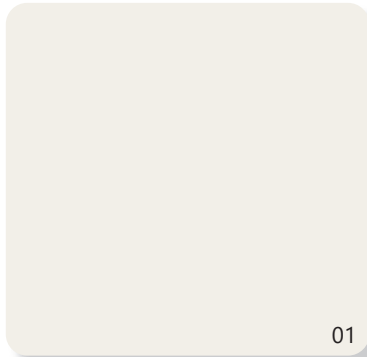
- 01** typical vinyl finish to flooring - armstrong accolade sand grey
- 02** laminate finish to cabinet doors - polytec natural oak
- 03** laminate finish to work station - laminex white
- 04** typical paint finish to walls - dulux china mask

ground  
level

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physio



01



02



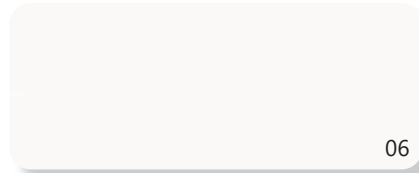
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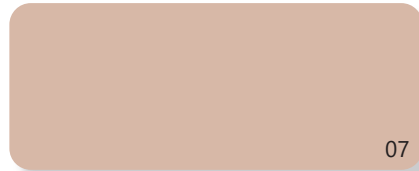
04



05



06



07



- 01 typical paint finish - dulux china mask
- 02 typical vinyl flooring finish - armstrong accolade sand grey
- 03 feature vinyl floor finish - armstrong accolade mallee wheat
- 04 feature paint finish with vinyl graphic to wall - dulux clay court
- 05 laminate finish to open shelving - polytec natural oak
- 06 laminate finish to work stations - laminex white
- 07 feature paint finish to work station area / storage doors - dulux maiko

ground  
level

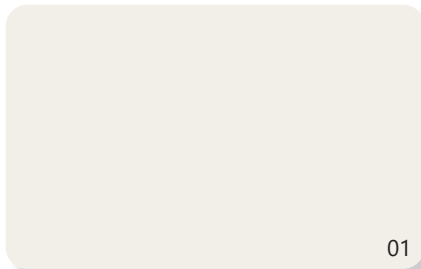
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waiting



representation of waiting area



01



02



03

- 01 typical paint finish - dulux china mask
- 02 vinyl finish to flooring in circulation space - armstrong accolade sand grey
- 03 laminate finish to dado panel - polytec natural oak

ground  
level

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waiting



01



05



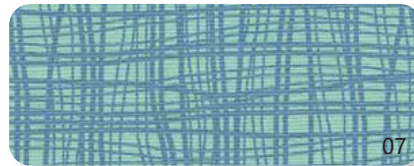
02



06



03



07



04



08

**01 waiting area 01 / 04 / 05 / 06**

**02** vinyl graphic to walls - dulux scarpetta

**03** feature paint finish to ceilings - dulux pale spring

**04** vinyl upholstery to seating - instyle switch teams  
feature vinyl floor finish - armstrong accolade huon pine

**05 waiting area 02 / 03 / 07 / 08**

**06** vinyl graphic to walls - dulux evora

**07** feature paint finish to ceilings - dulux turner's light

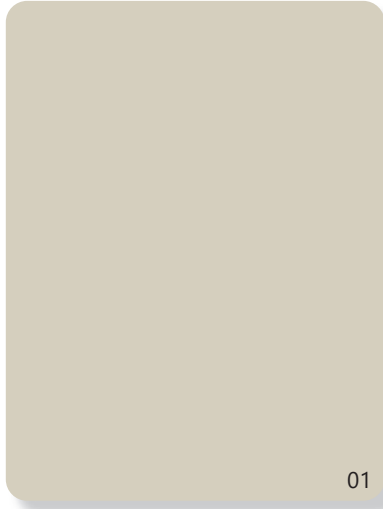
**08** vinyl upholstery to seating - instyle switch allegiance  
feature vinyl floor finish - armstrong accolade gunnamatta green

ground  
level

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ARCHITECTS

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# consult rooms



01



02



03



04

- 01 typical paint finish to walls - dulux beige delight
- 02 feature paint finish and vinyl graphic to doors - dulux bushland grey
- 03 typical vinyl finish to walls - armstrong accolade spice white
- 04 typical vinyl finish to flooring - armstrong accolade mallee wheat

