

SCHEDULE 8

PAYMENTS

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SCHEDULE 8

PAYMENTS

1. INTERPRETATION

1.1 Definitions

In this Schedule, in addition to the definitions set out in Schedule 1 of this Agreement:

“Availability Condition” means, with respect to a Functional Unit, that the Functional Unit, Maintained Equipment within the Functional Unit and normal access routes are in a state or condition that:

- (a) allow safe and convenient access to all persons who are entitled to enter, leave, occupy or use it, using normal access routes; and
- (b) is complete, operational, safe, functional and fit for its intended use (as contemplated in the Room Data Sheets), and meets all other requirements of this Agreement including Section 3.2 of Appendix 4C [Plant Services] and of the Room Data Sheets,

and for Functional Units on floors other than the ground floor at least 2 elevators are functional and operating to manufacturer’s specifications.

“Benchmarked Amount” means, until the first Benchmarking Date, the Benchmarked Amount (Base Date), and from and after the first Benchmarking Date means the amount determined pursuant to Section 9.3 of this Schedule;

“Benchmarked Amount (Base Date)” has the meaning given in Section 9.1 of this Schedule

“Benchmarked Labour Rates” means the labour rates, inclusive of wage rates and benefits (including any relocation and other allowances based on geography or market conditions) adjusted to be applicable on a full-time equivalent basis for the Benchmarking Job Classifications for the relevant portions of the Plant Services, the Help Desk Services, the Utility Management Services, the Roads, Grounds and Landscape Maintenance Services and the Security Services, determined at each Benchmarking Date in accordance with the provisions of Section 9 of this Schedule 8, and includes Benchmarked Sub-Contractor Labour Rates;

“Benchmarked Sub-Contractor Labour Rates” means the Sub-contractor hourly straight time charge-out rates for the Fort St. John area for relevant services performed relating to Plant Services, Help Desk Services, Utility Management Services, Roads, Grounds and Landscape Maintenance Services and Security Services, and such Sub-contractor labour rates are determined at each Benchmarking Date in accordance with the provisions of Section 9 of this Schedule 8;

“Benchmarking Date” means the date that is two years after the Service Commencement Date and thereafter every third anniversary of that date;

“Benchmarking Job Classifications” means the job classifications listed in Appendix 8C [Benchmarking Information];

“Benchmarking Exercise” has the meaning given in Section 9.2 of this Schedule;

“Benchmarking FTEs” means, with respect to the Benchmarking Job Classifications, the full-time equivalents to a salaried employee without overtime benefits as listed in Appendix 8C [Benchmarking Information];

“Capital Payment” means the sum for each Payment Period set out in Appendix 8E [Capital Payment];

“Deduction” means a deduction from a Service Payment, calculated in accordance with this Schedule;

“Event” means an incident or state of affairs affecting the Availability Condition of a Functional Unit or requiring Services to be performed (or both);

“Functional Unit” means a room or space which is specified as such in Appendix 8A to this Schedule;

“High Service Failure” means a Service Failure which has been designated in Schedule 4 [Services Protocols and Specifications] or in this Schedule as a High Service Failure;

“Lifecycle Account Financing Credit” means the sum for each Payment Period set out in column C of Appendix 8D [Lifecycle Payment];

“Lifecycle Payment” means the sum for each Payment Period set out in column B of Appendix 8D [Lifecycle Payment];

“Linked Unit” means, with respect to a Functional Unit, any other Functional Unit which is designated in Appendix 8A as being linked to the first Functional Unit;

“Long Stop Return Date” has the meaning set out in Section 4.10 of this Schedule;

“Low Service Failure” means a Service Failure which has been designated in Schedule 4 [Services Protocols and Specifications] or in this Schedule as a Low Service Failure, or a Service Failure which has not been designated as a Medium Service Failure or High Service Failure;

“Medium Service Failure” means a Service Failure which has been designated in Schedule 4 [Services Protocols and Specifications] or in this Schedule as a Medium Service Failure;

“New Service Provider Start Date” means

- (a) the Service Commencement Date; or
- (b) if any Service Provider is replaced by a new Service Provider after the Service Commencement Date, the date on which the Services begin to be provided by the replacement Service Provider or, if earlier, the date on which they were first due to be provided;

“New Service Provider Transition Period” has the meaning set out in Section 3.15 of this Schedule;

