

# Queen Charlotte/Haida Gwaii Hospital Replacement Project



*“This new facility is more spacious and modern and is a great example of our continued investment in the health and well-being of families on Queen Charlotte/Haida Gwaii.”*

– Terry Lake, Minister of Health

- A design that achieves Leadership in Energy and Environmental Design (LEED) Gold certification and;
- The optimized use of B.C. wood in both the interior and exterior of the hospital, consistent with the Wood First Act.

## Partnership Highlights

During the design and construction of the facility, Northern Health will make monthly progress payments to the Design-Builder. The amount, timing and terms and conditions of those payments are set out in the Design-Build Agreement. Any costs in excess of the fixed-price agreement are the responsibility of the Design-Builder, protecting the taxpayer from cost overruns.

## Expected Benefits

Integrating design and construction, enabling effective risk transfer and implementing a fixed-priced contract creates certainty that the project will be delivered on time and on budget.

Benefits of using a Design-Build approach include:

- **Responsibility:** Responsibility for cost overruns and schedule delays rest with the private partner, not the taxpayer.
- **Integration:** The private partner is responsible for the design and construction of the facility, creating opportunities and incentives to optimize integration of these functions.
- **Innovation:** Bidders compete to propose the most creative and cost-effective way to deliver a project and the bidder

with the best proposal is awarded the contract. The competitive nature of the process incents bidders to propose more innovative designs than what might have been achieved if government prescribed its own design.

- **Certainty:** Taxpayers know they are going to get a project that is delivered on time and on budget through a pay-for-performance contract.

## Public Sector Partners

- Ministry of Health
- North West Regional Hospital District
- Northern Health

## Private Sector Partner

Bouygues Building Canada with design partner Perkins + Will

## Partnerships BC's Role

Partnerships BC managed the competitive selection process for this project.

Partnerships BC serves its clients through the planning, delivery and oversight of major infrastructure projects such as hospitals, roads, bridges, and accommodations projects.



## Project Overview

The Queen Charlotte/Haida Gwaii Hospital Replacement Project will enable Northern Health physicians and staff to deliver client-focused health care services in a modernized environment that will improve outcomes for patients.

The existing hospital was built in the early 1950s and analysis determined it was too costly to refurbish. The replacement hospital is being built on the same site as the existing facility and is scheduled to be complete and open for patients by the fall of 2015. The project is expected to generate approximately 189 direct jobs and 143 indirect jobs during the construction period.

The total value of the replacement hospital is up to \$50 million. The replacement hospital will feature:

- A new, two-storey, 5,000 square metre hospital that is three times the size of the existing hospital;
- Eight acute care beds, plus one labour, delivery and recovery suite;
- A new Home and Community care house with eight residential care beds for clients with complex needs
- Secure patio space with views of the ocean for patients and their families to enjoy;
- Expanded single-bed rooms with private washrooms, improving patient comfort and working conditions for staff and physicians;
- Bright, modern facilities that feature traditional Haida designs
- Designated program space for diagnostic imaging, laboratory and pharmacy;