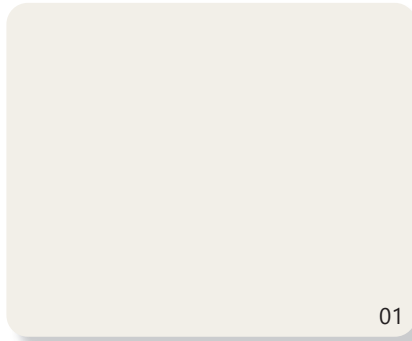


ground  
level

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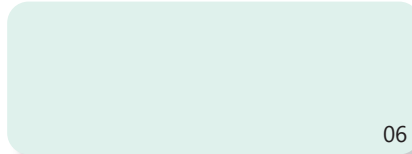
# workroom



01



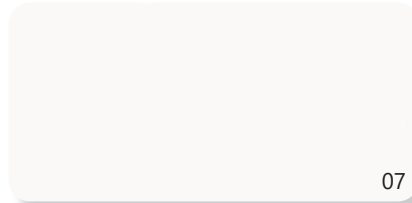
05



06



02



07



03



04

- 01 typical paint finish - dulux china mask
- 02 feature paint finish to bulkhead - dulux turner's light
- 03 typical vinyl flooring finish - armstrong accolade mallee wheat
- 04 feature vinyl flooring finish - armstrong accolade gunnamatta green
- 05 laminate finish to joinery - polytec natural oak
- 06 laminate finish to open shelving - laminex aquamarine
- 07 laminate finish to workstation - laminex white



representation of workroom

ground  
level

ARTAS  
ARCHITECTS

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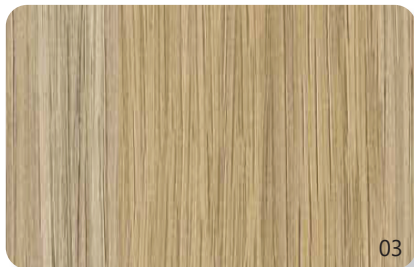
# staffroom



01



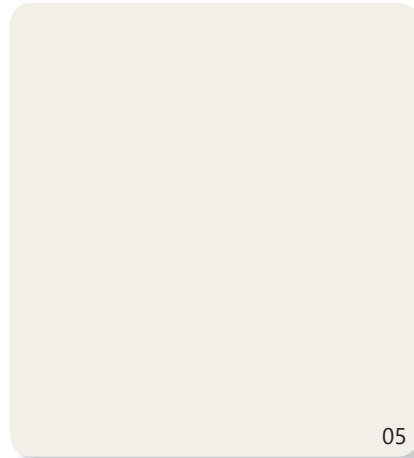
02



03



04



05



06

- 01 laminate finish to benchtop - polytec white concrete
- 02 resin panel finish to splashback - baresque lightblocks misty morning
- 03 laminate finish to underbench and overhead cabinets - polytec natural oak
- 04 laminate finish to open shelving - polytec agave smooth
- 05 typical paint finish - dulux china mask
- 06 typical vinyl flooring finish - armstrong accolade mallee wheat



