



# **Project Information Document**

## **Bursa Integrated Health Campus Project**

**October 2015**

**BRS Sağlık Yatırım A.Ş.**

## Introduction

This document has been produced to provide you with an introduction to the Bursa Integrated Health Campus Project and to explain how stakeholders, including interested organizations and individuals can become involved so that their views can be taken into account in undertaking the Environmental and Social Impact Assessment (ESIA) for the Project.

The healthcare system in Turkey is being developed under the Health Transformation Program which was initiated in 2003. The purpose of this program is to increase the quality and efficiency of the healthcare system and enhance access to healthcare facilities with the introduction of a number of reforms. Within the scope of the Health Transformation Program, Ministry of Health (MoH) has planned to develop 31 health campuses in 27 provinces with different sizes and bed capacities to serve 29 health regions across Turkey, which were determined based on the need for health services, geographical structure, patient flow, accessibility and socioeconomic conditions. Until now, bidding process has been completed for 16 health campus projects and the other health campus projects are currently at different stages of planning. Bursa Integrated Health Campus Project is one of these 16 projects and has been proposed by MoH as part of the public private partnership projects to serve the 19<sup>th</sup> health region that covers Bursa, Balıkesir, Yalova and Canakkale provinces.

A bid was tendered by MoH for the Construction Works and the Provision of Products and Services for Bursa Integrated Health Campus, and awarded to a joint venture whole pilot members built the current partnership structure in time and established a Special Purpose Vehicle (SPV) named BRS Sağlık Yatırım A.Ş. (BRS A.Ş.) which is comprised of Rönesans Holding A.Ş., Rönesans Sağlık Yatırım A.Ş., Sıla Danışmanlık Bilişim Sağlık İnşaat Ticaret A.Ş., ŞAM Yapı Sanayi ve Ticaret Ltd. Şti. and TTT Sağlık Hizmetleri Eğitim İnşaat Sanayi Ticaret A.Ş. Meridiam Eastern Europe Sarl received approval from MoH on 27.04.2015 for joining the SPV and will officially join the SPV before Financial Close. The Project's agreement has been signed between MoH and BRS A.Ş. on 19.06.2015.

Under the terms of the agreement with MoH, BRS A.Ş. will be responsible for the detailed design, construction, equipping, financing and maintenance of the IHC during the 28-year project period (covering a construction period of 3 years and an operation period of 25 years), while the provision of medical services will be the responsibility of MoH. At the end of 28-year project period, IHC will be transferred to MoH.

The Project is located at the northwest of Turkey residing in Doğanköy Neighborhood within Nilufer District in Bursa Province, and covers an area of 830,813 m<sup>2</sup>. The location of the Project area is illustrated in Figure 1 while the Project area and its boundaries are shown in Figure 2.



