

APPENDIX E
PROJECT BRIEF

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1. INTRODUCTION

In British Columbia health services are provided through six Health Authorities. The Interior Health Authority (“**Authority**”) operates acute care, extended care and intermediate care facilities, and provides healthcare through major programs such as Community Care, Public Health and Mental Health and Addictions to 17 percent of the BC Population. Its population is the second fastest growing in the Province, projecting growth of over 20 percent in the next 20 years. The Authority provides a range of tertiary and secondary medical care and ambulatory and paramedical services at its acute care sites.

Please refer to Interior Health website www.interiorhealth.ca for additional details.

2. THE PROJECT

2.1 Background

The Authority’s vision of setting new standards of excellence in the delivery of health services in BC requires an assertive plan for the future anticipating demand and delivering infrastructure and services to support growth and change. The Project forms a cornerstone for the expansion of services at our main acute site, Kelowna General Hospital and provides the first step in renewal and expansion of a key acute site in Vernon. These critical patient-focused initiatives are among the highest priorities of the Authority. The Project represents a major investment within the Authority’s services network and fits into a larger strategy of renewal and expansion. If any other capital redevelopment or expansion is approved, the Authority may consider expanding the scope of the Project under the RFP or Project Agreement and providing the opportunity to the successful Proponent. The Project is essential to meet both short and long-term demand projections but also to set the stage for appropriate health care service delivery throughout the region and across the wide spectrum of services required by the residents of the North and Central Okanagan areas. It is imperative that the Project proceed at the very earliest opportunity.

Key objectives for the Project are to:

1. Improve the coordination of care for patients, including multi-disciplinary team involvement and effective use of staff by consolidating and integrating outpatient and day care services on the Kelowna General Hospital and Vernon Jubilee Hospital sites.
2. Improve service efficiency and patient flow through revitalization, expansion and where necessary modernization of the emergency departments in Kelowna General Hospital and Vernon Jubilee Hospital.
3. Improve services for surgical patients through the development of a dedicated surgical suite for day care patients in the Ambulatory Care Centre at Kelowna General Hospital.
4. Improve services for Intensive Care Unit (ICU) patients through development of a larger, modern ICU at Vernon Jubilee Hospital.
5. improve efficiency and patient access to theatres by relocating and upgrading maternity and paediatric services at Vernon Jubilee Hospital.

2.2 Outline Project Scope

Kelowna General Hospital Ambulatory Care Centre (KGH - ACC)

The ACC will provide centralized facilities for a wide range of medical, surgical and allied outpatient services and will allow for the expansion of emergency services at KGH. The Project calls for the construction of a new ambulatory care facility in proximity to the existing KGH site, and includes appropriate linkages to the existing hospital, associated parking facilities, possible rooftop helipad, as well as shelled-in space for future expansion of the University of British Columbia (UBC) medical program. In addition to the Design, Build and Finance of a new Ambulatory Care Centre, the successful Proponent will provide non-clinical support services which will include plant maintenance and housekeeping. The current proposed site context is provided in this Appendix E.

The KGH – ACC is expected to include the following functions:

- Ambulatory Care
- General Clinics Area
- Surgical Services
 - Activities associated with surgical services include the following:
 - Day Care Surgery
 - Surgical Suite
 - Central Supply Department
- Interventional/Short Stay Area
- Express Testing Areas (Diagnostic Services)
 - This area will accommodate a collection of diagnostic services used predominately by outpatients and will have its own reception and waiting space. It includes:
 - Diagnostic Cardiology
 - Respiratory Diagnostics and Clinics
 - Neurodiagnostics
 - Satellite Lab Collection Station
 - Satellite Diagnostic Imaging
- Specialized Centre (Renal Services)
- Central Reception/Administration/Main Entry Area
- Retail Area
- Possible Helipad

- ACC Parking
- Academic and Research - UBC Medical Program
 - Administration Area – offices, conference room, workroom, etc
 - Teaching and Learning Area – Team meeting rooms, video conference rooms
 - Lounge/Locker/On-Call Area
 - Library – Support, Collection and Patron stations
 - Academic Appointments Area – Office, workroom and seminar room
 - Renovation of existing space in KGH to provide in-patient area conference rooms
- Procurement/supply/installation of certain equipment

All of the above constitute newly created capacity with the exception of the renovation of existing space in KGH for conference facilities.