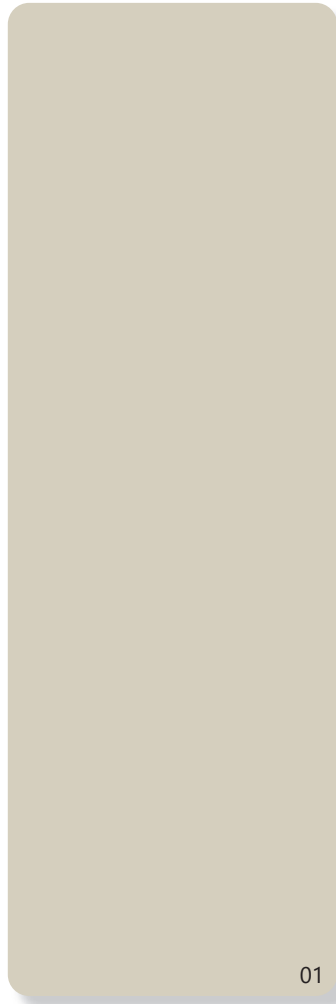
representation of staffroom joinery

ground  
level

ARTAS  
ARCHITECTS

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staff wc



01



02



03



04



05

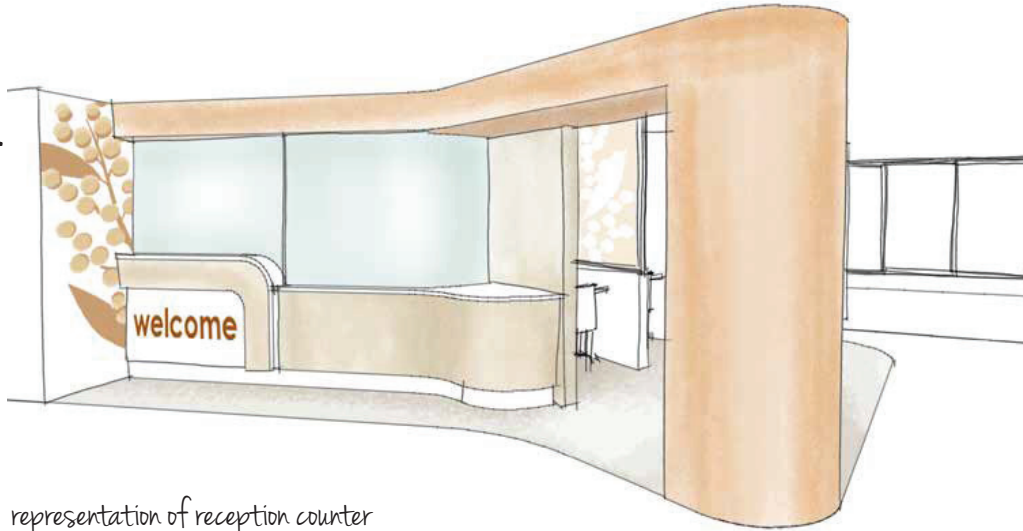
- 01 typical paint finish - dulux china mask
- 02 paint finish to WC doors - dulux clay court
- 03 feature paint finish to airlock - dulux maiko
- 04 vinyl finish to walls - armstrong accolade spice white
- 05 typical vinyl flooring finish - armstrong accolade mallee wheat

ground  
level

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reception



representation of reception counter



- 01** typical paint finish to walls and ceiling - dulux china mask
- 02** feature paint finish to reception bulkhead - dulux tuscan sunset
- 03** vinyl finish to flooring in reception - armstrong accolade mallee wheat
- 04** vinyl finish to flooring in circulation spaces - armstrong accolade sand grey
- 05** laminate finish to counter face - polytec natural oak
- 06** laminate finish to counter face with graphic - laminex white
- 07** solid surface finish to counter top - staron sanded cream
- 08** acoustic panel finish - baresque zintra greige

level  
one

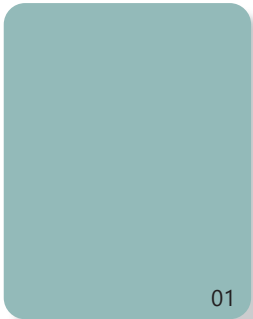
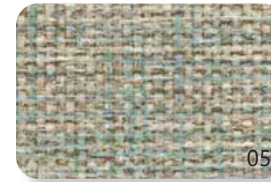
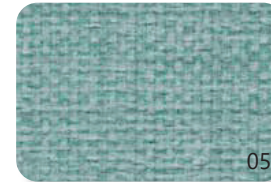
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waiting



representation of waiting area



- 01** vinyl graphic to walls - dulux turners light
- 02** laminate finish to dado panel - polytec natural oak
- 03** vinyl finish to flooring in waiting area - armstrong accolade gunnamatta green
- 04** vinyl finish to flooring in circulation spaces - armstrong accolade sand grey
- 05** vinyl upholstery finish to waiting seating - instyle kudos glory, drive, fame

level  
one

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pre op waiting



01



02



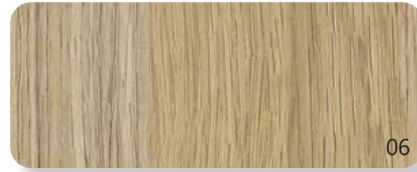
03



04



05



06

- 01 feature paint finish to wall - dulux tuscan sunset
- 02 vinyl upholstery finish to seating - instyle zone dance
- 03 vinyl upholstery finish to seating - instyle zone equator
- 04 feature floor vinyl to waiting area - armstrong accolade mallee wheat
- 05 laminate finish to bench top - polytec white concrete
- 06 laminate finish to open shelving - polytec natural oak



representation of waiting area

level  
one

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*pacu*



01



04



05



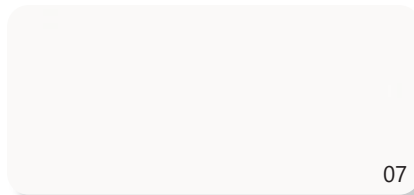
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06

