

Surrey Outpatient Care and Surgical Centre



Project Overview

The new Surrey Outpatient Care and Surgical Centre (SOCSC) project will provide residents of Surrey and surrounding communities with improved access to outpatient services in a state-of-the-art health care facility.

The new facility incorporates high-quality, culturally-sensitive, elder-friendly designs and best practices in global health care. A number of services will be consolidated and relocated from Surrey Memorial Hospital (SMH) to the new facility, and will offer new and enhanced outpatient services.

The 17,500 square-metre, four-storey facility will be located in Green Timbers Urban Forest, less than one kilometre from SMH, and will provide a range of outpatient services including day surgery, diagnostics and imaging (including MRI, CT, ultrasound and mammography), chronic disease, surgical and peri-natal outpatient clinics and other Fraser Health Regional Programs.

The facility is expected to improve the way outpatient services are delivered, with a focus on patient-centred care that embraces the latest care delivery and technology trends. Guiding principles include the efficient use of resources, integrated care delivery and knowledge

transfer and high environmental standards in the design and operation. Construction of the new facility is expected to be completed by April 2011.

The total project capital cost is \$239.1 million. The capital cost components being delivered through the public private partnership (PPP) are fixed at \$172.4 million, and the amount being financed outside of the PPP (notably medical equipment and IT equipment) is \$66.7 million.

Partnership Highlights

Under the terms of the 30-year partnership agreement, BCHS Healthcare (Surrey) Limited Partnership (BCHS) will build a four-storey, 17,500 square-metre outpatient hospital that includes retail space (for food services and a commercial pharmacy) and parking. BCHS will be responsible for completing and commissioning the new SOCSC by April 2011. Additionally, BCHS will provide a range of non-clinical facilities management services (e.g. plant maintenance) over the term of the agreement.

BCHS will receive an annual service payment and those payments are based on performance, facility availability and service quality. The annual service payment can be

reduced if BCHS does not meet the high-quality standards contained in the project agreement.

Expected Benefits

The final partnership agreement between the Fraser Health Authority and BCHS is expected to achieve value for taxpayers' dollars of \$22.5 million compared to the traditional procurement delivery model. 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 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
- Fraser Health Authority

Private Sector Partners

BCHS Healthcare (Surrey) Limited Partnership:

- **Design & Build:** Bird Construction Ltd. and Bouygues British Columbia (Bouygues Bâtiment International)
- **Finance:** HSBC Infrastructure Mtg., Bouygues Bâtiment International, ETDE
- **Facilities Mgmt:** ETDE Facility Management Canada Ltd. and Helios Group

Partnerships BC's Role

Partnerships BC acted as the procurement manager for this project.