Figure 1. Location of the Project area within Bursa province

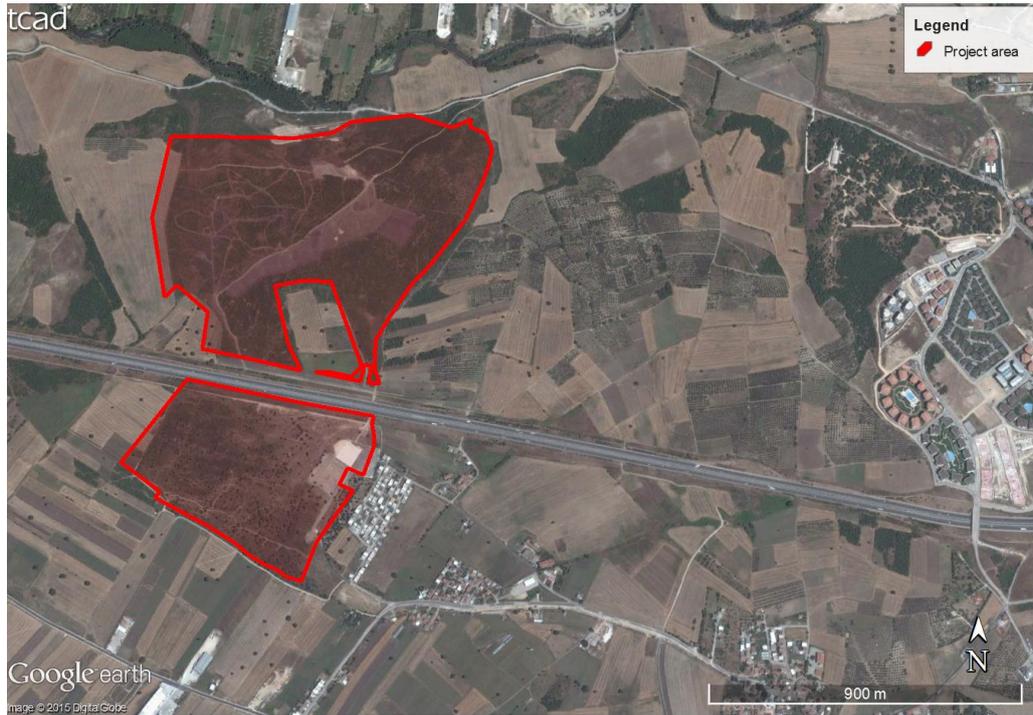


Figure 2. Project area and its boundaries

Specific features of the Project area are given below:

- The Project area is a treasury land, allocated to the Ministry of Health and designated as a Forest Area within the Parcel no: 21 with the necessary plan changes (i.e. changes in the 1/100,000 scaled Environmental Plan dated 2014) that has been made to locate the health campus. Prior to the plan change, Parcel No:21 was defined as 'other agricultural area (868,829 m<sup>2</sup> - based on observations at the site, there was no agricultural activity)' and

'forest area (162,471 m<sup>2</sup>)'. The total parcel area is 1,031,300 m<sup>2</sup>, whereas the Project comprises an area of 830,813 m<sup>2</sup> for which permit has been obtained to use the site. The total construction area will be 459,588 m<sup>2</sup>.

- The Project area consists of two parts: Northern and southern parts are separated by Bursa Ring Road (E-90). Northern part of the Project site is surrounded by agricultural lands from west and east (there is an elevation difference of up to 30 m at the north side) whereas there is Bursa Ring Road (E-90) to the south except for the private land (i.e. adjacent sunflower field – approximately 48,000 m<sup>2</sup>). The closest settlement is to the east with 1.5 km distance. The southern part of the Project area is surrounded by agricultural lands from west, south and partially east whereas there is Bursa Ring Road to the north. The closest settlements to the southern part include adjacent settlement, individual houses at distances of 50 m and Dogankoy Neighbourhood at a distance of 1.5 km.
- Currently, the access to the southern part is through Dogankoy Neighbourhood from the southeast of the area. There is no direct access to the northern part; instead it can be reached from the southern part through a culvert which passes under the Bursa Ring Road.

### **Main Components of the Project**

The Project comprises of an integrated health campus with a total capacity of 1,355 beds consisting of three hospitals. These are 1,055-bed Main Hospital, 200-bed Physical Therapy and Rehabilitation Hospital and 100-bed High-Security Forensic Psychiatric Hospital. The Main Hospital will include:

- 273-bed General Hospital
- 275-bed Cardiovascular Diseases Hospital
- 264-bed Oncology Hospital
- 243-bed Women and Children's, General and Psychiatric Hospital

Main Hospital will consist of four patient blocks surrounding a common core. In addition to the hospitals, there will be a helipad and a technical unit building including a trigeneration plant. The layout of the hospitals is shown in Figure 3.