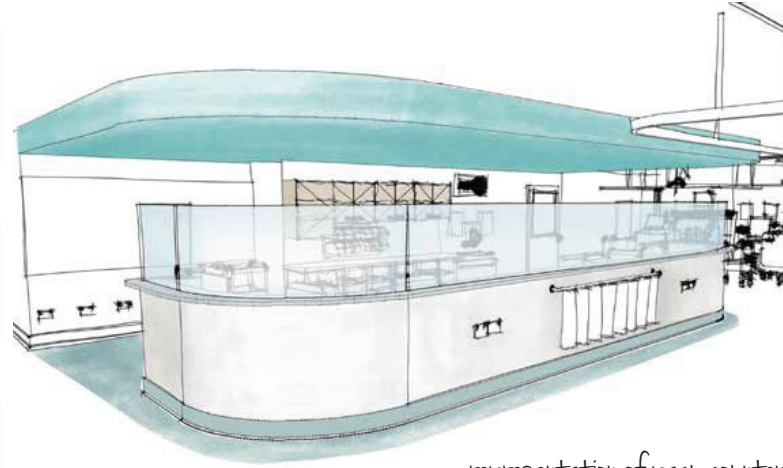


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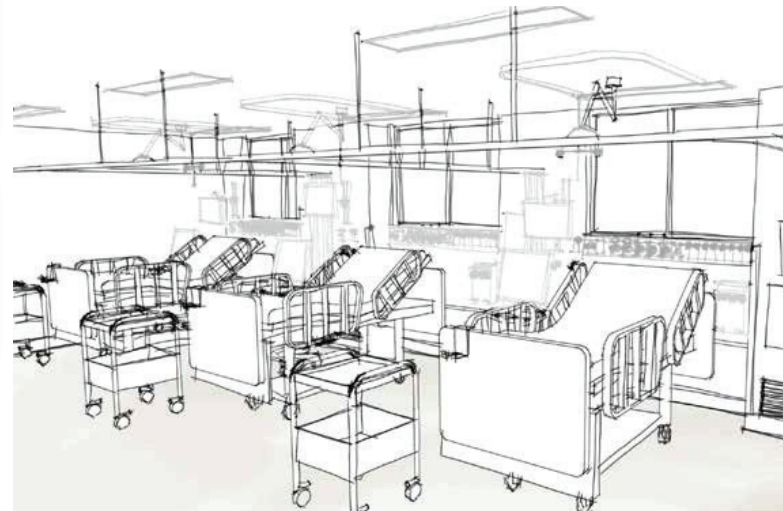


07

- 01 feature paint finish to bulkhead - dulux evora
- 02 feature floor vinyl to reception - armstrong accolade gunnamatta green
- 03 typical floor vinyl to circulation spaces - armstrong accolade sand grey
- 04 laminate finish to overhead cabinets - polytec natural oak
- 05 solid surface finish to counter top - staron mist
- 06 vinyl finish to flooring and counter face - armstrong accolade spice white
- 07 laminate finish to desk top - laminex white