“Non Construction Costs” has the meaning set out in Section 8.3(a)(2)(B) of this Schedule;

“Payment Adjustment Report” has the meaning set out in Section 7.1(e) of this Schedule;

“Payment Period” means a calendar month;

“Performance Monitoring Report” has the meaning set out in Schedule 4 [Services Protocols and Specifications];

“Periodic Payment” means the sum calculated in accordance with Section 2.2 of this Schedule;

“Permanent Repair” means Rectification where a Temporary Repair has been permitted and carried out pursuant to Section 3.11 of this Schedule;

“Permanent Repair Deadline” has the meaning set out in Section 3.11(a)(4) of this Schedule;

“Rectification” has the meaning set out in Schedule 4 [Services Protocols and Specifications];

“Rectification Period” for an Event means the amount of time, if any, specified as such for that Event in Appendix 8A (for an Unavailability Event) or Schedule 4 [Services Protocols and Specifications] or for reports or other documentation required to be delivered by Project Co, 24 hours, or, if not so specified for a Service Failure:

- (a) 4 hours for a High Service Failure;
- (b) 12 hours for a Medium Service Failure; and
- (c) 168 hours for a Low Service Failure,

in each case calculated:

- (d) from the time that the Event is reported to the Help Desk; or
- (e) in the case of an Event that has not been Rectified within one or more earlier Rectification Periods, from the end of the immediately preceding Rectification Period;

“Response Time” has the meaning set out in Schedule 4 [Services Protocols and Specifications];

“Return Date” has the meaning set out in Section 4.3(d) of this Schedule;

“RHD Funding” has the meaning set out in Section 8.1 of this Schedule;

“Service Failure” means any failure by Project Co, other than an Unavailability Event, to provide the Services in accordance with this Agreement and in particular in accordance with Schedule 4 [Services Protocols and Specifications], and includes a failure to satisfy any Performance Indicator;

“Service Failure Deduction” means a Deduction which may be made in respect of a Service Failure;

“Service Payment” means the sum calculated in accordance with Section 2.1 of this Schedule;

“Temporary Alternative Accommodation” means accommodation offered to the Authority by Project Co as a substitute for any Unavailable Functional Unit pursuant to Section 4.1 of this Schedule;

“Temporary Alternative Accommodation Notice” has the meaning set out in Section 4.1 of this Schedule;

“Temporary Availability Condition” has the meaning set out in Section 3.11(a)(2) of this Schedule;

“Temporary Repair” means, in respect of the occurrence of an Unavailability Event, works of a temporary nature that do not constitute Rectification;

“Temporary Repair Proposal” has the meaning set out in Section 3.11(a) of this Schedule;

“Total Unavailability” occurs when:

- (a) Functional Units with floor area of 25% or more of the Facility are Unavailable at the same time and a Rectification Period has expired with respect to each such Unavailable Functional Unit;
- (b) 50% or more of the washrooms in the Facility are Unavailable at the same time and a Rectification Period has expired with respect to each such washroom; or
- (c) any of the following are not accessible:
 - (1) two or more of the required fire exits; or
 - (2) all of the patient transfer elevators,

and a Rectification Period has expired with respect to each Event that caused such lack of access and the Authority has not approved a mitigation plan put forward by Project Co;

“Transition” means the tolerance level for the making of Deductions in respect of Service Failures as described in Section 3.15 of this Schedule;

“Unavailable” and **“Unavailability”** means, with respect to a Functional Unit, that such Functional Unit or an applicable Linked Unit is in a state or condition that does not comply with the Availability Condition;

“Unavailability Deduction” means a Deduction which may be made in respect of an Unavailability Event;

“Unavailability Event” means an incident or state of affairs which causes one or more Functional Units to be Unavailable; and

“Unit Deduction Amounts” means the amount of the Deduction specified in Appendix 8A per Functional Unit for an Unavailability Event, which amounts are Index Linked.

2. CALCULATION OF SERVICE PAYMENTS

2.1 Service Payment

From and after the Service Commencement Date, the Authority will pay Project Co in respect of each Payment Period the Service Payment calculated as follows:

- (a) the Periodic Payment for that Payment Period;

- (b) the Capital Payment for that Payment Period;
- (c) the Lifecycle Payment for that Payment Period, Index Linked, less the Lifecycle Account Financing Credit (which for greater certainty is not Index Linked);
- (d) subject to Section 3.1 of this Schedule, minus the aggregate of Deductions for that Payment Period; and
- (e) plus reimbursement of the direct costs incurred by Project Co for snow plowing and removal in accordance with Section 2.2(a)(3) of Appendix 4F [Roads, Grounds and Landscape Maintenance Services].