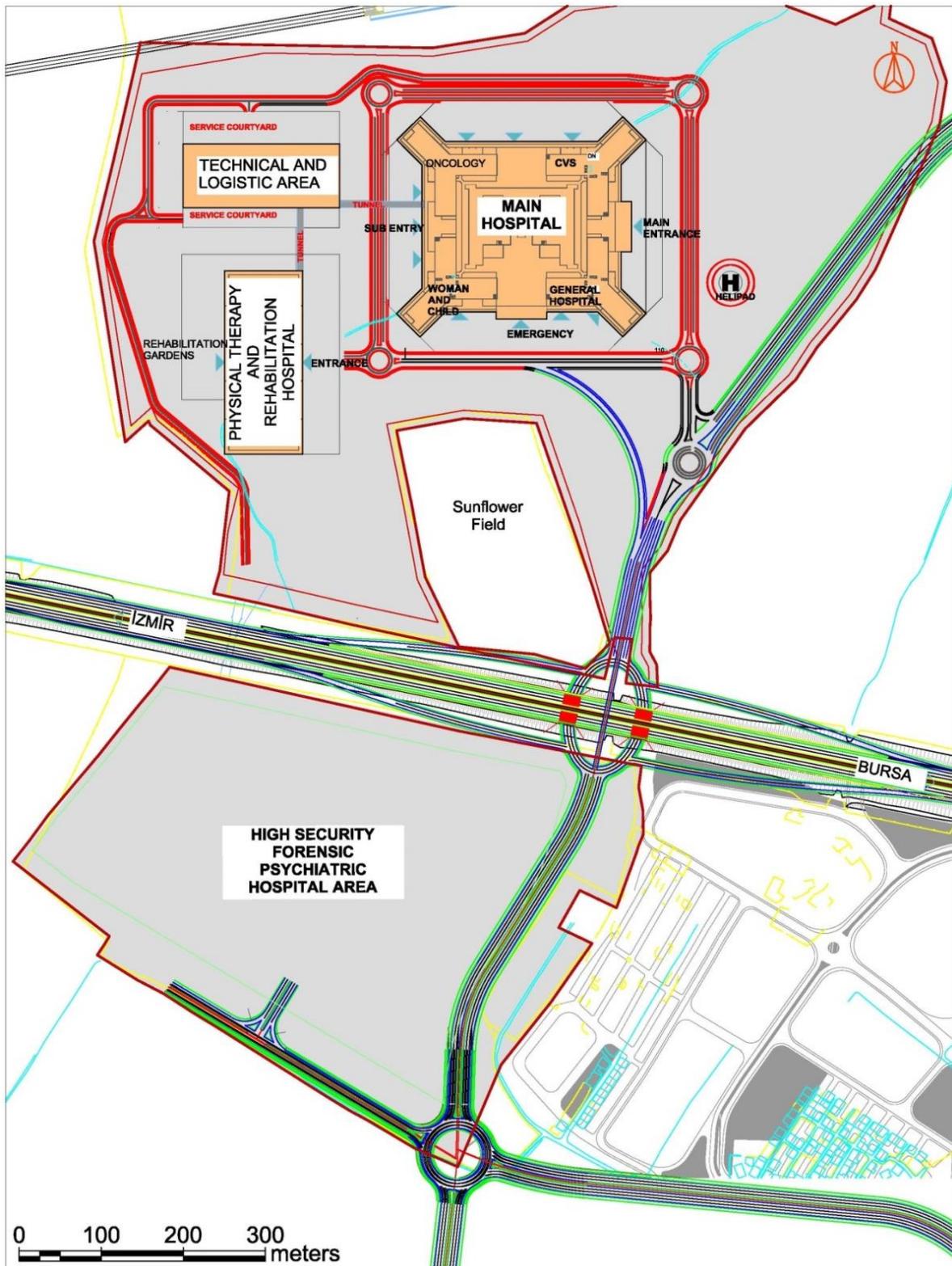


Figure 3. Layout of the components of the Project

## **Current Status of the Project and Proposed Activities**

The Project is currently in planning phase. Construction is estimated to take approximately 36 months to start in the first half of 2016.

The following key activities are planned as part of the proposed project:

- Design processes
- Mobilization
- Earth & infrastructural works
- External site works (landscaping)
- Mechanical & electrical works
- Automation & furnishing
- Testing & commissioning

## **Environmental and Social Impact Assessment (ESIA) Process**

BRS A.Ş. is seeking finance from multinational financial institutions (FIs) to fund the development of the Project. One of the requirements of these FIs for granting loans is the preparation of an ESIA Report which is currently being prepared. In order to meet the requirements of FIs, BRS A.Ş. has commissioned ELC Group Engineering and Consultancy Inc. (ELC) to undertake an ESIA study that will identify the environmental and social impacts of the project and be accompanied by an Environmental and Social Management Plan (ESMP) that identifies how significant impacts will be mitigated, managed and monitored during the construction and operation phases of the project. The ESIA process for the project has started in September 2015 with initiation of scoping study. The ESIA studies are planned to be completed in the first quarter of 2016.