Kelowna General Hospital – Emergency Department (KGH-ED)

The primary objectives of the KGH-ED Expansion Project are to improve service efficiency and patient flow through revitalization, expansion and where necessary modernization of the Emergency Department in Kelowna General Hospital. The current proposed site context is provided in this Appendix.

The KGH Emergency Department expansion is intended to provide:

- Expansion and full redesign of Emergency Services, including:
 - Reception/Triage Area
 - Communications Centre
 - Zone 1 – Trauma/Resuscitation/Emergent Area
 - Zone 2 – Urgent Treatment Area
 - Zone 3 – Minor Treatment Area
 - Zone 4 – Crisis Intervention Area
 - Zone 5 – Clinical Decision Unit; Staff Facilities
 - Administration Area
- Expansion into and renovation of space vacated by ambulatory care services;
- Relocation and expansion of ambulance garage and Emergency Medical Services;
- Renovation of existing Emergency Department area;
- Procurement/supply/installation of equipment; and
- Re-establish linkage and circulation with main hospital including parking, lobby, ambulatory care, diagnostics services and in-patient units.

Vernon Jubilee Hospital – Diagnostic and Treatment Building (VJH-DTB)

The current site context is provided in this Appendix. In addition to the Design, Build and Finance of a new Diagnostic and Treatment Building, the successful Proponent will provide non-clinical support services which will include plant maintenance and housekeeping. The proposed Diagnostic Treatment Building is intended to house:

- Ambulatory Care
 - Grouping of services within the ACC will include:
 - Medical day procedures
 - Minor surgical procedures

- Scope procedures
- Outpatient clinics
- Support services
- Emergency Department Services
- Day Surgery
- Operating Room (OR)
 - The OR will accommodate general surgery, gynecology, obstetrics, dental, urology, orthopedic and ophthalmology services.
- ICU / CCU
- Sterile Processing and Distribution
- Maternity/Paediatrics
- Procurement/supply/installation of certain equipment

3. PRELIMINARY PROGRAMMING

The following information describes the order of magnitude size of the development estimated to meet the scope outlined in Section 2.2.

Table 3.0 – Estimated Size of Development

Assumption Based on Scope	KGH-ACC	KGH-ED	VJH-DTB
New Build	17,365 m ²		12,566 m ²
Renovate Existing		3,100 m ²	
Estimated Total Development	17,365 m ²	3,100 m ²	12,566 m ²

