

TORINO NEW TEACHING AND RESEARCH HOSPITAL (TRH)

Torino, 18.10.2018



THE PROJECT

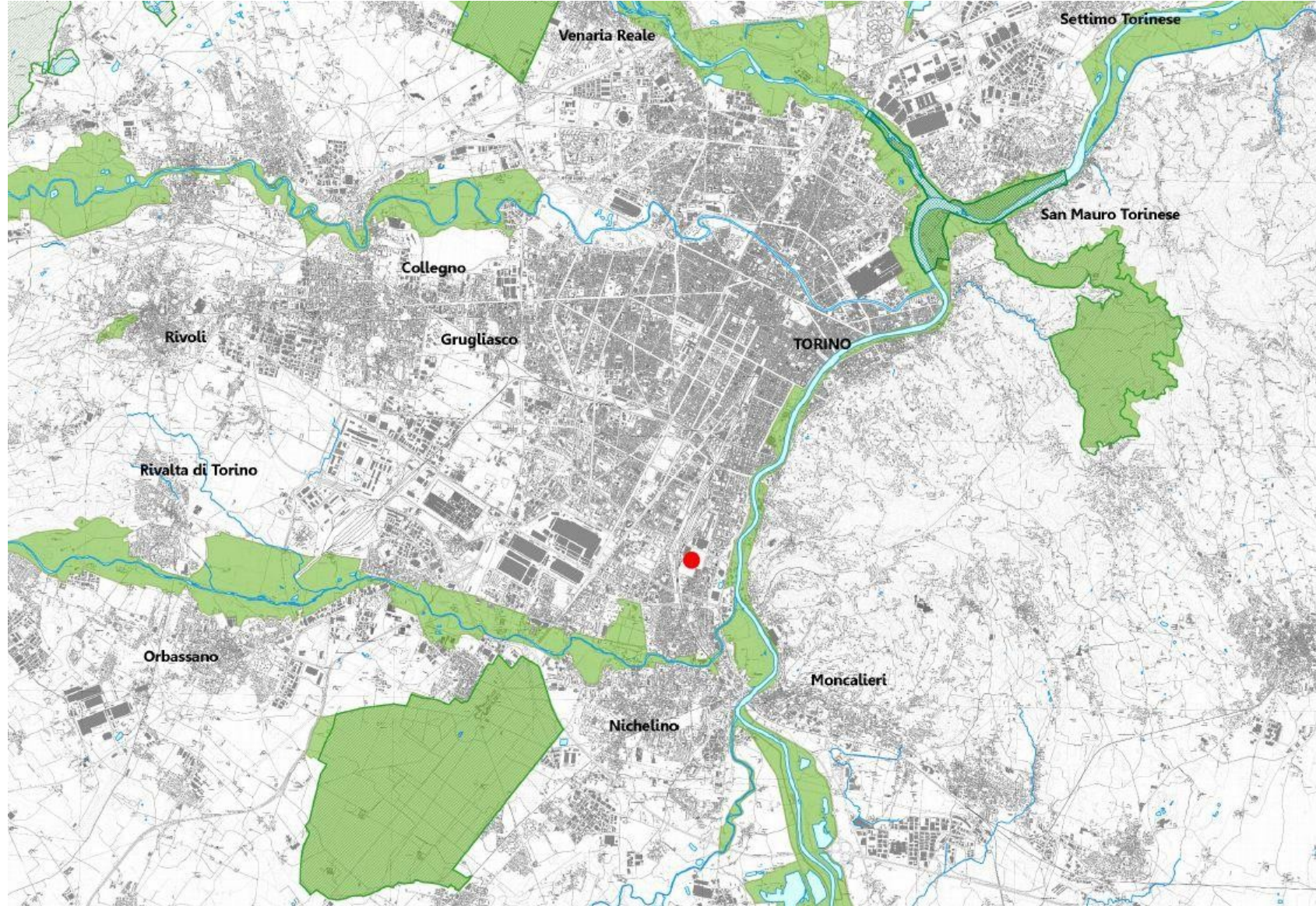
“TORINO NEW TEACHING AND RESEARCH HOSPITAL” (TRH) RESPONDS TO A STRUCTURAL AND ORGANIZATION MODEL THAT FORESEES **HIGH COMPLEXITY HEALTHCARE AND TEACHING FACILITY**, INTEGRATED WITH THE NATIONAL HEALTH SYSTEM.