*representation of pacu counter*



*representation of patient area*

level  
one

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# operating rooms / scrub



01

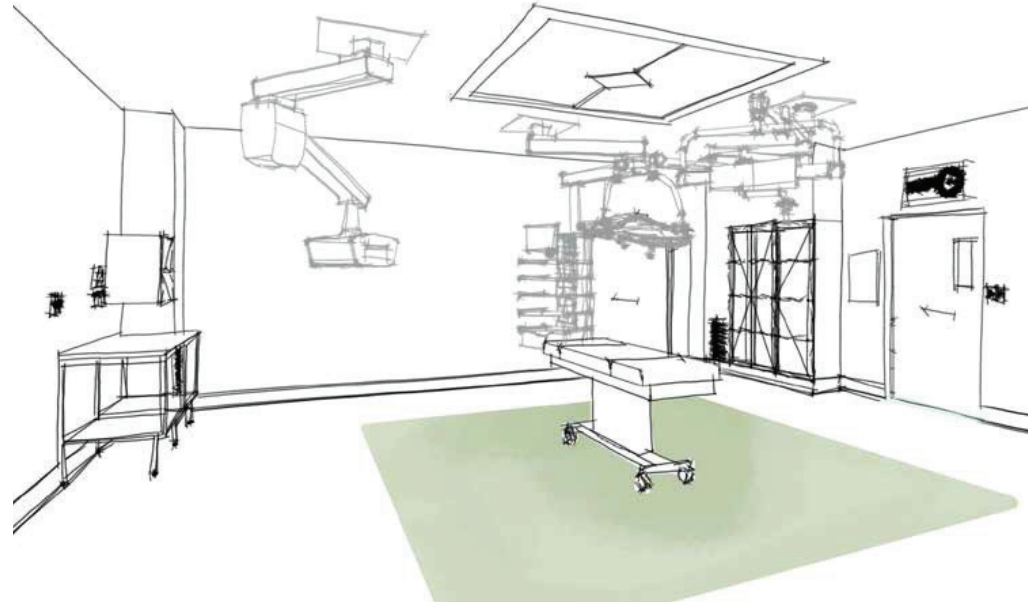


02



03

- 01 feature vinyl finish to flooring in hold and scrub bay - armstrong accolade gunnamatta green
- 02 vinyl finish to perimeter flooring and walls in operating room - armstrong accolade spice white
- 03 vinyl finish to inset flooring in operating room - armstrong accolade huon pine



representation of operating room

level  
one

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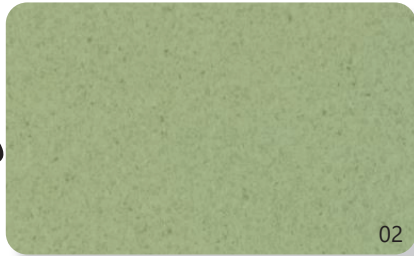
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# stage 2 recovery



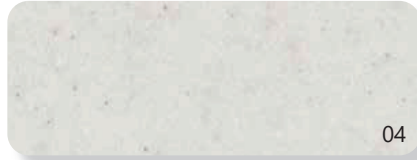
01



02



03



04



05



06

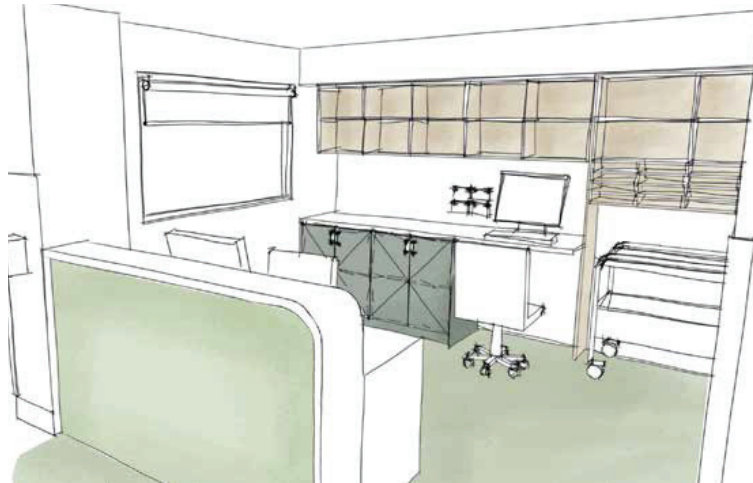


07

- 01 vinyl finish to flooring and walls in patient bed areas - armstrong accolade spice white
- 02 vinyl finish to flooring and counter fronts in nurses stations - armstrong accolade huon pine
- 03 vinyl finish to flooring in circulation spaces - armstrong accolade sand grey
- 04 solid surface finish to counter tops - staron sanded cream
- 05 laminate finish to desk tops - laminex white
- 06 laminate finish to over head joinery - polytec natural oak
- 07 laminate finish to under bench joinery - laminex green slate
- 08 vinyl graphic to iso / paediatric area



