

Implementation Plan for Short term patient accommodation at the Royal Darwin Hospital, NT

NATIONAL PARTNERSHIP AGREEMENT ON HEALTH INFRASTRUCTURE

PRELIMINARIES

1. This Implementation Plan is created subject to the provisions of the National Partnership Agreement on Health Infrastructure and should be read in conjunction with that Agreement. The objective in the National Partnership Agreement on Health Infrastructure is to improve the health and wellbeing of Australians through the provision of high quality physical and technological health infrastructure.
2. The funding for this project has been allocated from the Health and Hospitals Fund (HHF). The objectives of the HHF, whilst not replacing State and Territory effort, are to:
 - invest in major health infrastructure programs that will make significant progress towards achieving the Commonwealth's health reform targets; and
 - make strategic investments in the health system that will underpin major improvements in efficiency, access or outcomes of health care.
3. This project is to build an accommodation complex for clients and their carers on the grounds of the Royal Darwin Hospital.

TERMS OF THIS IMPLEMENTATION PLAN

4. This Implementation Plan will commence as soon as it is agreed between the Commonwealth of Australia, represented by the Minister for Health and Ageing, and the Northern Territory, represented by the Minister for Health.
5. This Implementation Plan will cease on completion of the project as specified in this Implementation Plan, including the acceptance of final performance reporting and processing of final payments against performance milestones specified in this Implementation Plan.
6. This Implementation Plan may be varied by written agreement between the Ministers.
7. Either Party may terminate this agreement by providing 30 days notice in writing. Where this Implementation Plan is terminated, the Commonwealth's liability to make payments to the Northern Territory is limited to payments associated with performance milestones achieved by the Northern Territory by the date of effect of termination of this Implementation Plan.
8. The parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the parties' commitment to this Implementation Plan.

PROJECT OBJECTIVE

9. The objective in this project is to construct a purpose built, safe, culturally appropriate short term accommodation at Royal Darwin Hospital.

PROJECT OUTPUTS

10. The short term accommodation at Royal Darwin Hospital will comprise of 50 units for clients and their carers.

ROLES AND RESPONSIBILITIES

Role of the Commonwealth

11. The Commonwealth is responsible for reviewing the Northern Territory's performance against the project milestones specified in this Implementation Plan.
12. Providing financial assistance to the Northern Territory for its performance against project milestones specified in this plan.
13. In accordance with the *Building and Construction Industry Improvement Act 2005*, ensuring the financial contributions to a building project or projects as defined under the Building and Construction Industry (Accreditation Scheme) Regulations 2005, are only made where a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted.
14. Ensuring that compliance with the National Code of Practice for the Construction Industry and the Australian Government Implementation Plan Guidelines for the National Code of Practice for the Construction Industry is a condition of Australian Government funding.

Role of the Northern Territory

15. The Northern Territory is responsible for all aspects of project implementation, including:
 - (a) fully funding the project, after accounting for financial contributions from the Commonwealth and any third party;
 - (b) completing the project in a timely and professional manner in accordance with this Implementation Plan;
 - (c) meeting all conditions including providing reports in accordance with this Implementation Plan;
 - (d) all aspects of the delivery, management and performance of the Short term patient accommodation at the Royal Darwin Hospital, including the management of all risks;
 - (e) ensuring that only a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted and providing the necessary assurances to the Commonwealth; and
 - (f) ensuring that compliance with the National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the National Code of Practice for the Construction Industry, is made a condition of tender for all contractors and subcontractors who tender for the work and providing the necessary assurances to the Commonwealth.

PERFORMANCE MILESTONES AND FINANCIAL ARRANGEMENTS

16. The maximum financial contribution to be provided by the Commonwealth for the project is \$18.6 million payable in accordance with performance milestones set out in Table 1. All payments are exclusive of GST.

