

Spedali Civili, PFI

Brescia, Italy



Client
Catalyst Brescia Srl

Value
€ 35M

Area
10,000 sqm new build
10,000 sqm renovation

Schedule
Jan 2003 - Mar 2005

Architect
NFHP (Studio Ferrari & Nightingale Associates)

Services
Design and Build



Brescia (100 Km east of Milan) was the first healthcare PFI project in the Italian market for Bovis Lend Lease. It was also the first healthcare project to reach financial close following the legal framework that promotes PFI nationwide.

4th phase: west wing new building construction and refurbishment of existing facilities.

5th phase: commissioning and hand-over to the hospital.

The project involved the widening of the structure of two adjacent existing buildings (6 storeys each) enclosed in the hospital complex called "Spedali Civili". The two buildings are linked by a central staircase, which includes 7 floors plus a technical basement.

The project was the result of 2 years complex negotiations with the local health authorities, the regional government as well as a number of specialist consultants such as legal healthcare planning, designers and financial advisors.

Besides the challenging technical issues the hospital remained fully operational during construction activities.



Bovis Lend Lease owns the majority of the Catalyst shares and was responsible for the delivery of the building. The construction was carried out by two local medium-size companies which also own shares in the special purpose vehicle company, thus generating design benefits as a consequence of construction input into the design development.

Phased Construction consisted of 5 different phases, which had to take account of the requirements of the hospital authorities to continue operations without any disruption to the patients.

1st phase: Strengthening of existing foundations and erection of new steel structure.

2nd phase: Diversion of existing plants from building roof.

3rd phase: East wing new building construction and refurbishment of existing facilities. Hospital move from west to east.