

Puerta de Hierro Hospital, Majadahonda, Madrid



Client

Madrid Regional Government –
Department of Public Health

ProjectSPV

Hospital Majadahonda, S.A.

Shareholders:

Dragados: 55%
Bovis Lend Lease: 25%
Grupo Sufi: 20%

Type of Project

New teaching hospital

Project Statistics

Beds	923
Theatres	22
Number of Floors	4
Built Area	242.000m ²
Construction Value	€190 million

Timeline

Financial Close	Sep 05
Contract Signature	April 05
Construction Completion	Feb 08
Construction Duration	31 months
Concession	30 years

Project Team

D & B Contractor	BLL/Dragados/Sufi
Soft & Hard FM	BLL/Dragados/Sufi
Architect	AIDHOS
Structural/ M&E consultant	Typsa

Professional Advisors

Financial	Banco Santander Central Hispano
Legal	Cuatrecasas

Funders

Dexia Sabadell Banco Local, S.A.
Ahorro Corporación Financiera, S.V., S.A.
ING Bank, N.V.

Total Project Funding €226m

Contract Type

PFI Concession



The concession contract for the new Puerta de Hierro teaching hospital was awarded by the Madrid Regional Government to the Bovis Lend Lease-Dragados –Sufi consortium on 18th of March of 2005, just 10 weeks after tender submission.

The Building

The project includes the financing, design development, construction and provision of hard and soft facilities management services for the new facility to replace the existing Puerta de Hierro Hospital and serves a local population of 520,000 people.

The new Hospital has a total built area of 242.000 m², distributed as follows:

- 167,000 m² for Hospital area and ancillary services distributed in 12, four storey modular buildings
- 75.000 m² of deck parking for 3000 cars.

The innovative, contemporary and modular design optimises patient flow and allows for future expansion of the hospital without impact to the already built modules.

The hospital includes access to the adjacent major highway, a heliport, a large- capacity auditorium, teaching and research facilities, a two-floor cafeteria and an extensive retail area (bank, flower shop, calling facilities, news stand, etc). On-site services include:

- Cafeteria and dining room for visitors and staff.
- Parking management and retail facilities management: Bank Office, Book shop, Gifts, Flower shop, etc.
- Pay-Telephone service and televisions in rooms and common areas.

Puerta de Hierro Hospital, Majadahonda, Madrid



The concession includes the provision of **Soft Facility Management** including:

- Medical and General Waste Management
- Security Services
- Laundry Services
- External / Internal Transport Services and Management
- Pest control services
- Medical Records and Administrative Document Control Management Services
- Reception / Information Administrative Staff and Switchboard Management Services
- Cleaning Services
- Sterilization Services
- Storage & Distribution Services
- Catering Services



Hard Facilities Management services include:

- Gardening & Road Maintenance
- Facilities maintenance

