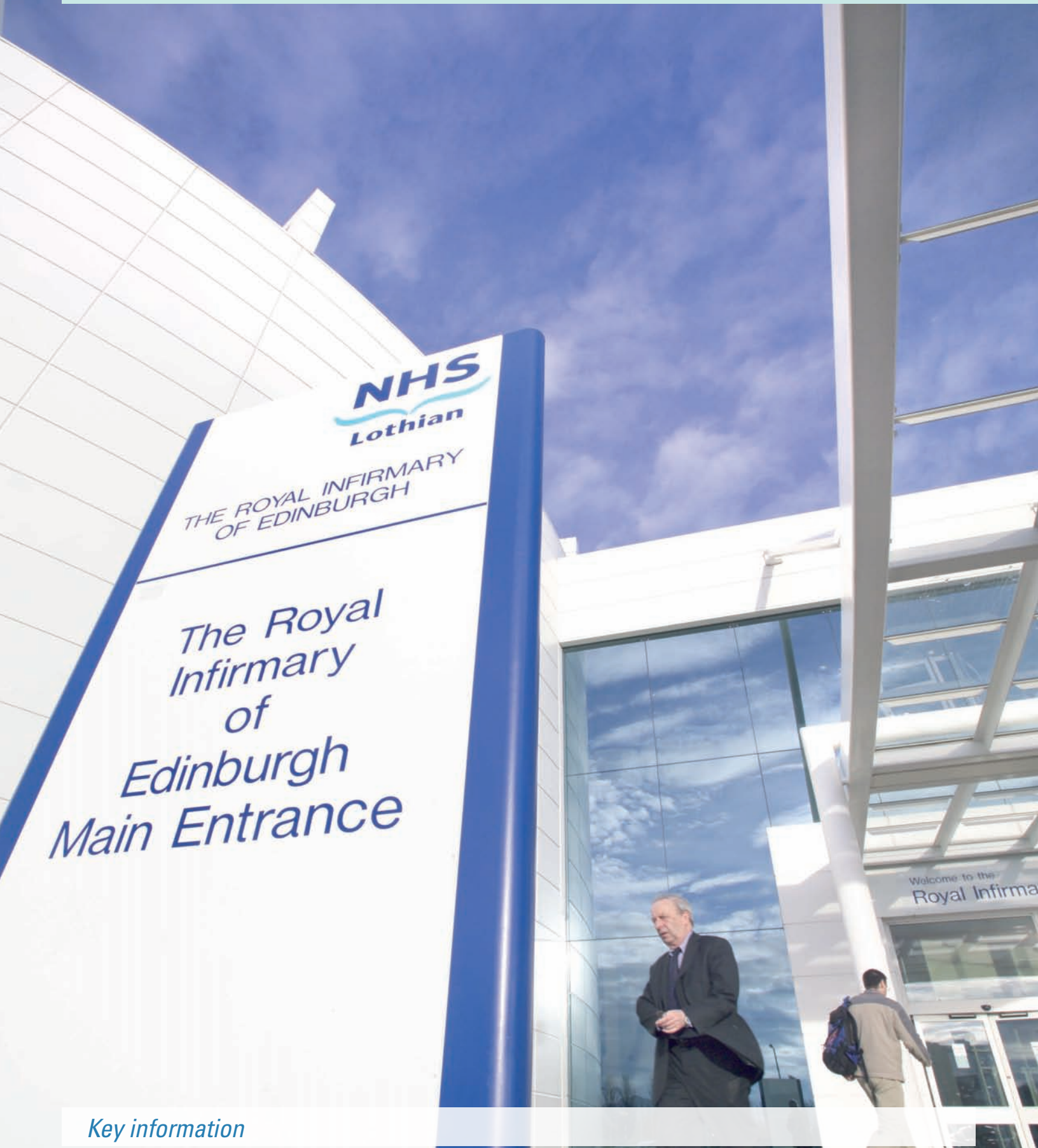


# Royal Infirmary of Edinburgh



## Key information

Capital expenditures **\$440 million**  
Staff **8,200**

Beds **872**  
Area **1.4 million sq. ft.**

## Introduction

In 1998, Balfour Beatty Capital was awarded a 30-year, \$440 million public-private partnership (PPP) contract to design and build the Royal Infirmary of Edinburgh, Scotland. In addition, Balfour Beatty provides facilities management and non-clinical services at the hospital.

Balfour Beatty's share in the investment company is 73.9%. As of December 31, 2005, Balfour Beatty had invested all \$80 million of its committed investment.



## Project overview

- One of the largest hospital projects in the first phase of the UK government's PPP hospitals program
- Consolidated four existing sites onto one new site
- The 54-month construction program was completed on time in December 2002, and patient transfer was completed in early 2003
- Routine maintenance and non-clinical services are subcontracted to Haden Building Management, the Balfour Beatty Group facilities management company.



## Royal Infirmary of Edinburgh

Before the project started, the clinical services at this world-renowned hospital and medical school had become ineffective and inefficient. The facilities were straining to meet modern healthcare standards. Clinical services were split among a number of sites with most housed in inflexible, deteriorating, antiquated buildings. Related clinical services were not located near each other, and some services—cardiac medicine and surgery, for example—were even being provided at different sites.

The Balfour Beatty Capital solution:

- Provided all new hospital accommodation
- Brought together related clinical services by designing related care areas to be close to each other
- Promoted the relationship between the hospital and the medical school by incorporating on site teaching and research
- Separated the flows of patients, visitors and facilities services, including adding a new basement-level street to allow supplies to be fed directly to each part of the hospital
- Rationalized the approach routes to the hospital and incorporated a transportation interchange on the site
- Improved clinical services and the patient experience at the hospital

***“Balfour Beatty Capital was incredibly helpful to us all, especially to me, as a manager on a brand new site. Any problem we had, we went to them, and they sorted it out.”***

*Kathryn Stewart, Superintendent Radiologist, Royal Infirmary of Edinburgh*