

Ospedal Grando – Cittadella della Salute - Treviso (Italy)

Basic Information

Project name: Ospedal Grando (Presidio Ospedaliero Cà Foncello di Treviso) – Cittadella della Salute

Borrower: Ospedal Grando S.p.A.

Sector: Infrastructure

Country: Italy

Financial Product: Project Finance

Intesa Sanpaolo's role: Arranger

Equator Principles category: B

Project rationale

The project investment modernizes and replaces an obsolete health estate that is no longer fit to deliver healthcare services according to modern standards. The project also embeds investments aiming to improve the energy efficiency of hospital and healthcare buildings, existing or new, to comply with stricter norms as described in national law.

Project description

The project comprises the design, new construction and renovation of the Cà Foncello Hospital buildings creating an enhanced medical centre (Cittadella della Salute) with 990 beds, located in Treviso within the Veneto Region in Italy.

The project also includes the construction of a new energy centre, logistics centre and premises for education and training. It will increase efficiency and effectiveness of the healthcare service provided, together with the creation of new parkland adjacent to the Sile river. The project is being delivered through a public-private partnership (PPP) scheme, which also includes the provision of hard facility management services, soft facility management services and commercial services over the 21-year concession period.

In particular, the design of the "Cittadella della Salute" of Treviso involves the division into the following functional macro areas:

- Hospital Macro-area (also MAO): the complex of buildings for hospitalization;
- Territorial Macro-area (also MAT): intended for outpatients and daytime inpatient activities;
- Administrative Macro-area (also MAA): intended for the administrative and functional management of the health care complex;
- Training Macro-area (also MAF): intended for training, research and teaching;
- Logistics Macro-area (also MTL): meant to technological systems, production and distribution of energy; reception, storage and sorting of goods;

Summary of Key Environmental Impacts and Risks

The key environmental aspects analyzed during the Environmental Impact Assessment are as follows:

- Soil management especially for sensible areas as the former Vetrelco Area
- Water management and hydraulic balance
- Noise and vibration
- Waste management
- Atmosphere – Air pollution

- Vegetation and green areas
- Protected species
- Ecosystems
- Archaeological Heritage
- Landscape

The Regional Office for the Coordination of procedures for VIA, VAS and Vinca, declared the planning variant proposed not subjectable to VAS, as this does not result in significant adverse effects on the environment, by putting the following conditions:

- ✓ the provisions contained in the opinions of the competent authorities Environmental, must be implemented;
- ✓ all measures to mitigate and / or compensate identified by the Preliminary Environmental Report must be implemented;
- ✓ with regard to the construction phase, all the mitigations necessary to ensure that any impacts are contained within sustainable limits and rules, must be implemented on individual components;
- ✓ the implementation of the planning provisions for the "Sub Area F5 - Social and Health equipment", realized pursuant with the variant, must undergo VIA procedure in accordance with the guidelines set out in Articles. 5 and 6 of Presidential Decree n. 357/97 and s.m.i.;
- ✓ the redevelopment, in the areas surrounding the sites of the Natura 2000 network, and for parts of the project falling within them, must be limited to the interventions of environmental enhancement of green spaces of areas overlooking the river Sile.

Positive Impacts

The renovation and refurbishment of the outdated and listed buildings will improve the health, safety and accessibility for staff, patients and visitors alike. Due to the use of new materials and technologies, the new and modernized buildings will increase the overall energy efficiency. By enabling a more efficient use of the existing buildings and the addition of the new buildings, the hospital will be able to consolidate and optimize its acute treatment, operating theatres, laboratories, cancer, maternity, children's, outpatient and other medical treatment facilities contributing to the enhancement of the healthcare and medical environments. The new facilities will create additional CO2 emissions that will be compensated by the reduction of emissions of the refurbished buildings and demolition of poorly performing buildings.