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Info Bulletin

Contract finalized for Penticton's new patient care tower

PENTICTON – Interior Health and EllisDon Infrastructure this week finalized the contract for a new patient care tower and parkade at Penticton Regional Hospital (PRH).

Following the selection of EllisDon Infrastructure as Interior Health's preferred proponent (announced January 20) teams from both organizations got to work on concluding a performance-based contract.

The new patient care tower is going to be a six-storey building (plus a mechanical penthouse) and will include: a new ambulatory care centre featuring outpatient services such as cardiology, neurology, orthopedics, maternal/child clinics (services for pre- and post-pregnancy, newborns and children), respiratory, pre-surgical screening, satellite medical imaging and a laboratory for specimen collections; a surgical services suite including five operating rooms and six minor procedure rooms; 84 medical/ surgical inpatient beds in single patient rooms, each with its own washroom; a new medical device reprocessing department; space for the UBC Faculty of Medicine program; a rooftop helipad; and retail space. In addition, a 480 stall parkade will be built adjacent to the new tower.

As part of Interior Health's commitment to environmental sustainability and green buildings, the new patient care tower will be designed and constructed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification, helping to create a healthy and healing patient environment and workplace. The building's design also features wood finishes which aligns with B.C.'s *Wood First Act*. These considerations together with others, made it possible for EllisDon Infrastructure to finance the Penticton Patient Care Tower Project with a Green Bond. The financing has been assured of its green attributes by Altus Group Limited, an industry-respected consultant and technical advisor for public- and private-sector infrastructure projects. A copy of the third-party report done by the Altus Group is available by contacting: eman.nassar@altusgroup.com.

EllisDon Infrastructure will begin early works in mid-May, with construction on the tower and parkade expected to begin in August 2016. The tower is expected to open for patient care in spring 2019, and phase two renovations will commence shortly thereafter.

Based on the EllisDon bid, the capital budget for the project is now \$312.5 million. The Okanagan-Similkameen Regional Hospital District is providing \$117 million, the South Okanagan Similkameen Medical Foundation is contributing \$20-million, Interior Health is providing \$14.4 million, and the provincial portion is \$161.1-million.

In addition to constructing the new patient care tower and parkade, EllisDon Infrastructure will be responsible for building maintenance (of the whole PRH site), lifecycle repair and renewal and a portion of the project financing over the life of the contract – a 30 year term. Clinical, housekeeping, and food services will be provided by Interior Health.

The contract makes certain that EllisDon Infrastructure assumes all construction (cost and schedule), design, long-term maintenance and operational risks, as well as other costs related to the project. A Value for Money report will be released in August on Partnerships BC's website (www.partnershipsbc.ca), along with the project agreement.

EllisDon Design Build Inc., an affiliate of EllisDon Corporation, is one of Canada's largest builders of hospitals in the country. With over 400 hospital projects at a value of approximately \$12 billion complete, EllisDon Design Build has extensive experience in P3 projects. Examples of EllisDon Design Build projects similar to this project include the Surrey Memorial Hospital Critical Care Tower in Surrey, B.C.; Brampton Civic Hospital in Brampton, ON and Regional Mental Healthcare in London, ON.

It is expected that the project will create more than 1,910 direct and indirect jobs for workers over the life of the project.

Backgrounder

Penticton Regional Hospital Patient care tower and parkade details

General/ Parkade

- Six storey patient care tower (plus mechanical penthouse) totaling 26,170 square metres (281,700 square feet)
- Roof top helipad
- Throughout the building sustainable materials are used including wood finishes that highlight B.C.'s *Wood First Act* and create a warm, tranquil environment
- Six storey parkade totaling 15,700 square metres (169,000 square feet) featuring:
 - 480 stalls
 - Direct public access from levels 1 and 2 of the parkade into the patient care tower
 - Covered ambulance and medical transport van pick-up/ drop-off through discreet non-public zone of parkade for non-emergencies
 - Covered, secure employee bike storage
- Designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification

Level 1

- Open concept glass atrium at main lobby allowing for abundant natural light
- Reception and registration (admitting) areas
- New offices and retail coffee shop for the South Okanagan Similkameen Medical Foundation
- Retail space for the volunteer-run gift shop
- Space for retail leasing opportunity (e.g. a pharmacy)
- Satellite medical imaging department including X-ray, mammography, nuclear medicine and space for a new fixed MRI
- Ambulatory care clinics: outpatient services including cardiology, neurology, orthopedics, respiratory, pre-surgical screening, and maternal/ child clinics
- Outpatient lab for specimen collection

- Public outdoor patio
- Direct public access from the parkade

Level 2

- Surgical services suite featuring:
 - 5 operating rooms
 - 3 minor procedure rooms
 - 2 endoscopy rooms (plus space for 1 future)
 - 1 cystoscopy room
 - 1 PICC line/urodynamic room
 - Infusion services (6 bays plus 1 isolation room)
 - 10 private inpatient pre- and post-op recovery bays
- 30 private pre- and post-op day surgery recovery bays
- Connecting link to existing obstetrics, maternity/ postpartum, and intensive care units
- Direct public access from the parkade

Level 3

- Medical Device Reprocessing (MDR) department for decontamination, inspection, performance of necessary maintenance, assembly, disinfection/sterilization, and storage featuring:
 - More space - more than tripled in size from the old MDR
 - Dedicated clean and soiled elevators
 - Natural light
 - Staff showers and lockers
- UBC Faculty of Medicine program
- Medical library
- Meeting and clinical videoconferencing rooms

Levels 4, 5 and 6

- These levels feature 28 bed inpatient units on each floor for a total of 84 medical/ surgical inpatient beds featuring:
 - Each of the 84 beds is in a private room with its own 3-piece washroom (shower, sink and toilet)
 - Each of the 84 private rooms has exterior windows allowing for natural light and views
 - To maximize views, all windows are above parkade level
- Nourishment centres (sinks, fridges and ice machines)
- Quiet rooms – welcoming spaces for patients and visitors with comfortable furnishings
- Patient and visitor lounges with televisions
- Central team care stations
- Rehabilitation room to assist patients with their recovery
- UBC Faculty of Medicine workstations and conference room on each level