

Fort St. John Hospital and Residential Care Project



Project Overview

The Fort St. John Hospital and Residential Care (FSJHRC) project is a major investment for Northern Health and the Province of British Columbia, delivering numerous benefits and innovations. The project combines a 55-bed acute-care hospital and a 123-bed residential care facility for seniors, co-located at a single site in the City of Fort St. John. The project will feature modern facilities, state-of-the-art medical equipment and will deliver new and expanded health care services. The new buildings will be energy-efficient and built to achieve Leadership in Energy and Environmental Design (LEED) Gold certification.

The new two-storey, 23,353 square-metre hospital will be double the size of the existing Fort St. John Hospital—originally constructed in 1962—and will include an integrated services centre for food, laundry and material services. Key features of the hospital include a significant emergency department, ambulatory clinic space (cancer care clinics, hemodialysis, etc.), a maternity ward with single-bed rooms and academic space for the University of Northern B.C.'s Northern Medical Program.

The new two-storey, 7,916 square-metre residential care facility for seniors will be linked to the hospital through an indoor passageway to allow residents, clinicians and visitors to flow seamlessly back and forth for health care

services. Key features of the facility include private rooms with en-suite bathrooms, palliative and special care units, elder friendly designs, extensive use of large windows and easy access to outdoor courtyards and patios.

The FSJHRC project will be delivered using a Design Build Finance Maintain (DBFM) partnership delivery model. The total project capital cost is \$297.9 million. The DBFM capital cost components are fixed at \$249.4 million, and the amount being financed outside of the public private partnership (notably medical equipment and off-site services) is \$48.5 million.

Partnership Highlights

The Project Agreement between Northern Health and ISL Health is for a term of 33 years; this includes a construction period and 30 years of operations and maintenance. ISL Health will design and build the FSJHRC project and will be responsible for completing and commissioning the new facilities by May 2012. Over the 30-year operating term, ISL Health will be responsible for facilities management and life cycle services, such as plant maintenance, security, etc.

ISL Health will receive an annual service payment (ASP) and those payments are based on performance, facility availability and service quality. The ASP will be reduced if

“This new hospital and residential care project represents the first hospital replacement of this size in the North, and will be a crucial component of the continuum of care available to residents in the Peace River.”

– Peace River North MLA, Pat Pimm

ISL Health does not meet the performance standards set out in the Project Agreement.

Expected Benefits

The final partnership agreement between Northern Health and ISL Health is expected to achieve value for taxpayers' dollars of \$20.7 million. Additional benefits from the partnership delivery model include:

- Transferring risks such as construction schedule and budget, and facilities maintenance and operation, to the private partner;
- Effective risk management through integration of facility design, construction, maintenance and operation;
- Life cycle maintenance, whereby the private partner is responsible and accountable for ensuring the facility is maintained and rehabilitated over the duration of the Project Agreement with penalties for non-compliance; and
- Payments to the private partner commence only when construction is completed, which provides a strong incentive for the private partner to finish construction on schedule.

Public Sector Partners

- Ministry of Health Services
- Northern Health Authority
- Peace River Regional Hospital District
- City of Fort St. John

Private Sector Partners

ISL Health:

- **Project Management:** Health Care Projects Canada
- **Design/Build:** Stuart Olson/ Acciona Infrastructures Canada Inc.
- **Design:** Cannon Design Architecture
- **Finance:** Innisfree Ltd. and Acciona S.A.
- **Facilities Management:** Angus Consulting Management Western Ltd.

Partnerships BC's Role

Partnerships BC acted as the procurement manager for this project and is assisting Northern Health with its responsibilities during design and construction.