Table 1: Performance milestones and associated payments

Performance milestone	Expected due date	Amount
(i) Agreement to the Implementation Plan	14 April 2010	\$1.0 million*
(ii) Completion of detailed design, and acceptance of a progress report by the Commonwealth.	31 March 2011	\$3.2 million*
(iii) Acceptance by the Commonwealth of evidence to demonstrate: <ul style="list-style-type: none"> ▪ award of contract for the construction; ▪ site establishment; and ▪ ground works completed. <p>Acceptance by the Commonwealth of a progress report.</p>	30 September 2011	\$4.5 million
(iv) Acceptance by the Commonwealth of evidence to demonstrate completion of building to lock-up. <p>Acceptance by the Commonwealth of a progress report.</p>	1 February 2012	\$7.0 million
(v) Acceptance by the Commonwealth of evidence to demonstrate internal fit out has commenced. <p>Acceptance by the Commonwealth of a progress report.</p>	30 April 2012	\$1.0 million
(vi) Acceptance by the Commonwealth of evidence to demonstrate completion of construction. <p>Acceptance by the Commonwealth of a progress report.</p>	31 May 2012	\$1.0 million
(vii) Acceptance by the Commonwealth of evidence to demonstrate commissioning of building completed. <p>Acceptance by the Commonwealth of a progress report.</p>	31 July 2012	\$0.5 million
(viii) Acceptance by the Commonwealth of a final report		\$0.4 million

*funds already provided

17. Any Commonwealth financial contribution payable will be processed by the Commonwealth Treasury and paid to the Northern Territory Treasury in accordance with the payment arrangements set out in Schedule D of the *Intergovernmental Agreement on Federal Financial Relations*.

BUDGET

18. The overall project budget (exclusive of GST) is set out in Table 2.

Table 2: Overall project budget (\$22.0 million)

	2009-10 Year 1	2010-11 Year 2	2011-12 Year 3	2012-13 Year 4	Total
(i) Commonwealth contribution for construction	1.0	3.2	12.5	1.9	18.6
(ii) Northern Territory contribution for construction	0.8	2.1	0.5	-	3.4
(iii) Northern Territory in-kind land contribution	Land value			-	Land value
TOTAL	1.8	5.3	13.0	1.9	22.0 + Land value

19. Having regard to the estimated costs of projects specified in the overall project budget, the Northern Territory will not be required to pay a refund to the Commonwealth if the actual cost of the project is less than the agreed estimated cost of the project. Similarly, the Northern Territory bears all risk should the costs of a project exceed the estimated costs. The Parties acknowledge that this arrangement provides the maximum incentive for the Northern Territory to deliver projects cost-effectively and efficiently.

PERFORMANCE REPORTING

20. The Northern Territory will provide performance reports to the Commonwealth to demonstrate its achievement of performance milestones set out in Table 1, with the exception of performance milestone (i).
21. In addition to the progress reports set out in Table 1, the Northern Territory will provide a quarterly progress report to the Commonwealth on 31 March, 30 June, 30 September and 31 December each year setting out progress against the relevant construction schedules / work plans for the project. Where a progress report under this paragraph coincides with the timing of a progress report required under Table 1, only one such report is required.
22. These reports are required to be submitted via the Commonwealth Department of Health and Ageing's Health and Hospitals Fund Capital Projects Reporting Online system. All quarterly reports must be certified by the chair of the governing body as being a true and accurate representation of the progress of the project for the relevant reporting period.
23. Each performance report is to contain the following information:
- a description of actual performance of the Northern Territory in the period to date against the performance milestones and project budget;
 - promotional activities undertaken in relation to, and media coverage of, the project during the reporting period;
 - a description of the work that will be undertaken to complete the remaining performance milestones and any expected promotional opportunities during the next reporting period; and
 - details of any matter(s) that have arisen which could impact on the achievement of the Project Objective, and how the Northern Territory proposes to resolve this/these matter(s).

24. The final project report is due within 60 Business Days of the completion of the project or termination of this Implementation Plan.
25. The final project report will be a stand-alone document that can be used for public information dissemination purposes regarding the project and must:
 - a) describe the conduct, benefits and outcomes of the project as a whole;
 - b) evaluate the project, including assessing the extent to which the objective in this Implementation Plan has been achieved and explaining why any aspects were not achieved; and
 - c) include a discussion of any other matters relating to the project, which the Commonwealth notifies the Northern Territory should be included in the final project report at least 30 days before it is due.