TRH WILL HOST HIGH COMPLEXITY ACTIVITIES AND FACILITIES CURRENTLY LOCATED IN THE FOUR MOST IMPORTANT HOSPITALS OF THE **AZIENDA OSPEDALIERA UNIVERSITARIA CITTÀ DELLA SALUTE**.

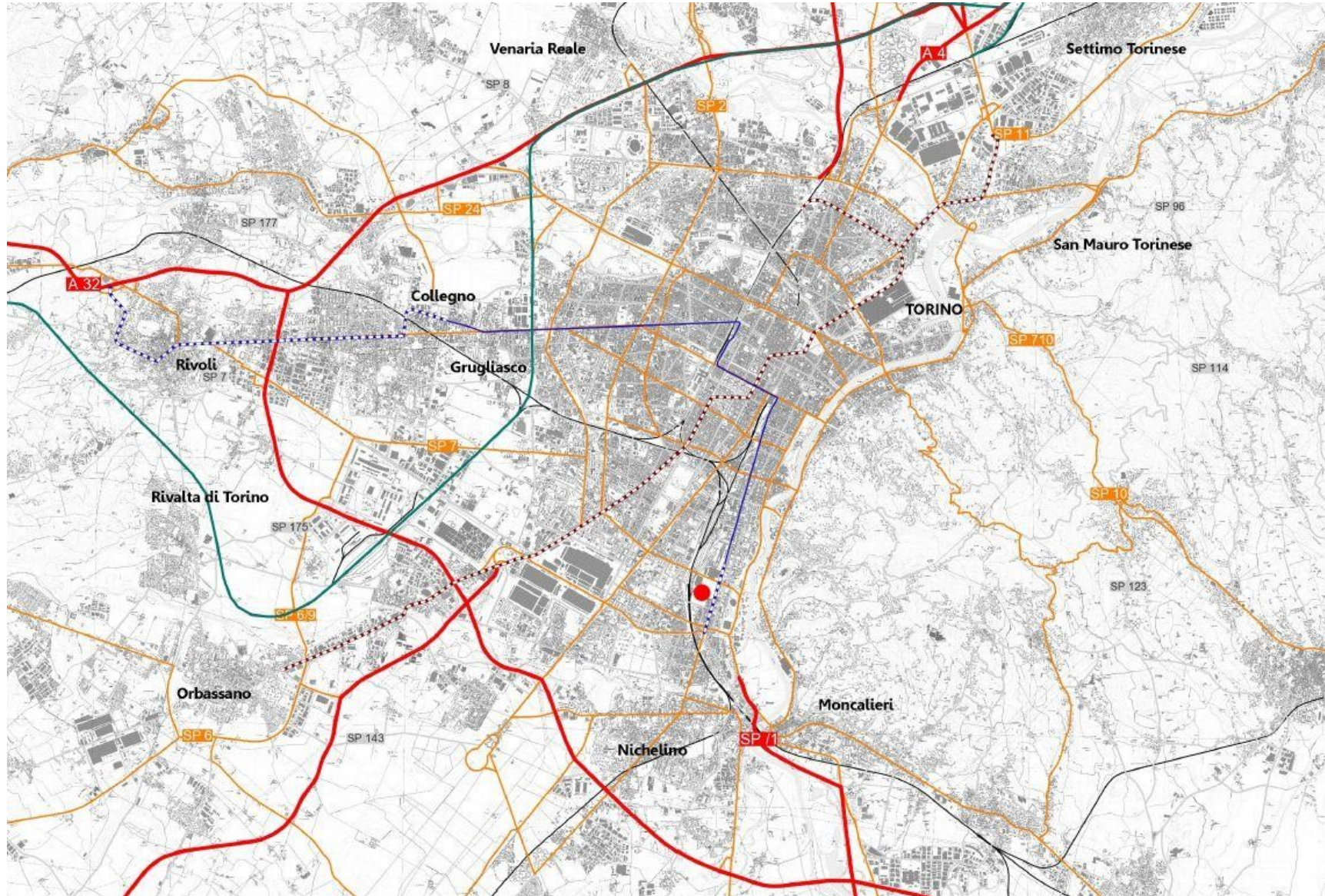
AS FAR AS SCIENTIFIC RESEARCH AND TEACHING PROGRAMS ARE CONCERNED, **ALL ACTIVITIES OF THE TORINO UNIVERSITY MEDICAL SCHOOL** WILL BE RELOCATED IN THE NEW FACILITY, AS WELL AS WITH THE REGIONAL **BASIC RESEARCH** SYSTEM.

