

Surrey Memorial Hospital Redevelopment and Expansion: Emergency Department and Critical Care Tower



“The critical care tower and new emergency department will enable Surrey Memorial Hospital to continue to provide quality patient care to more families in the years to come.”

– Mike de Jong, Minister of Health

the existing hospital (traditional delivery method). The emergency department will be completed in 2013, and the critical care tower will open to patients in 2014.

Partnership Highlights

Under the terms of the 30-year partnership agreement, Integrated Team Solutions will design, build, finance and maintain the following project components:

- A new, 5,350-square-metre emergency department;
- A neonatal intensive care unit with 48 bassinets to care for high-risk babies and a pediatric pharmacy;
- An adult intensive care unit accommodating 25 beds;
- Three medical/surgical units that can accommodate up to 36 beds of which 20 are high-dependency beds;
- A clinical academic campus;
- A rooftop helipad;
- A new, 2,270-square-metre purpose-built laboratory; and
- A total of 444 parking stalls.

Integrated Team Solutions will also provide a range of facilities management services to the new facility, including: plant services, housekeeping and waste management services and help desk services.

Fraser Health will pay Integrated Team Solutions a monthly service payment; those payments are based on performance, facility availability and service quality. Service payments can be reduced if Integrated Team Solutions does not meet the high-quality standards contained in the project agreement.

Expected Benefits

The final partnership agreement between the Fraser Health Authority and Integrated Team Solutions is expected to achieve value for taxpayers' dollars of \$31 million (net present cost) compared to the traditional procurement delivery method. Additional benefits from the partnership delivery method include:

- Schedule certainty: The private partner receives a significant portion of their payment through monthly availability payments once the facilities are available for use, thereby providing a financial incentive to complete the project on time.
- Cost certainty: The project agreement is a fixed price contract.
- Integration: The private partner is responsible for the design and construction, long-term operations, maintenance and rehabilitation of the asset. This creates opportunities and incentives to integrate these functions to optimize performance of the facilities over the duration of the project agreement.
- Life cycle maintenance: The private partner is responsible and accountable for ensuring the facilities are maintained and rehabilitated over the duration of the project agreement otherwise the annual service payment may be reduced.

Public Sector Partners

- Ministry of Health
- Fraser Health Authority

Private Sector Partners

- Integrated Team Solutions
- Design: CEI Architecture Planning Interiors and Parkin Architects Ltd.
- Construction: EllisDon Inc.
- Finance: EllisDon Inc. and Fengate Capital Management Ltd.
- Facilities Mgmt: Honeywell Limited (Canada)

Partnerships BC's Role

Partnerships BC acted as the procurement manager for this project.

Project Overview

Investments in the new emergency department and critical care tower at Surrey Memorial Hospital will help reduce emergency room congestion, increase the number of acute care beds, establish a centre of excellence in care for high-risk newborns, provide a larger adult intensive care unit, create improved space for the University of British Columbia clinical academic campus at Surrey and help attract and retain health care professionals.

The expansion at SMH will also include renovations to the existing hospital. Those renovations will add inpatient beds, create an expanded family birthing unit, including a second dedicated maternity operating room, and expand the pharmacy and sterile processing unit.

As part of the Province's commitment to environmental sustainability and green buildings, the new emergency department and critical care tower will be designed and built to achieve LEED Gold certification. It will also maximize the interior and exterior use of wood, in keeping with the Wood First Act.

The total project capital cost is \$512 million, which includes the emergency department and critical care tower (partnership delivery method) and renovations to