08



representation of nurses station

level  
one

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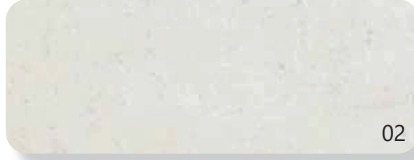
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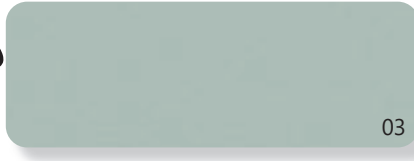
# stage 3 recovery



01



02



03



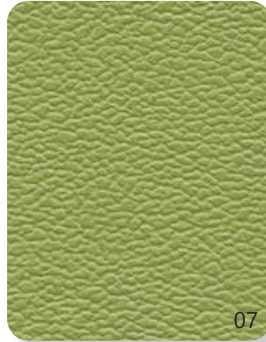
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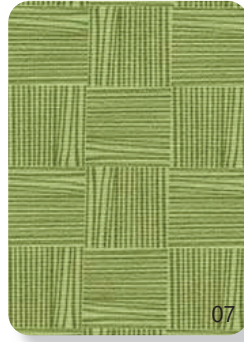
05



06

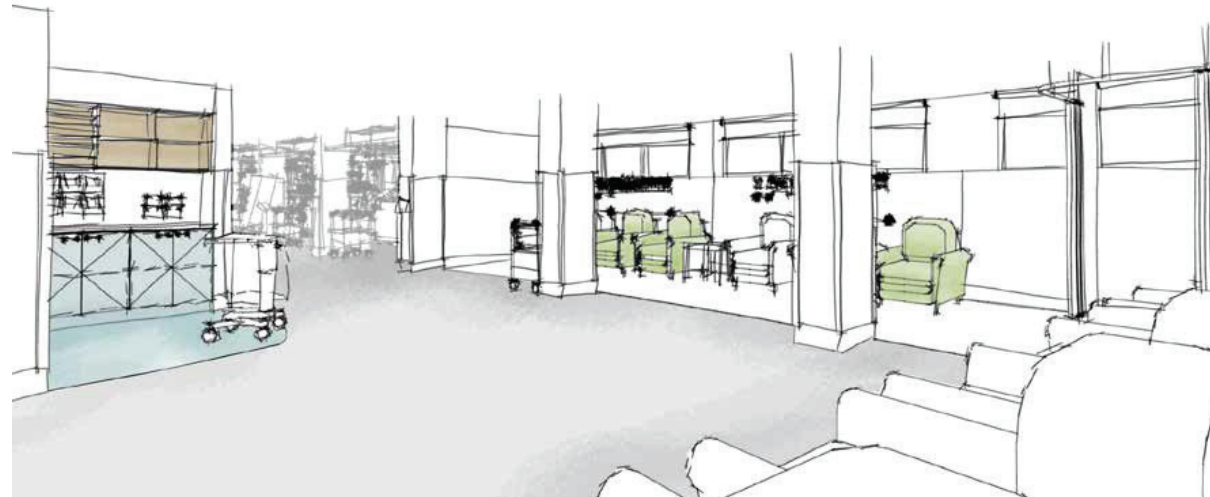


07



07

- 01 laminate finish to overhead joinery - polytec natural oak
- 02 laminate finish to benchtops - polytec white concrete
- 03 laminate finish to underbench joinery - laminex spinifex
- 04 feature vinyl finish to flooring in beverage bay - armstrong accolade gunnamatta green
- 05 vinyl finish to flooring in circulation spaces - armstrong accolade sand grey
- 06 vinyl finish to flooring and walls in patient area - armstrong accolade spice white
- 07 vinyl upholstery finish to patient seating - instyle paint box apple, hatch generate



representation of stage 3 recovery

level  
one

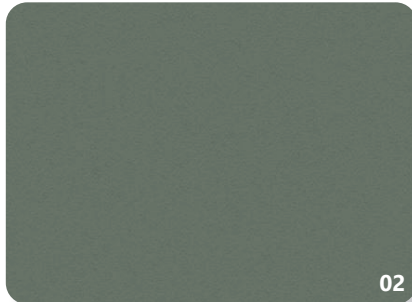
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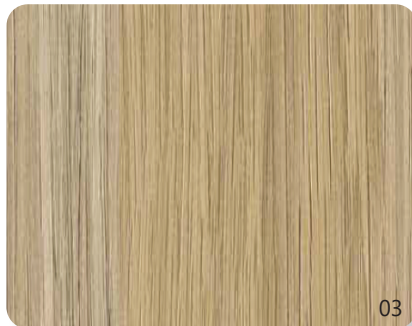
# staff lounge