TRH WILL BE BUILT IN THE **AVIO-OVAL URBAN AREA**, WHICH HAS ALREADY BEEN SUBJECT TO A WIDER REQUALIFICATION PROJECT IN THE SOUTHERN AREA OF THE CITY..

INTERVENTION AREA: TERRITORIAL FRAMEWORK



INTERVENTION AREA: INFRASTRUCTURAL FRAMEWORK



FEATURES OF THE AREA

- **193,073 SQM OWNED BY REGIONE PIEMONTE**

DESIGNATED TO THE BUILDING OF 4 CENTRES AND 15,000 SQM DESIGNATED TO COMMERCIAL ACTIVITIES AND SERVICES (LAND SURFACE)

- **124,277 SQM OWNED BY 'F.S. SISTEMI URBANI' COMPANY**

DESIGNATED TO THE BUILDING OF UNIVERSITY LODGING, COMMERCIAL AND SERVICE ACTIVITIES (TOTAL 62,139 SQM LAND SURFACE)



SOURCE: City of Torino,
Department of Land, planning
and environment, October 2015

OPERATIONAL CENTRE SURFACES, BEDS, LODGING, ACTIVITIES, SERVICES, UTILITIES

- **HEALTHCARE AND CLINICAL TRAINING CENTRE**

SURFACE: 127,000 SQM (5,000 SQM FOR CLINICAL TRAINING)

BEDS: 1,040

- **TRAINING CENTRE**

SURFACE: 31,000 SQM

ACTIVITIES: MEDICAL SCHOOL COURSES

USERS: 8,600 USERS (5,000 STUDENTS)

- **RESEARCH CENTRE**

SURFACE: 10,000 SQM

USERS: 1,000 (TEACHERS, ASSISTANTS, PhD STUDENTS)

- **ACCOMMODATION CENTRE**

SURFACE: 8,000 SQM

ACCOMODATION PLACES: 190 IN A GUESTHOUSE FOR TEMPORARY VISITORS, 30 RESERVED TO DISCHARGED PATIENTS WHO NEED A TEMPORARY, LOW INTENSITY HEALTHCARE SUPPORT

SERVICES AND DIFFERENT INTERVENTIONS

PRIVATE UNDERGROUND AND MULTI-STOREY CAR PARKS WILL BE AVAILABLE.
THE TOTAL SURFACE WILL BE OF 61,000 SQM WITH 2,300 PARKING PLACES.

OTHER FACILITIES RELATED TO THE PROJECT (BUT NOT FORMALLY INCLUDED) WILL BE:

- **INCUBATOR CENTRE**

- 10,000 SQM FOR THE MOLECULAR BIOTECHNOLOGY CENTRE
 - 7,000 SQM FOR THE TRANSLATIONAL MEDICINE INSTITUTE
 - 7,000 SQM FOR A PROGRAMMED ENLARGEMENT

- **OTHER RESIDENTIAL FACILITIES FOR STUDENTS OF THE TEACHING CENTRE**

- LOCATED ON THE AREAS OWNED BY 'F.S. SISTEMI URBANI' COMPANY
 - USERS: 1,200 STUDENTS

THE REALIZATION OF THE WHOLE HRIP WILL BE STRUCTURED INTO TWO LOTS:

- **LOT 1: HEALTHCARE AND CLINICAL TRAINING + RESEARCH CENTRE**
- **LOT 2: TEACHING CENTRE AND ACCOMMODATION**

COST ESTIMATE FOR LOT 1 AND LOT 2 IMPLEMENTATION

PSRI (€/000)	Construction work (including car parks)	Health technologies, furnishings	Technical expenses ⁽¹⁾	Other costs (financial, structural oper. costs)	VAT ²	Total
Reclamation of area	15,800		1,100		1,580	18,480
Healthcare and Clinical training Centre	293,000	90,500	31,507	49,013	62,972	547,992
Reaserch Centre	21,000					
Total Lot 1	329,800	90,500	32,607	49,013	64,552	566,472
Teaching Centre	54,273	4,828	6,664	8,392	10,163	97,765
Accomodation facilities	12,365	1,080				
Total Lot 2	66,639	5,908	6,664	8,392	10,163	97,765
GRAND TOTAL	396,439	96,408	39,271	57,405	74,714	664,237

