

# Healthcare

Leighton Contractors Pty Limited



# Leighton Contractors knows healthcare

With an ageing population and greater statistics of chronic disease being recorded every year, Australia is facing numerous health challenges. Demand for affordable, safe, high quality care continues to increase. Healthcare providers are required to meet these challenges, while facing obstacles including a decreasing and ageing workforce; rapidly evolving technology; as well as new models of care.

Leighton Contractors understands that a healthcare facility is unlike any other building. It is a complex interaction of physical relationships, healthcare models, intricate procedures and evolving technology. Given the finite resource constraints, we recognise that healthcare facilities must be cost efficient, effective, safe and flexible.

Throughout our history, Leighton Contractors has been an active participant in the design and construction of healthcare facilities. We've provided

innovation and certainty of delivery on health projects right across the country. Today, however, we have identified the need to provide expanded and more integrated services to the healthcare sector.

Leighton Contractors offers a holistic and strategic approach to delivering health projects to the highest possible standard from our traditional service delivery of design and construction, through to operation and maintenance.

Leighton Contractors offers expertise and services in:

- Sponsorship and Equity
- Masterplanning and Design
- Construction
- Facility Management
- WOL Asset Management
- Transition Planning
- Telecommunications, Technology Innovation and Solutions.

**We will facilitate your  
greatest priority – providing  
exceptional patient care.**





# Our commitment to Healthcare

## Long term commitment

Leighton Contractors is focused on continuous, ongoing participation in health projects. We've demonstrated this commitment through:

- delivery of more than \$1 billion worth of major health projects
- the acquisition of Menette, a specialist facility management company in the healthcare industry
- the recruitment of experienced health specialists to fulfill key roles in project direction, design and service management and operational management
- actively bidding on significant health projects in Australia in the roles of Sponsor, Equity Holder, SPV Manager, D&C Contractor and FM Provider.

## Optimum outcomes for all stakeholders

Leighton Contractors recognises that optimum health outcomes for stakeholders including patients, their families, health professionals, staff, hospital visitors and the wider community, must be reached in order to achieve success on any given project. Key consideration is given to:

- design — understanding end-user needs will heavily influence the creation of an innovative, flexible and functional design
- safety — high safety standards throughout construction and

operations; coupled with careful design to ensure the creation of a safe environment for staff, patients and visitors

- model of care — thorough knowledge of the intended model of care to ensure design solutions effectively meet the needs of patients, staff and clinicians to deliver the best possible service and care.

## Innovation resulting in tangible benefits

Leighton Contractors drives innovation to attain tangible benefits that are cost-effective. Innovative solutions are identified to achieve greater efficiencies and effectiveness across the project. We focus on:

- clinical technology — ensuring design supports the application of technology to deliver biomedical outcomes associated with prevention, diagnostics, treatment and care of patients
- ecologically sustainable development (ESD) — sustainable solutions are sought to deliver whole-of-life benefits for the facility, as well as improved healing environments for patients and their carers.

## Establishing partnerships

At Leighton Contractors, we work with our clients, project and industry partners on a cooperative basis, encouraging open communication and a 'one

project, one team' approach. We understand:

- the need for a collaborative approach with clients, stakeholders and the facility's end users
- the importance of extensive stakeholder management throughout the life of the project
- the need to support clients' change management programs
- the benefits of a partnership approach in the project's delivery model, including PPPs and relationship contracting.

## Certainty of delivery

Whatever the challenges, Leighton Contractors will deliver. You can be certain we have the track record, expertise and in-depth knowledge to consistently deliver. This commitment is underpinned by:

- our ability to deliver any or all components of a health project, from finance, design and construction through to facility management
- our long history and track record in delivering significant health projects across Australia
- our over-arching support from parent company, Leighton Holdings.





**Leighton Contractors has the track record, expertise and knowledge to consistently deliver.**





# Our service offering

Leighton Contractors has the capacity and capability to adapt to any project delivery method. Our extensive team experience enables us to offer:

Expertise	Service/delivery model	Key attributes
Leighton Contractors Investment & Facility Management (incorporating Menette) 	Public Private Partnership  Facility Management  WOL Asset Management	Infrastructure investment specialists, project management and development management  Specialist healthcare facility management, strategic healthcare solutions  Life cycle management of FF&E and Medical Equipment
Leighton Contractors Construction 	Design and Construct  Construct Only  Construction Management  Managing Contractor	Reliable, high quality project delivery  Complex building project expertise supported by healthcare specialists  Operational environment experience at brownfield sites
Visionstream/Nextgen  	Telecommunications technology innovation and solutions	Design and construction of mission-critical networks and 24/7 monitoring and maintenance

**Leighton Contractors has the capacity and capability to adapt to any project delivery method.**





# Leighton Contractors' expertise

## Investment and Facility Management

Leighton Contractors' Investment and Facility Management Division strategically combines Infrastructure Investment, Facility Management, Asset Management and Infrastructure Services to present a unique offering in the Public Private Partnership (PPP) market.

