
BACKGROUND

2008HSERV0083-001274
Aug. 21, 2008

Ministry of Health Services
Interior Health

KGH PATIENT CARE TOWER AND UBC MEDICAL SCHOOL BUILDING

The new Kelowna General Hospital (KGH) patient care tower will be a six-storey, 33,500 square metre (approximately 360,000 square foot) facility to be located on the north-east corner of the KGH site. The building will consolidate, expand and modernize outpatient services and programs currently dispersed throughout KGH into one facility, including brand new operating rooms, quadrupling in size the existing emergency department capacity with a new emergency department on the main floor, and providing shelled-in space for future inpatient beds.

The UBC Clinical Academic Campus will be constructed as a separate building. It will be a two-storey, 3,200 square metre (approximately 34,000 square foot) building including a 180-seat lecture theatre, library, classroom and clinical space. It will also include an attached multi-level parkade.

The KGH expansion is being built under a single project management structure in conjunction with a parallel expansion to facilities at Vernon Jubilee Hospital (VJH).

Highlights of the Kelowna expansion include:

- Quadrupling the size of the emergency department with ground level accessibility and ambulance garage.
- New operating rooms.
- Building capacity with two additional shelled-in floors for future inpatient beds.
- Concentration of day procedures in one large, new comfortable area for an optimal patient experience.
- Full integration with the existing hospital.
- Separate building to house University of British Columbia (UBC) clinical academic campus facilities including 180 seat lecture theatre.
- A new rooftop heli-pad.
- A new parkade for additional parking capacity onsite.
- Vacated space in the existing emergency department and outpatient clinic leaves space for future patient care developments.
- Medical student on-call rooms and lounge area within main building.

Construction Schedule:

The project will proceed using a phased approach with an adjusted completion timeline. Some elements of the project will be delivered earlier than anticipated. For example, ground preparation for the new patient care tower at KGH is already in place, and the new UBC building will be open in 2009.

Key Delivery Phases:

2009: Completion of KGH/ UBC clinical academic space and new parkade.

2011: Completion of Vernon Jubilee Hospital Patient Care Tower.

2012: Completion of KGH Patient Care Tower and new emergency department.

Construction is being phased for the following reasons:

- Construction of the new facilities will take place concurrently with normal day-to-day hospital operations at both sites, and will need to be integrated with existing infrastructure.
- The magnitude of the project has grown since the original announcement, with the addition of two new floors, the construction of a separate UBC academic space and emergency department, and a new parkade at KGH.
- By starting work on the combined UBC campus building and parkade, functionality is brought on stream as early as possible.
- The decision to build a new emergency department instead of expanding and refurbishing the old one at KGH.
- By building in phases, the builders can reduce the impacts of construction while ensuring existing facilities remain fully functional, safe and operating efficiently, thus ensuring patients continue to receive the highest level of care.

Construction cost:

The value of the construction project is \$432.5 million, an increase over the original estimate of \$200 million when the project was first announced in May 2007. The primary reason is the increase in the size of the construction project to reflect the growing needs for more state-of-the-art health care services in the Okanagan. The project now includes the following added benefits to patient care:

- A brand new emergency department at KGH, quadruple the size of the current emergency department, now being built into the ground floor of the new patient care tower (the original plan called for renovation and expansion of the existing emergency department).
- A new free-standing 3,200 square-metre (34,000 square-foot) building for the UBC medical school campus and a new multi-level parkade at KGH.
- Two additional shelled-in floors at both KGH and VJH to build capacity and accommodate future patient beds.
- An increase in size from the original estimated 17,373 square-metres (187,000 square feet) to 33,445 square metres (360,000 square feet) at KGH and from 12,542 square metres (135,000 square feet) to 16,862 square metres (181,500 square feet) at VJH.
- \$15.5 million in additional equipment.

Benefits of Infusion Health full-site facilities management agreement:

In addition to constructing the new facilities, Infusion Health will be responsible for preserving the integrity of the structures over the next 30 years. Infusion Health will manage plant maintenance across both sites, which will provide a seamless integration of the systems at both old and new facilities.

The benefits of a whole site solution for the new expanded and existing facilities are:

- An integrated single plant maintenance service on each site.
- Consistent standards and services across the whole sites and between sites.
- A single help desk service for plant maintenance services.
- A single set of operational policies and processes across the sites.
- Clarity of accountability for systems and services which are present throughout all buildings (e.g. fire alarm system, nurse call system, pipe work).

Plant maintenance is a critical component of the public private partnership because it makes certain the private partner is accountable for ensuring the facilities are built to the highest quality standards and their mechanical systems function to the highest standards for the life of the buildings.

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