LOT 1

PROCEDURES AND MODALITIES TO GUARANTEE INVESTMENT FEASIBILITY AND FINANCIAL SUSTAINABILITY WERE IDENTIFIED, STARTING FROM **AVAILABLE PUBLIC FUNDINGS MAINLY DERIVING FROM FUNDS UNDER ART. 20 LAW 67/88 OF THE MINISTRY OF HEALTH**

LOT 2

WE MADE AN ESTIMATE OF THE TECHNICAL-ECONOMIC FRAMEWORK REALIZATION COSTS

LOT 1 CONSTRUCTION PROCEDURES AND FINANCING MECHANISMS

2. DUE TO THE ESTIMATED FINANCIAL DIMENSION AND TO THE CURRENT SITUATION OF PIEMONTE REGION, CONSIDERING THE IMPOSSIBILITY OF RESORTING TO FURTHER INDEBTEDNESS, THE **INVOLVEMENT OF PRIVATE INVESTORS IS NECESSARY** IN ORDER TO OBTAIN FINANCING RESOURCES IN ADDITION TO PUBLIC FUNDS
2. DUE TO THE COMPLEXITY OF THIS INTERVENTION, IT IS ADVISABLE TO OPERATE A **SUBDIVISION INTO SEVERAL COMPONENTS**. THIS WILL ALLOW THE PUBLIC ADMINISTRATION TO BETTER CONTROL EACH PROCEDURE.

THE SINGLE COMPONENTS ARE:

- **CONSTRUCTION AND FACILITIES MANAGEMENT**
- **COMPLEX HEALTHCARE TECHNOLOGIES**
- **FURNITURE AND SUPPLIES**

REALISATION PROCEDURES - CONSTRUCTION AND FACILITIES

PUBLIC-PRIVATE-PARTNERSHIP (PPP)

SERVICE ENTRUSTMENT WILL INCLUDE ONLY MAINTENANCE AND SERVICES AIMED AT GUARANTING THE COMPLETE OPERATION OF THE BUILDINGS, FACILITIES, ELECTRICAL AND HEATING SERVICES

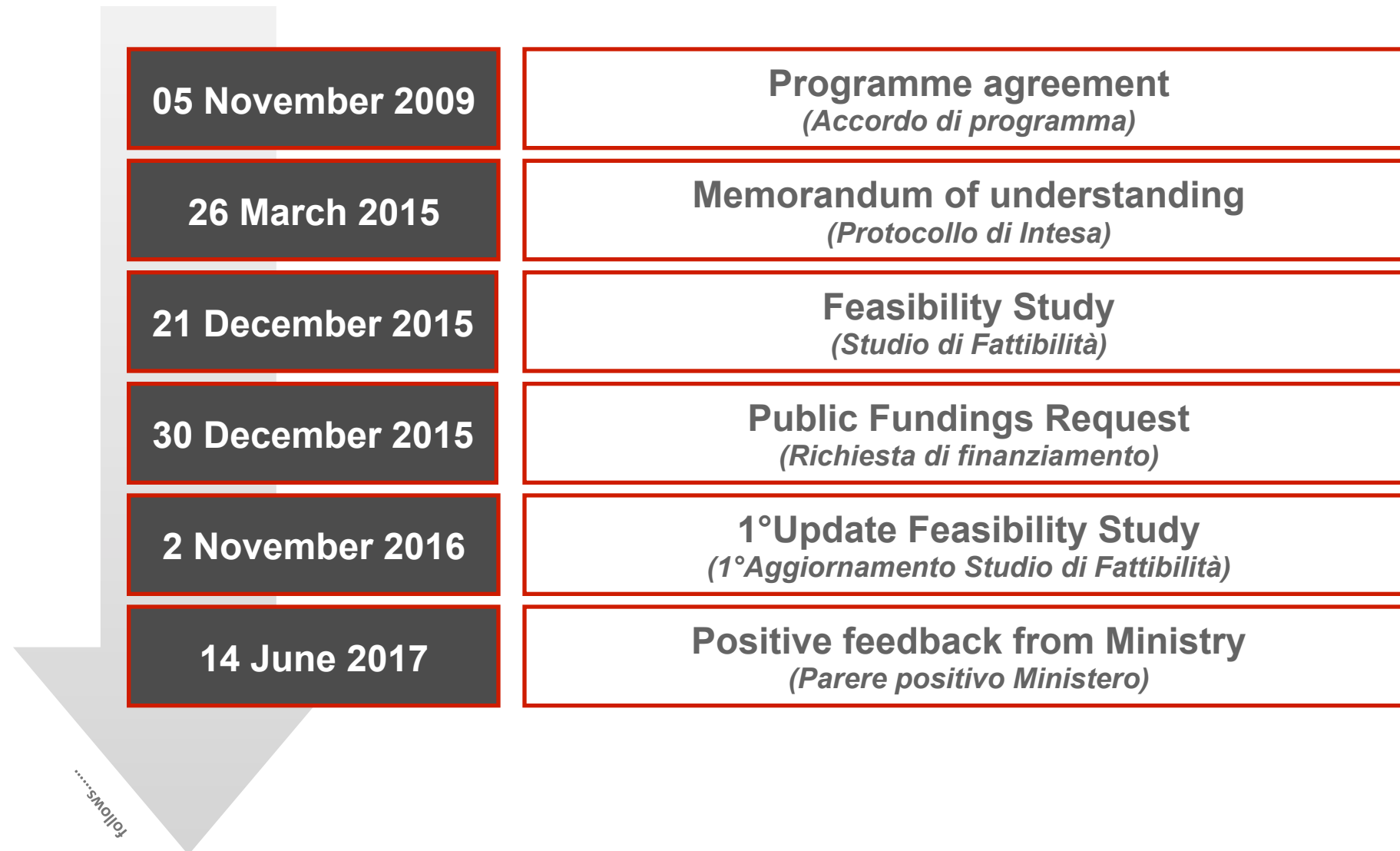
COMPONENTS DETERMINING THE COST FOR PUBLIC ADMINISTRATION:

- **CONTRIBUTION ON CAPITAL ACCOUNT** AIMING AT REDUCING THE INVESTMENT COSTS;
- **AVAILABILITY FEE AND FEES RELATED TO THE ABOVE MENTIONED SERVICES** (MAINTENANCE, MANAGEMENT, ELECTRICITY, HEATING)

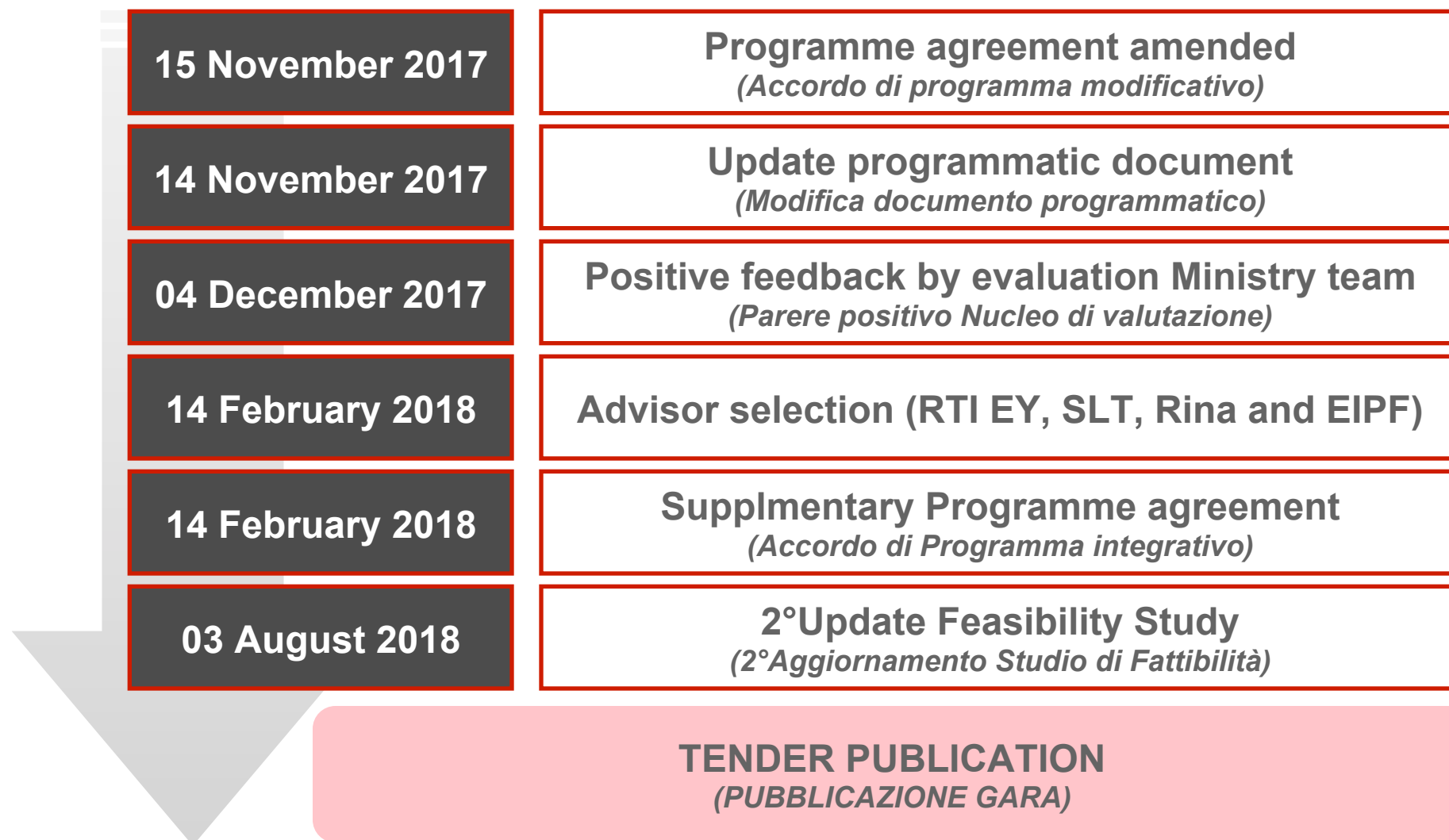
ENTRUSTMENT:

COMPETITIVE DIALOGUE (ART. 64)

Main Project milestones (1/2)



Main Project milestones (2/2)



TRH FUNCTIONAL AREAS AND BEDS

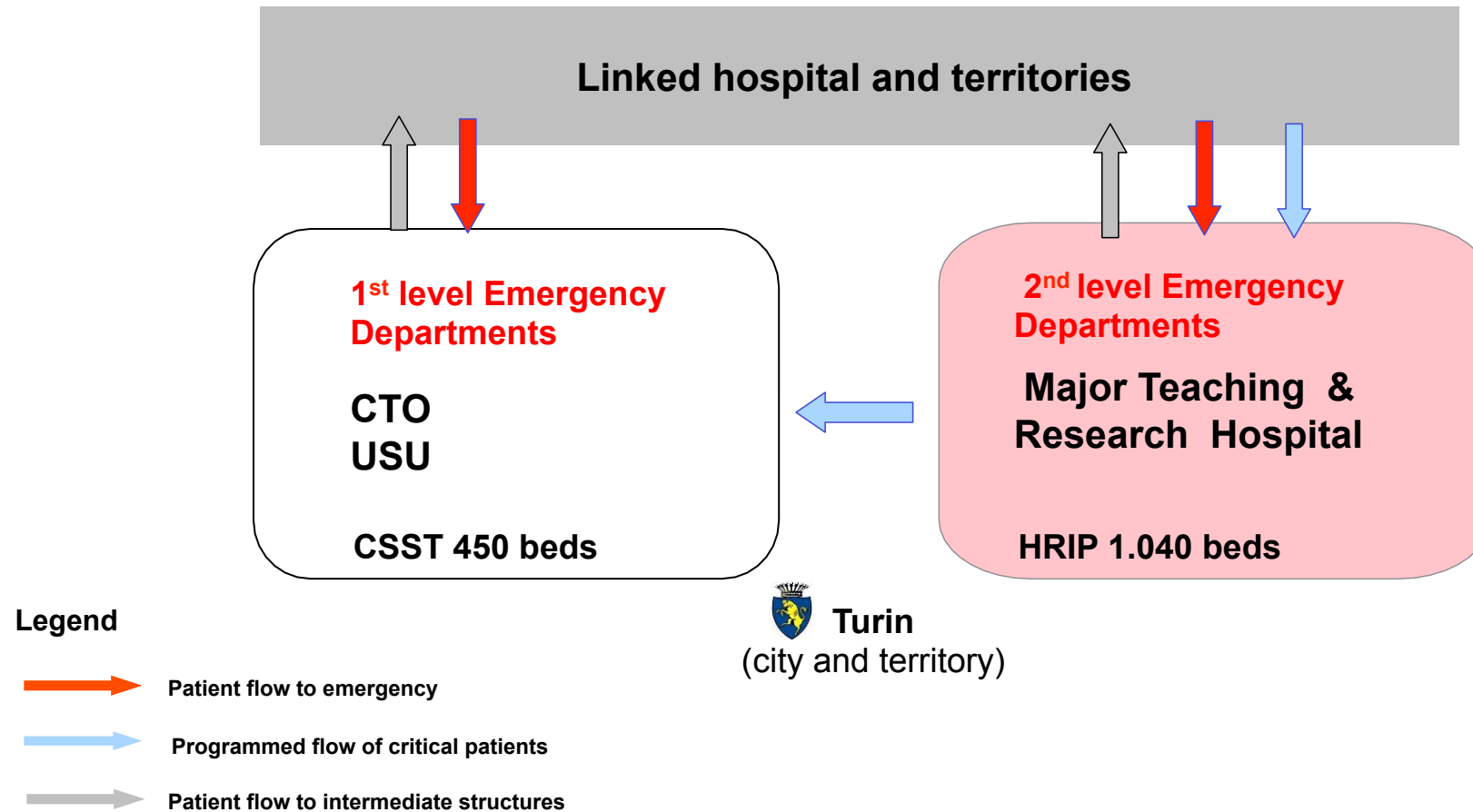
TRH WILL HAVE 1,040 BEDS. IT WILL OFFER ALL SPECIALITIES AND FUNCTIONS OF A HUB HOSPITAL WITH A 2ND LEVEL EMERGENCY DEPARTMENT. VERY HIGH SPECIALIZATION FUNCTIONS NOT CURRENTLY AVAILABLE WILL BE THERE (OPHTHALMOLOGY AND INFECTIOUS DISEASES) IN ORDER TO GUARANTEE ALL HEALTHCARE, TEACHING, AND RESEARCH SKILLS.

