



West Coast District Health Board

Te Poari Hauora a Rohe o Tai Poutini

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23 April 2018

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RE Official Information Act request WCDHB 9111

I refer to your Official Information Act request dated 26 March 2018 seeking the following information from West Coast DHB, pertaining to the Grey Hospital Realignment information which was 'in committee' at the West Coast DHB Board meeting on Friday 23 March 2018. Specifically:

- **May I please request the Board paper and minutes?**

Please find attached as **Appendix 1** the Board paper you have requested. We continue to withhold (as per the Board meeting) and have redacted a small part of the content under section 9(2)(j) of the Official Information Act i.e. "...to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)".

I have also attached as **Appendix 2** an excerpt from the draft Public Excluded Minutes. Please note that these will not be confirmed until the next meeting to be held on 11 May 2018.

I trust that this satisfies your interest in this matter.

If you disagree with our decision to withhold information you may, under section 28(3) of the Official Information Act, seek an investigation and review of our decision from the Ombudsman.

Please note that this response, or an edited version of this response, may be published on the West Coast DHB website.

Yours sincerely

Carolyn Gullery
General Manager
Planning, Funding & Decision Support

TO: Chair and Members
West Coast District Health Board

SOURCE: Facilities Redevelopment Team

DATE: 23 March 2018

| | | | |
|----------------------|-----------------------------------|--|--------------------------------------|
| Report Status – For: | Decision <input type="checkbox"/> | Noting <input checked="" type="checkbox"/> | Information <input type="checkbox"/> |
|----------------------|-----------------------------------|--|--------------------------------------|

1. ORIGIN OF THE REPORT

This paper provides an update on work to date following the December 2017 board paper where approval was given to investigate alternative accommodation options given the constraints of the existing buildings.

2. RECOMMENDATIONS

That the Board:

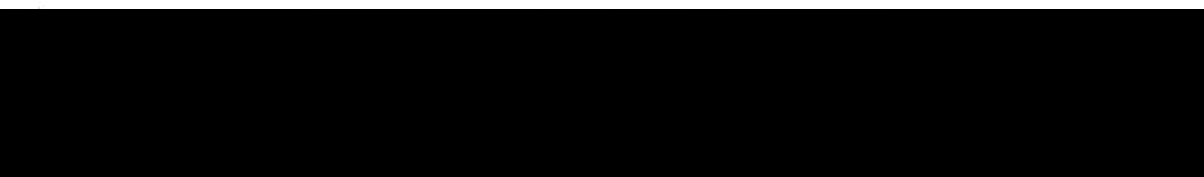
- i. notes the work undertaken to investigate alternative accommodation options;
- ii. endorses the direction of travel of an RFP process for design & build for a light weight, single story structure that is fit for purpose; and
- iii. notes the associated timeframes for this process.

3. BACKGROUND & SUMMARY

As part of the planning process for the new Greymouth Facility, all personnel not based within the new facility currently under construction, have been notionally reallocated to existing buildings on the campus.

This process of reallocation has involved reviewing current and anticipated future FTE/headcounts and working with services to determine interdependencies and spatial requirements for the short to medium term. Services affected within the campus realignment, which are not transitioning to the new facility (or the current corporate services building adjacent to the new facility) include: Planning & Funding, People & Capability, Finance, Allied Health and CAMHS administration space, Quality & Patient Safety, Communications, IT, Maori Health, Rural Learning and Library Services, Primary/Community and Public Health nurses. This equates to approximately 155 people.

Although all staff within these services have been allocated space in the existing buildings, two of these buildings: CAMHS and Community Services have significant issues which have previously been brought to the attention of the Board.



In terms of the alternative, a new build option, the focus has been on the potential of locating a new build on the High Street/Cowper Street site (currently where CAMHS is

sited). The West Coast DHB owns the entire Cowper Street frontage, including two residential properties which, with demolition, would provide sufficient space to accommodate a building that could house the administration functions. This site has been identified as being both central and closely located to the new facility, with good accessibility to the main road, and from the new facility utilising the railway bridge (which will be replaced). The use of this site will enable the construction of a cost effective, purpose built facility with reduced ongoing operating costs compared with the current facilities.

A previous Geotechnical assessment by Tonkin & Taylor (2013), assessed the land as stable, and liquefaction and lateral spreading are not predicted to occur, with gravel and silt layers considered not liquefiable and sand layers above the water table.

Investigation into the potential demolition of existing buildings on 136 High Street and 103/105 Cowper Street, and design/build of administrative office space has progressed with engagement with the DHB legal team and procurement teams. In order to gather a reliable market response to this requirement a Government Electronic Tenders Service (GETS) RFP process has been commenced with proposals being sought from suitable design/build contractors. Specifically what is required is a turnkey package, with the contractor project managing the design phase and construction. The DHB is looking for building innovations which would facilitate efficiencies in build times, cost, and operating efficiencies.

Procurement Timeline

| Action | 2018 Timeline |
|---|---------------|
| Final version of GETS RFP completed | 20 March 2018 |
| DHB Legal sign off | 26 March 2018 |
| DHB Finance sign off | 3 April 2018 |
| RFP out to market on GETS | 16 April 2018 |
| RFP closed | 9 May 2018 |
| Responses reviewed by the evaluation team | June 2018 |
| Recommendation paper finalised | June 2018 |

At the completion of this process, it is anticipated that contractors for the recommended option could be awarded contracts in July 2018

Next Steps

- Further work on exploring alternative options was approved in November 2017. This work has concentrated on exploring and refining viable options for the housing of the administration staff identified as needing accommodation. Specifically this has meant refreshing cost profiles for renovating and seismically upgrading the current community building as one alternative, and investigating options to demolish CAMHS and build a light weight, single story structure, fit for the purpose of accommodating the services previously identified, on 136 High Street and 103/105 Cowper St as the other most viable option. This work is well advanced and this paper serves to provide an update on work to date.
- Continue procurement process as outlined above and report back to the board once the procurement processes have been completed and a potential solution for board approval has been gained.

Report prepared by: Facilities Development Team

Approved for release by: Justine White, General Manager Finance & Corporate Services

WEST COAST DISTRICT HEALTH BOARD

**EXCERPT FROM PUBLIC EXCLUDED BOARD MEETING MINUTES
23 March 2018**

Item 7

Greymouth Campus Realignment

Resolution (PXX/18)

(Moved Helen Gillespie/seconded Elinor Stratford - carried)

That the Board:

- i. notes the work undertaken to investigate alternative accommodation options;
- ii. endorses the direction of travel of an RFP process for design & build for a light weight, single story structure that is fit for purpose; and
- iii. notes the associated timeframes for this process.