The parties agree that, as set out in Section 10.2 of Schedule 2 [Design and Construction Protocols], Project Co is not entitled to achieve Service Commencement prior to the Target Service Commencement Date in effect as of the Effective Date, which for greater certainty is May 31, 2012 and Project Co is not entitled to any Service Payments prior to that date.

Project Co acknowledges that the Payment Periods identified in Appendix 8D and 8E for the Capital Payment, Lifecycle Payment and Lifecycle Account Financing Credit assume that Service Commencement is achieved by the Target Service Commencement Date, and the Payment Periods are expressed numerically in terms of the Payment Periods starting from the Target Service Commencement Date. If Service Commencement is achieved after the Target Service Commencement Date, then the first Capital Payment, Lifecycle Payment and Lifecycle Account Financing Credit will be for the relevant Payment Period, or prorated portion thereof, indicated for the time after the Target Service Commencement Date, and Project Co will not be entitled to any Capital Payment and Lifecycle Payment and the Authority will not be entitled to any credit for the Lifecycle Account Financing Credit for Payment Periods, or prorated portions thereof, between the Target Service Commencement Date and the Service Commencement Date.

2.2 Periodic Payments

The Periodic Payment for each Payment Period from and after the Service Commencement Date will be [REDACTED], subject to the following adjustments:

- (a) the Benchmarked Amount will be indexed as follows:
 - (1) the Benchmarked Amount (Base Date) will be Index Linked until the first Benchmarking Date, and not indexed thereafter;
 - (2) for the period from each Benchmarking Date until the next Benchmarking Date (or until the Expiry Date for the last such period) the new applicable Benchmarked Amount will be indexed using the same formula as amounts that are Index Linked but the Base Date will be deemed to be the date that is two months prior to the immediately preceding Benchmarking Date; and
 - (3) the indexation under Section 2.2(a)(2) of this Schedule will apply to each Benchmarked Amount only for the period from the Benchmarking Date that set

such Benchmarked Amount until the next Benchmarking Date (or until the Expiry Date for the last such period);

- (b) the amount that is [REDACTED] of the Periodic Payment will be Index Linked;
- (c) the Benchmarked Amount will be adjusted in accordance with Section 9 of this Schedule;
- (d) if the first Payment Period from and after the Service Commencement Date is less than a full calendar month, the Periodic Payment will be reduced by the same proportion that the first Payment Period is less than a full calendar month; and
- (e) if the last Payment Period of the Term is less than a full calendar month, the Periodic Payment will be reduced by the same proportion that the last Payment Period is less than a full calendar month.

3. DEDUCTIONS FROM SERVICE PAYMENTS

3.1 Entitlement to Make Deductions

If at any time after the Service Commencement Date an Unavailability Event or a Service Failure occurs the Authority will be entitled to make Deductions in accordance with this Schedule 8 (including Section 3.9 of this Schedule 8) in respect of that Unavailability Event or Service Failure (and, for greater certainty, in respect of all other Unavailability Events and Service Failures) from the Service Payment for the relevant Payment Period, except that:

- (a) the maximum aggregate of all Deductions that the Authority can make from a Service Payment in respect of a Payment Period is the amount of the Periodic Payment plus the amount of the Capital Payment and the amount of the Lifecycle Payment; and
- (b) to the extent that an Unavailability Event or a Service Failure is the result of an Excusing Event or a Compensation Event, the Authority will not be entitled to make Deductions.

3.2 Classification of Event

The classification of an Event as a Service Failure or an Unavailability Event, and the rank of an Unavailability Event, will be made at the time at which the occurrence of the Event is reported to the Help Desk or otherwise reported to Project Co. If an Event which results in an immediate Service Failure Deduction (because there is no applicable Response Time or Rectification Period) can properly be classified as both a Service Failure and an Unavailability Event at the time it is reported, it will be classified as the Event that has the highest potential Deduction applicable to it. An Event which is incorrectly classified may be re-classified only with the approval of the Authority, such approval not to be unreasonably withheld. If such an Event is re-classified, the appropriate Deduction (if applicable) will be made and any Deduction incorrectly applied will be withdrawn.

