

Public Summary – Bilkent Integrated Health Campus, Turkey

Host Country:	Republic of Turkey
Name of Borrower(s):	Bilkent Ankara Entegre Sağlık Hizmetleri Yatırım Ve İşletme Anonim Şirketi (“Project Company”)
Project Description:	<p>The Bilkent Integrated Health Campus (“Bilkent IHC”) is a Public Private Partnership (“PPP”) project to design, build, finance, operate, and transfer a hospital with a capacity of 3,662 beds (the “Project”). The health campus consists of a core diagnostic center, six towers that house different medical services, a rehabilitation hospital, a psychiatric hospital, a clinic hotel, and an administrative building for the Ministry of Health (“MOH”). The Project Company will also provide the facilities management services and other clinical and non-clinical support services to the health campus over the course of a 25-year operating period.</p> <p>The Project will have a substantial developmental impact as the largest healthcare PPP project in Turkey to date and one of the largest public hospitals ever constructed in a single phase in the world. In particular, the Project is anticipated to fill a substantial need in the Ankara area for an updated and consolidated public healthcare facility to serve the lower-medium income public, i.e. mostly patients covered by public health insurance. Existing hospitals in the region are outdated, some over 130 years old, and are poorly maintained. In addition, Turkish hospitals have some of the highest levels of overcrowding in Europe, with only 26 beds per 10,000 people. Finally, the poor quality of health infrastructure often forces Turkish citizens to make multiple visits to different facilities in order to obtain patient care that normally could be provided at one facility. The Bilkent IHC will eliminate these problems by providing Ankara with better infrastructure and cost-effective, efficient health service delivery.</p> <p>The Project fulfills a major priority of the Government of Turkey (“GOT”) in forming a part of a wider PPP program that encourages the development of modern health facilities and the provision of world class healthcare services. The GOT aims to both provide Turkish citizens with more effective and higher quality healthcare, as well as to turn Ankara into a regional hub for medical treatment.</p>
Proposed OPIC Loan:	\$250 million, up to an 18.5-year tenor
Total Project Costs:	\$1.3 billion

U.S. Nexus:	Siemens US, or one of its wholly owned U.S. based and organized subsidiaries.
Foreign Sponsors:	DIA Holding FZCO, incorporated in the United Arab Emirates; and İçtaş İnşaat Sanayi ve Ticaret Anonim Şirketi, incorporated in Turkey.
Policy Review	
U.S. Economic Impact:	The Project is not expected to have a negative impact on the U.S. economy. It is expected that there will be U.S. procurement associated with this Project. Thus, the Project is expected to have a neutral or positive impact on U.S. employment. The Project is expected to have a net negative five-year U.S. balance of payments impact.
Developmental Effects:	The Project will have a substantial developmental impact as the largest healthcare PPP project in Turkey to date and one of the largest public hospitals ever constructed in a single phase in the world. Once completed, the Project will cater to more than 35,000 people per day including patients, visitors and staff. The area surrounding the health campus will benefit from the development of a clinic hotel, recreational and social areas, and commercial facilities. The campus is expected to house over 4,100 medical staff and estimated to create an additional 3,735 jobs with respect to clinical and non-clinical support services.
Environment:	<p>Screening: The Project has been reviewed against OPIC's categorical prohibitions and has been determined to be categorically eligible. The Project has been screened as Category A because of the potential to emit greater than 100,000 tons of greenhouse gases per year. The primary environmental and social concerns related to this Project are impacts from construction, including impacts associated with on-site construction camps and increased traffic, dust and noise; the management and disposal of waste, including medically contaminated waste; emissions from the gas-fired power units; and the need for appropriate health and safety measures during both construction and operation of the campus. Additionally, OPIC considers issues related to quality of care in evaluating healthcare facilities to ensure the facility contributes to improved public health in the host country.</p> <p>Applicable Standards: OPIC's environmental and social due diligence indicates that the Project will have impacts that must be managed in a manner consistent with the following Performance Standards:</p>

OPIC's environmental and social due diligence indicates that the Project will have impacts that must be managed in a manner consistent with the following Performance Standards:

P.S. 1: Assessment and Management of Environmental and Social Risks and Impacts;

P.S. 2: Labor and Working Conditions;

P.S. 3: Resource Efficiency and Pollution Prevention;

P.S. 4: Community Health, Safety and Security; and

P.S. 5: Land Acquisition and Involuntary Resettlement.

In addition to the Performance Standards listed above the following International Finance Corporation ("IFC") Environmental, Health and Safety ("EHS") Guidelines are applicable to this project:

- (i) The IFC EHS Guidelines for Health Care Facilities (April 30, 2007); and
- (ii) The IFC General EHS Guidelines (April 30, 2007).

The tri-generation power plant will have a total rated heat input capacity of *less than* 50 Megawatt thermal input ("MWth") on Higher Heating Value ("HHV") basis; therefore the Project is not subject to IFC's EHS Guidelines for Thermal Power.

The site is not located in an environmentally sensitive area, and there are no protected areas within 100 km of the site. Much of the site is highly disturbed and some areas have been used for dumping of construction debris. An ecological survey of the site indicated that there are only small patches of native steppe vegetation remaining on the site. Therefore P.S. 6 (Biodiversity Conservation and Sustainable Management of Natural Resources) is not triggered at this time.