## Sponsorship and Equity

Leighton Contractors offers a specialised team with expertise in infrastructure investment, project management and development management. Across transport, defence, and social infrastructure, our team delivers projects in the most cost-effective, timely and safe way.

Our Investment team is responsible for the delivery of some of Australia's most significant PPP infrastructure projects such as the \$2 billion CLEM7 (formerly North-South Bypass Tunnel); and the recently completed Defence Headquarters Joint Operations Command (HQJOC) facility in NSW, the Commonwealth's first public private partnership.

Our highly experienced team takes a partnership approach in seeking to optimise and deliver the best overall project outcomes. The team works in conjunction with other Leighton Contractors' Divisions, as well as external technical partners and advisors to provide clients with comprehensive and innovative solutions.

## Facility Management

Our Facility Management team provide a comprehensive range of facility management services developed to optimise the performance of property and infrastructure assets critical to business success. Working collaboratively with clients, our customised facility management model is carefully crafted to meet strategic, tactical and operational requirements.

The acquisition of specialist facility management company, Menette, underpins our commitment to providing outstanding health facility service.

Our team offers comprehensive facility management services with specialised expertise in reliability engineering, sustainability, asset planning and life cycle management, facility risk management, help desk, building services design, equipment selection and procurement, project and construction management.

## Design and Construction

Leighton Contractors has delivered some of the most iconic and significant building projects in Australia. Intimate knowledge and extensive experience in building projects, coupled with healthcare expertise and an understanding of environmentally sustainable development principles enables us to successfully deliver health projects and maximise value for our clients.

Our team offers clients certainty of delivery, on time and to the highest standards across all project delivery methods. Leighton Contractors has a proven track record in successfully delivering large and complex health projects.

We have a long and impressive track record of effective design management, which has consistently achieved optimum outcomes for our clients. Our transition planning expertise and ability to perform in operational environments minimises impact on healthcare delivery. In addition, our rigorous application of value management principles and processes ensures value for money.

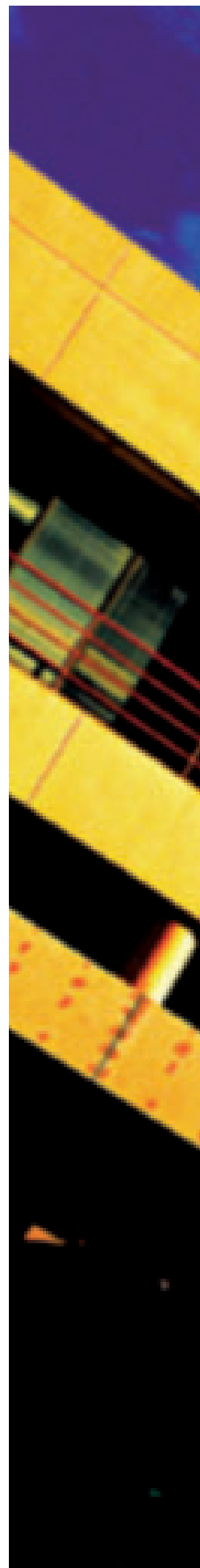
## Telecommunications

Visionstream designs and constructs mission-critical networks for healthcare facilities and offers integrated communication solutions for healthcare providers, improved patient experiences, increased caregiver efficiencies and enables 'always-on' sustainable healthcare systems.

Visionstream's tele-care network platform integrates cutting edge technologies from our global partner portfolio into the context of the Australian healthcare industry. Our remote monitoring service operates 24/7, with trained staff always available to provide remote control, monitoring and maintenance for healthcare facility management, tele-medicine and tele-care platforms.

Nextgen provides a state-of-the-art fibre optic high-speed network, which, combined with around-the-clock network monitoring, ensures exceptional levels of reliability, availability and survivability. Our green data centres can be utilised to manage all hospital campus data requirements. Nextgen ensures its users have all the vital services and facilities they need to effectively manage and transform their businesses.