01



02



03



04



05

- 01 resin panel finish to splashback - baresque lightblocks misty morning
- 02 laminate finish to underbench and overhead cabinets - laminex green slate
- 03 laminate finish to benchtops - polytec natural oak
- 04 vinyl finish to flooring in kitchen - armstrong accolade mallee wheat
- 05 vinyl finish to flooring in lounge - armstrong accolade sand grey



level  
one

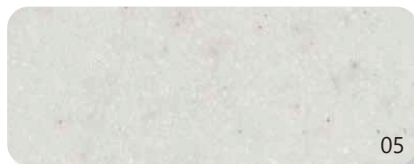
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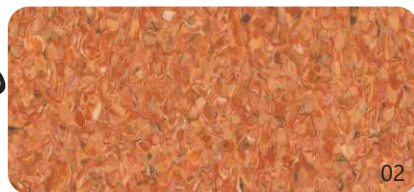
# change rooms



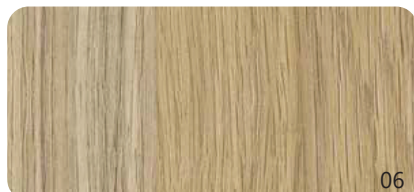
01



05



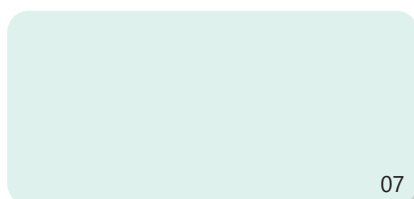
02



06



03



07



04

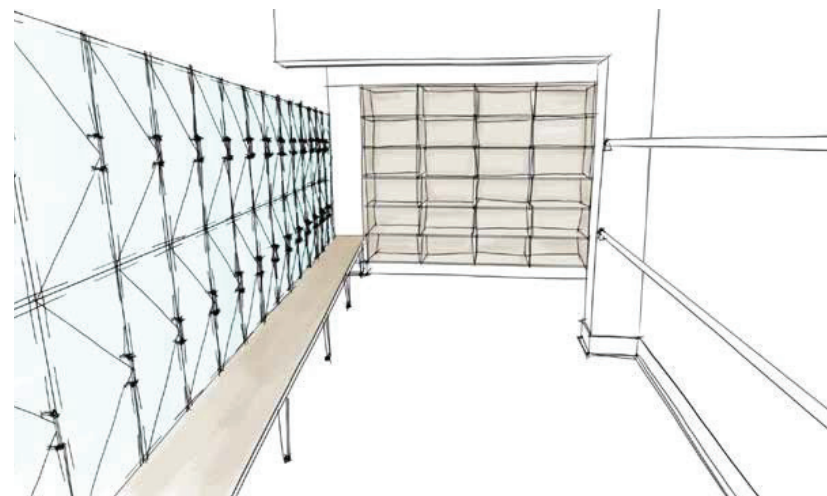


08

- 01 feature paint finish above vanity - dulux tuscan sunset
- 02 vinyl finish to flooring and walls at vanity - armstrong accolade carnarvon red
- 03 vinyl finish to walls in shower - armstrong accolade spice white
- 04 vinyl finish to typical flooring - armstrong accolade mallee wheat
- 05 solid surface finish to vanity top - staron sanded cream
- 06 laminate finish to bench seats and open shelving - polytec natural oak
- 07 laminate finish to lockers - laminex aquamarine
- 08 vinyl finish to flooring in seat area- armstrong accolade gunnamatta green



representation of female vanity



representation of male change

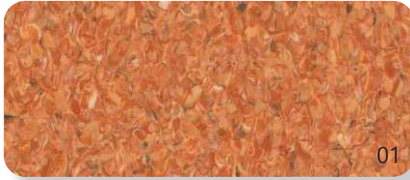
level  
one

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cssd



representation of decontamination

- 01** contrasting vinyl finish to flooring at entry door - armstrong accolade carnarvon red
- 02** vinyl finish to flooring - armstrong accolade sand grey
- 03** vinyl finish to walls - armstrong accolade spice white
- 04** laminate finish to cabinet doors - polytec agave smooth

level  
one

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