The Project is not expected to impact Indigenous Peoples or cultural heritage. The Project site is located in a semi-urban setting. Therefore, P.S.'s 7 and 8 are not triggered by the Project at this time.

Environmental and Social Risks and Mitigation: The Project has prepared a detailed draft environmental and social action plan to address risks and coordinate management of those risks with the Ministry of Health.

Water Impacts. No surface or shallow groundwater resources

are found on-site and impacts on these resources are not expected during construction. Sanitary wastewater generated during construction and operation will be disposed through the Ankara Municipal Sewer System. Certain hazardous waste streams (such as those from laboratories and chemotherapy units) will be physically isolated and ultimately disposed by a licensed hazardous waste management company. Storm water runoff from parking and storage areas will be pre-treated prior to discharge to the municipal system.

Air Impacts. Air quality impacts during construction will primarily result from dust generation. Air quality modeling indicates that settled and suspended dust concentrations will be within acceptable Turkish limits at distances of 200 and 100 meters, respectively, from any active excavation face. The results indicate that there will be a need to establish a 200 meter buffer zone around Ataturk Training and Rehabilitation Hospital during construction. The Project will employ other standard mitigants to reduce dust concentrations. The major source of air emissions during operation is exhaust from the power plant. Modeling of emissions from alternative design configurations indicates that the Project will meet applicable Turkish and EU standards, including NO_x concentrations during the winter months. No incinerators will be operated on the health campus.

Estimated greenhouse gas emissions from the power plant and emergency diesel generators are approximately 117,000 tons CO_{2e}/year. The health campus has incorporated several design features to reduce energy consumption including orienting patient rooms to maximize sunlight, and use of maximum efficiency lighting systems, solar panels to supplement hot water systems and frequency controlled pumps.

Waste Management. The health complex is expected to generate approximately 0.2 kg solid wastes/capita/day and 5.2 kg medical wastes/in-patient/day and 0.2 kg medical waste/out-patient/day. All wastes (solid, hazardous and medical) will be disposed of in a licensed, secure waste complex located approximately 40 km from the Project site. The waste complex includes a new gasification/incineration unit for ultimate treatment of medical wastes.

Bio-security. The health campus design incorporates measures to isolate infectious agents, separate contaminated and clean materials and passageways, insure adequate disinfection and sterilization, and provide secure temporary storage of infectious, radioactive and toxic wastes.

	<p>Resettlement. Land on which the Project is located is owned by various ministries of the government. Two homes located on the site are owned by the Directorate of Food, Agriculture and Livestock and are occupied by an employee of that directorate and a directorate contractor. The employee is being provided alternative housing by the government and the Project is providing relocation assistance to the contractor.</p> <p>E&S Management Systems. The investors and the EPC contractor have ISO 9001, ISO 14001 and OHSAS 18001 certified management systems. The Project is developing a Project-specific Environmental and Social Management System, which will include a detailed contractor management plan. The Project plans to deploy a significant number of Health and Safety supervisors on the construction site to enforce safe working conditions.</p> <p>Public Disclosure and Consultation:</p> <p>The Project’s ESIA was posted on OPIC’s web site for a 60 day comment period, from March 29 – May 28, 2013. OPIC did not receive any comments.</p> <p>During the preparation of the ESIA the Project consulted with personnel of the Ataturk Training and Research Hospital (located on the Project site), and residents of the Beytepe and Universiteler communities. Those consulted were generally supportive of the Project because of improved access to high quality medical care. Concerns noted included the procedure for transfer of medical personnel and patients from the old hospitals to the new campus; noise, dust and traffic impacts on neighboring communities during construction and operation; and availability of public transport for patients to the new campus. The nearest community (Beytepe) also expressed concerns about the number of construction workers to be housed on the site and encouraged the Project to provide on-site recreational opportunities for the workers.</p>
Workers Rights:	<p>In accordance with OPIC’s Environmental and Social Policy Statement, this Project has been classified as <i>Special Consideration</i> due to the scale and complexity of the Project, including the relatively large workforce and management factors.</p> <p>This Project will rely on 7,785 skilled and unskilled laborers during the peak of the construction phase. During operations, this Project will engage approximately 3,735 workers to support</p>

	<p>the facilities management and clinical support contracts.</p> <p>Although the EPC contractor, DIA Altyapı Yatırımları ve İnşaat A.Ş. (“DIA Altyapı”), has significant experience in managing large scale construction projects under the framework of ISO quality, environmental, and occupational health and safety management systems, this Project presents the first opportunity DIA Altyapı has had to apply IFC Performance Standard 2 in Turkey and will therefore be subject to additional oversight.</p> <p>Under <i>Special Consideration</i>, the Project will be required to demonstrate compliance with the OPIC labor requirements set forth in the loan agreement through the following measures: 1) provide annual reports to OPIC that summarize general working conditions including non-compliance issues, grievances, and actions taken to improve the worker-management relationship; and, 2) conduct one or more independent labor audits before the end of the construction period.</p> <p>OPIC’s statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, timely payment of all wages, hours of work, minimum age, and hazardous conditions. The Project Company will also be required to operate in a manner consistent with the requirements of the International Finance Corporation’s Performance Standard 2 on Labor and Working Conditions. Standard and supplemental contract language will be applied to all workers of the Project.</p>
Human Rights:	OPIC issued a human rights clearance for this project on April 10, 2013.