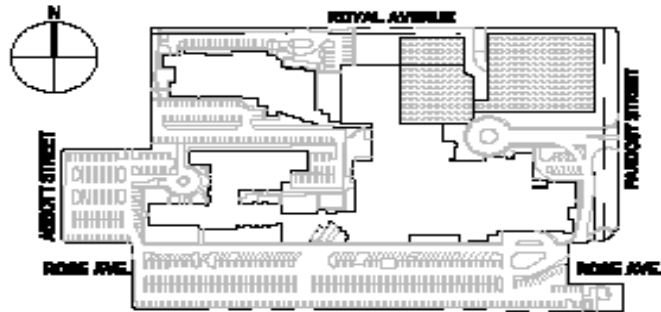
Kelowna General Hospital – Site Plan

PROJECT INFORMATION

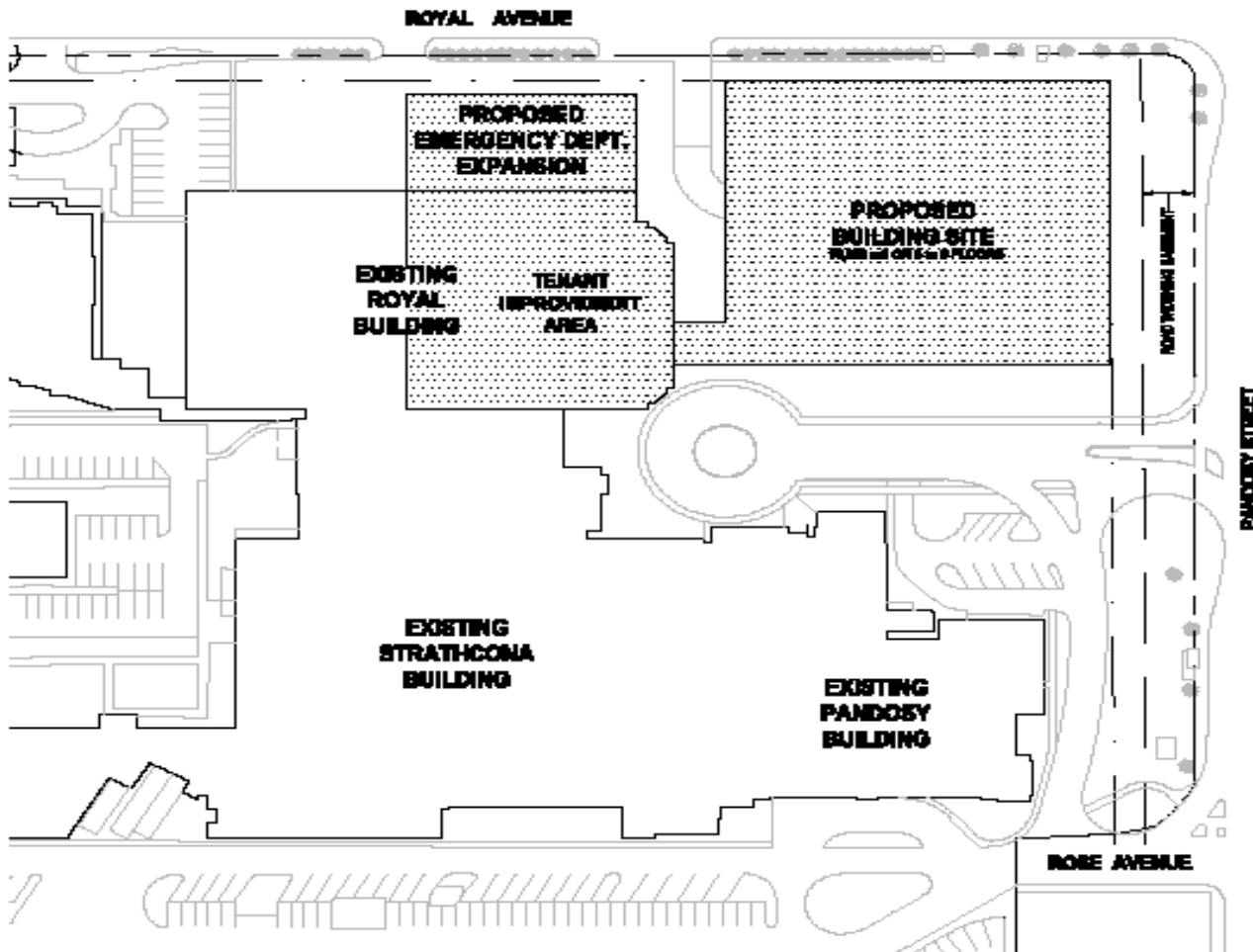
ZONING:	P1
FLOOR AREA RATIO:	2.8
MAX. SITE COVERAGE:	85%
MAX. HEIGHT:	32.8m or 6 STOREYS
MIN. FRONT AND SIDE SETBACKS:	5.0m
PANDOSY ST. ROAD WIDENING EASEMENT	10m ±
PARKING STALLS REQUIRED:	200

SITE PREPARATION CONDITIONS

- SOME DEMOLITION REQUIRED FOR TENANT IMPROVEMENTS
- EXCAVATION IS NOT TO EXCEED WATER TABLE (1.0m BELOW EXISTING GRADE)
- SOIL DEMONSTRATION REQUIRED BENEATH NEW BUILDING
- RECONFIGURATION OF SITE ACCESS REQUIRED FOR PARKING AND AMBULANCE