BRS A.Ş. will use consultation approaches and methods for different stages of the Project activities and stakeholder groups. Stakeholders for the Project will include governmental authorities at national, regional, provincial, district and neighborhood levels; and non-governmental organizations and the wider community. The main communication methods and mechanisms to be used to consult with key stakeholders will include sending out this Project Information Document, meetings with key stakeholders, public meetings, announcements through local newspapers, and disclosure of project information at the project website.

In order to ensure that the ESIA studies address all the relevant issues, this Project Information Document is being sent to a range of different organizations and provided to the public, with a request for comments on the environmental and social topics that are considered to be of concern and deemed to be addressed in the ESIA.

## Potential Environmental and Social Issues of the Project

Based on the scoping study undertaken during ESIA studies, key potential environmental and social impacts of the Project are identified which will be investigated in more detail in the ESIA study. These key issues are outlined below:

- **Air quality:** Impacts during construction may occur as a result of dust and exhaust emissions caused by construction activities, concrete plant operation, transportation of construction materials and resources, and transport of excavated soils outside the Project area. The operational phase impacts include increase in road traffic; exhaust air from heating, ventilation and air conditioning systems; ventilation of medical gases and fugitive emissions released from sources such as medical waste storage areas, medical technology areas and isolation wards; emissions related to the power generation.
- **Noise:** The Project has the potential to cause noise during construction by equipment, working vehicles and construction traffic which may affect nearby residential areas. Potential noise during operation is related with the increase in road traffic and operation of trigeneration system, generators and helicopter movements.
- **Wastewater:** Sanitary wastewater will be generated by the workers during construction and by workers/healthcare personnel and patients during operation. Contaminated wastewater may result from discharges from medical wards and operating theatres, laboratories, pharmaceutical and chemical stores, cleaning activities and X-ray development facilities. Wastewater may also result from autoclaving, microwave irradiation and chemical disinfection.
- **Waste Management:** There will be waste generation during construction activities that include excavated soils, solid wastes, construction wastes (such as steel, cables) and hazardous wastes (such as waste oil, oily rags) which will require disposal. During operation, there will be generation of domestic wastes, general hazardous wastes and healthcare wastes (such as infectious wastes containing pathogens; sharps such as needles, scalpels, knives; pharmaceutical wastes; genotoxic/cytotoxic wastes that may have mutagenic, teratogenic or carcinogenic properties; and chemical wastes generated through the use of chemicals during diagnostic/experimental work, cleaning, housekeeping and disinfection; radioactive wastes; waste with high content of heavy metals such as batteries, broken thermometers, blood pressure gauges; pressurized containers).
- **Traffic and transport:** The Project may have the potential to result in a traffic increase in local roads used by Hospital traffic during operation which may require specific management measures. Moreover, based on information obtained from traffic consultants of BRS A.Ş., the authorities had previously planned connection of the northern and southern parts of the Ring Road at a close distance to the Project area which is understood to be part of city development plans. Detailed information on these road network development projects will be made clear during the ESIA study upon engagement with relevant authorities.
- **Socio-economic impacts:** The Project will create employment opportunities and may affect positively the local businesses during construction and operation phases.
- **Worker/Healthcare personnel health and safety:** Activities during construction carry the risk of injury or damage to workers. Related to operation, impacts may occur through exposure to

infections, diseases, hazardous materials/waste, and radiation; through fire risks related to storage, handling and presence of chemicals and flammable substances.

- **Community health, safety and security:** There will be dust, noise and vibration generation during construction activities which may affect nearby communities. Impacts during operation phase are related to the increase in road traffic, management of healthcare wastes.

### **Your Opportunity to Comment**

This document is prepared for the purpose of engaging with organizations and people who may be affected by the Project or who may be interested in the Project (so-called Stakeholders), in order to inform them and get their views so that these views can be taken into account in undertaking the ESIA study. Stakeholders for the Project will include governmental authorities at national, regional, provincial, district and neighborhood levels; and non-governmental organizations and the wider community.

With this Project Information Document, we would like to invite you to present your views on what you think the key environmental and social issues are and the mitigation measures to be considered. You can also reach project information documents from the website of BRS A.Ş.:

[www.pppbursahastanesi.com](http://www.pppbursahastanesi.com)

Please email or send your written comment to:

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