

Lakes District Hospital and Health Centre Replacement Project



“The new hospital will be a welcome addition by families and health-care professionals alike. Building patient care in Burns Lake with the replacement of Lakes District Hospital and Health Care has been a true community effort.”

- John Rustad, MLA for Nechako Lakes and Minister of Aboriginal Relations and Reconciliation

- Glazed windows that help the save energy and maintenance costs and allow patients to benefit from natural daylight;
- A design that achieves Leadership in Energy and Environmental Design (LEED) Gold standards; 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
- Stuart Nechako Regional Hospital District
- Northern Health

Private Sector Partner

PCL Constructors Westcoast Inc. with design partner CEI Architecture

Partnerships BC's Role

Partnerships BC was responsible for managing 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 Lakes District Hospital and Health Centre Replacement Project will enable Northern Health physicians and staff to deliver quality, sustainable, client-focused health care services in a modernized environment.

The current Lakes District Hospital and Health Centre in Burns Lake was built in 1960 and refurbishing it was deemed too costly. The new hospital is being built behind the current facility, which will be demolished once the new centre is completed and occupied.

The replacement hospital is scheduled to open for patients by fall 2015. The project is expected to generate approximately 200 direct jobs during the construction period.

The facility will cost up to \$55 million. Key features of the project include:

- The design and construction of a modern primary health care facility to replace the existing facility;
- A total of 16 beds including 13 acute care beds;
- One isolation room, one palliative care room and one labour, delivery and recovery suite;
- Space for a medical clinic;
- Space for the delivery of mental health and addictions services, public health, and home and community care;
- A new laboratory, diagnostic imaging and pharmacy services;
- Standardization of inpatient rooms, reducing medical errors and increasing overall efficiency;