

Royal Jubilee Hospital Patient Care Centre



“The new Royal Jubilee Hospital will be designed to provide the best patient care possible in a safe, modern building. A more caring environment will benefit both patients and health professionals.”

– George Abbott, former Minister of Health Services

Project Overview

The new 500-bed Royal Jubilee Hospital Patient Care Centre will provide inpatient services to medical/surgical patients and patients suffering from mental health and addictions issues.

The facility will modernize and centralize inpatient accommodation replacing services currently dispersed across seven different buildings on the Royal Jubilee Hospital campus. It will be directly connected with the existing Diagnostic and Treatment Centre to establish a core of modern facilities to support the tertiary health care needs of Vancouver Island residents.

The design and features of the Patient Care Centre are expected to yield benefits in three broad areas:

- Create a centre of excellence in elder care;
- A magnet workplace that attracts, retains and trains high quality staff; and
- A sustainable solution that will have a light footprint on the environment through the build, operate and maintain phase.

The total project capital cost is \$348.6 million, which includes the Patient Care Centre (\$282.5 million project capital cost), delivered using the partnership delivery

model plus additional project elements (e.g. power plant upgrades, medical equipment procurement, parking, etc.) that will be procured using the traditional delivery model (estimated at \$66.1 million).

Partnership Highlights

Under the terms of the 30-year partnership agreement, ISL Health will build a 500-bed, 37,000-square-metre Patient Care Centre that is comprised of 83 per cent single-bed patient rooms. ISL Health will be responsible for completing and commissioning the new Patient Care Centre by December 2010.

The private partner will also provide a range of facilities management services to the Patient Care Centre on completion of the facility, including: plant services; housekeeping and waste management services; help desk services; utility services; and grounds maintenance.

ISL Health 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 ISL Health does not meet the high-quality standards contained in the project agreement.

Expected Benefits

The final partnership agreement between the Vancouver Island Health Authority and ISL Health is expected to achieve value for taxpayers' dollars of \$22.2 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;
- Lifecycle 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
- Vancouver Island Health Authority
- Capital Regional Hospital District

Private Sector Partners

ISL Health

- Design: Cannon Design
- Construction: Acciona Lark Joint Venture
- Finance: Innisfree, Acciona Concessions and Lark Group
- Facilities Mgmt: Angus Consulting Management Western Limited and Acciona Facility Services S.A.

Partnerships BC's Role

Partnerships BC acted as the procurement manager for this project.