AREA	BEDS
CRITICAL AREA	100 beds (intensive and sub-intensive care)
SURGERY AREA	419 beds (364 ordinary beds and 55 DH)
MEDICAL AREA	281 beds (226 ordinary beds and 55 DH)
OBSTETRICS AREA	170 beds (40 baby cots)
OTHER	70 beds
TOTAL	1,040 beds

THE ORGANIZATION IS BASED ON DIAGNOSIS AND TREATMENT PROCESSES AND ON FUNCTIONAL INTERRELATIONSHIPS BETWEEN DIFFERENT SPECIALITIES.

IN VIEW OF A PROCESS MANAGEMENT THERE WILL BE LARGER CLINICAL DEPARTMENTS, WITH FLEXIBLE INPATIENT AREAS IN EACH WARD, IN ORDER TO PROVIDE A SUSTAINABLE SYSTEM.

TRH ORGANISATIONAL MODEL



TEACHING CENTRE DIMENSIONING

TWO COMPONENTS OF THE CENTRE:

- AREAS FOR TEACHING ACTIVITIES (TEACHING CENTRE)
- AREAS FOR ACCOMODATION, DEDICATED TO THE TEACHING CENTRE AND, TO A LESSER EXTENT, TO THE HEALTHCARE AND CLINICAL TRAINING CENTRE

THE SIZE OF THE TEACHING CENTRE HAS BEEN DEFINED ON THE BASIS OF ITS USERS (STUDENTS, TEACHING AND ADMINISTRATIVE STAFF) AS FOLLOWS:

Students & Personnel	#
Students enrolled in medicine faculty 2015/2016	3,500
Students enrolled in health profession faculty 2015/2016	2,100
Administrative staff	200
Doctors in specialized trainings	1,500
Contracted teachers, PhDs, Scholarships' holders, etc.	1,300

TEACHING CENTRE FUNCTIONAL MODEL&DIMENSIONING ASSUMPTION

THE ACCOMODATION CENTRE WILL CONSIST OF THE FOLLOWING AREAS:

- RESIDENTIAL AREA: 220 SINGLE ROOMS WITH BATHROOM
- CATERING AREA: ONE BAR, ONE OR MORE ROOMS WITH A TOTAL CAPACITY OF 220 SEATS, KITCHENS AND RELATED FACILITIES (PERSONNEL AREAS, STORAGE ROOMS ...)
- RECEPTION ARIA: RECEPTION AND RELATED PERSONNEL AREAS;
- COLLECTIVE FACILITIES AREA: DAY-ROOMS
- AREA FOR GENERAL SERVICES: DISTRIBUTION, STORAGE, WAREHOUSES, EQUIPMENT ROOMS