In addition to Leighton Contractors' in-house capabilities, we partner with leading health planners, designers and other providers to achieve optimum outcomes. Further, we remain cognisant of international best practice throughout our strategic relationships with overseas health participants.





 **ST VINCENT'S HOSPITAL**

# Our track record of experience

Experience is our strength. Our track record speaks for itself. Leighton Contractors has completed health projects across Australia, demonstrating our flexibility, adaptability and knowledge of the industry's changing trends.

<b>Western Health Infrastructure Upgrade, VIC</b>	Construction Management. 300-bed Sunshine Hospital and Western Hospital – critical infrastructure upgrade works.
<b>Royal Melbourne Hospital, VIC</b>	Construction Management. Emergency Department redevelopment – increased capacity from 40 to 100 cubicles and beds with improved coordination for emergency services.
<b>St Vincent's Hospital, NSW</b>	Construct Only. New Xavier Building – to house shared public and private hospital facilities.
<b>Blacktown Hospital, NSW</b>	Construct Only. 20 bed regional hospital – provides high levels of healthcare to areas surrounding major cities.
<b>CSL Bioplasma Facility, VIC</b>	Managing Contractor. Main production facility with intensive building services.
<b>Bankstown-Lidcombe Hospital, NSW</b>	Design and Construct. 454 bed “brownfield” public hospital – built 18 months ahead of schedule.
<b>Albury Base, NSW</b>	Design and Construct. 166 bed regional hospital, designed and constructed to reduce recurrent costs.
<b>St Vincent and Mercy Private Hospital, VIC</b>	Maintenance Management and Infrastructure Replacement. Energy efficiency gains and steam production from natural gas in lieu of electricity.
<b>St John of God Health Care, VIC</b>	Project and Contract Management. One rehabilitation, one psychiatric and two acute hospitals. Engineering Equipment Maintenance Service Development.
<b>Royal Melbourne Hospital, Stage Three, VIC</b>	Construction Management. Enhanced trauma services, additional wards, new rooftop helipad and high-speed patient lift.
<b>Royal Melbourne Hospital, Stage Two, VIC</b>	Construction Management. New 24-bed intensive care and 61-bed neurosciences ward.
<b>Royal Women's Hospital, VIC</b>	Construction Management. Major “holding” works to maintain and upgrade the hospital before its relocation to the Royal Melbourne precinct.
<b>Calvary North Adelaide Hospital, SA</b>	Contract Management. Efficient savings of 10–15 per cent.
<b>Little Company of Mary, SA</b>	Facility Management, Contract and Project Management. Three acute and one rehabilitation hospital.
<b>Royal Hobart Hospital, TAS</b>	Managing Contractor. 522 bed major referral and principal teaching hospital.
<b>NW Regional Hospital, Burnie, TAS</b>	Design and Construct. 160 bed public hospital – Leighton Contractors, with financier ABN AMRO undertook design, construction, leaseback and maintenance.
<b>Peel Health Campus, WA</b>	Finance, Design and Construct. 122 bed co-located public and private hospital financed by ABN AMRO.
<b>Affinity Health</b>	National Facility Management. 48 hospitals – biomedical engineering and engineering services.
<b>Affinity Health</b>	National Project and Contract Management. 48 hospitals – biomedical engineering and engineering equipment maintenance service development.
<b>Sisters of Charity and Holy Spirit, QLD</b>	Project and Contract Management. One rehabilitation and three acute hospitals – reduced costs by 18 per cent.
<b>Townsville Oncology Unit, QLD</b>	Construct Only. Five storey facility housing three radiation bunkers. Extensive services and equipment installation.





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MEDICAL PRODUCTS

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# Leighton Contractors

Leighton Contractors Pty Limited is one of Australia's largest and most successful engineering and construction companies. Leighton Contractors has over \$8 billion work in hand and employs more than 9,000 people.

Providing a range of services to clients throughout Australia and New Zealand, Leighton Contractors operates across a range of sectors including construction, mining, telecommunications, energy,

infrastructure investment and facility management. From delivering landmark projects to providing specialised services, Leighton Contractors is client focused, experienced, highly skilled and dependable.

Leighton Contractors is a wholly owned subsidiary of the Australian publicly listed company, Leighton Holdings Limited, Australia's largest project development and contracting group.