Site Context Plan



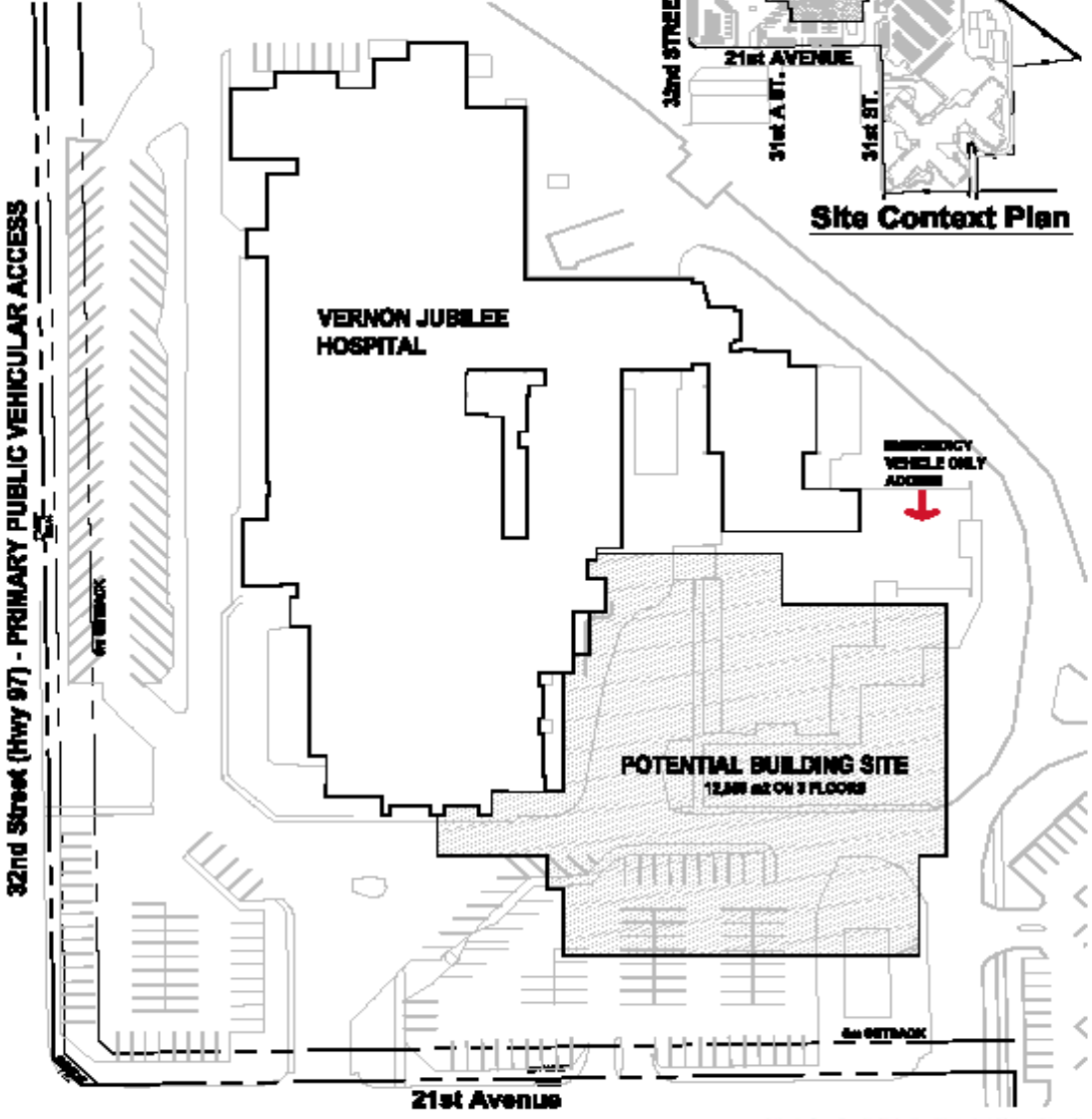
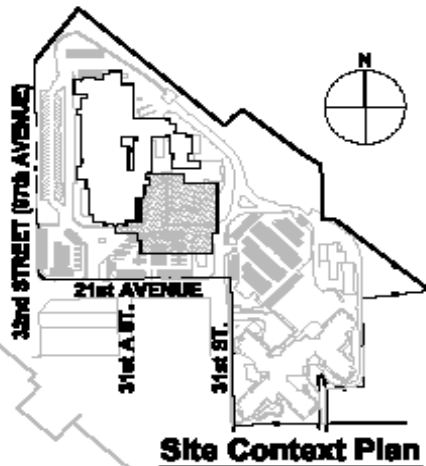
**Kelowna General Hospital
 Ambulatory Care Centre**

CANNONDESIGN

Vernon Jubilee Hospital – Site Plan

SCALE: 1/8" = 1'-0"
 SHEET NO. 101
 DATE: 05/01/07
 DRAWN BY: J. BROWN
 CHECKED BY: M. BROWN

- NOTES:**
- SEE EXISTING PLAN
 - SEE EXISTING PLAN
 - SEE EXISTING PLAN



**Vernon Jubilee Hospital
 Diagnostic and Treatment Building**

CANNON DESIGN
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