3.3 Service Failure Becoming Unavailability Event

A Service Failure may become or lead to an Unavailability Event if circumstances change or the Service Failure continues. In such a circumstance, when the Functional Unit becomes Unavailable, the Service

Failure will have ended (without prejudice to the Service Failure Deductions that have accrued to that point) and an Unavailability Event will have occurred.

3.4 Total Unavailability

When Total Unavailability occurs, there will be deemed to be an Unavailability Event for each Functional Unit that otherwise met the Availability Condition at that time and all Functional Units will continue to be deemed to be Unavailable until Total Unavailability no longer occurs.

3.5 Deductions for Unavailability Events

Subject to Sections 3.1, 3.9 and 3.12 of this Schedule, the Deduction in respect of each Unavailability Event will be the greater of:

- (a) \$50, Index Linked; and
- (b) subject to Section 3.6 of this Schedule, the aggregate of the Unit Deduction Amounts for all Functional Units made Unavailable as a result of the Unavailability Event.

3.6 Unavailable But Used

If any Functional Unit is Unavailable (including, for greater certainty, Functional Units that are deemed Unavailable under Section 3.4 of this Schedule) but the Authority continues to use it or a Linked Unit for the intended use or purpose of that Functional Unit or Linked Unit, for the purposes of Section 3.5(b) of this Schedule the Unit Deduction Amount applicable to an Unavailability Deduction for such Functional Unit and Linked Unit will be multiplied by 50%.

3.7 Deductions for Service Failures

Subject to Sections 3.1 and 3.15 of this Schedule, the amount of the Deduction in respect of a Service Failure will be as follows:

- (a) for a High Service Failure, the sum of \$1,000, Index Linked;
- (b) for a Medium Service Failure, the sum of \$300, Index Linked; and
- (c) for a Low Service Failure, the sum of \$30, Index Linked.

3.8 Response Time

If an Event occurs and a Response Time is indicated in Schedule 4 [Services Protocols and Specifications], in addition to any other Deduction arising from such Event, if Project Co does not respond as required under this Agreement within the applicable Response Time:

- (a) a Low Service Failure will be deemed to have occurred; and
- (b) unless otherwise specified in Schedule 4 [Services Protocols and Specifications], a new Response Time will start and the provisions of this Section 3.8 will again apply and will

continue to apply with repeated Low Service Failures until Project Co responds as required under this Agreement.

Nothing in this Section 3.8 will limit any other Deductions in respect of the same Event or the occurrence of, and Deductions in respect of, additional Events that occur within a Response Time period.

3.9 Rectification Periods

If an Event occurs:

- (a) in the case of a Service Failure for which there is no Rectification Period, the Authority will make the applicable Service Failure Deduction;
- (b) in the case of an Unavailability Event, other than a deemed Unavailability Event due to Total Unavailability, if Project Co Rectifies the Unavailability Event within the Rectification Period, then no Deduction will be made for such Unavailability Event;
- (c) in the case of a deemed Unavailability Event due to Total Unavailability, the Authority will make the applicable Unavailability Deduction; and
- (d) in any case and in addition to the foregoing, if Project Co does not Rectify the Event (which in the case of deemed Unavailability Events due to Total Unavailability means that Total Unavailability no longer occurs) within the Rectification Period:
 - (1) the applicable Deduction will be made for the Event; and
 - (2) a new Event (which in the case of a Service Failure will be of the same category as the original Service Failure unless otherwise specified in Schedule 4 [Service Protocols and Specifications]) will be deemed to occur at the end of such Rectification Period and the provisions of this Section 3.9 will again apply and will continue to apply with repeated Deductions until Project Co Rectifies the Event.

Nothing in this Section 3.9 will limit any other Deductions in respect of the same Event or the occurrence of, and Deductions in respect of, additional Events that occur within a Rectification Period.

3.10 Multiple Events

If the root cause of a series of Events is substantially the same, whether or not Project Co Rectifies any or all of the Events within the applicable Rectification Period, there will be deemed to be a Medium Service Failure on the occurrence of any of the following:

- (a) the third such Event in a day and on the occurrence of each subsequent such Event in that day; and
- (b) the fourth such Event in a rolling consecutive seven day period and on the occurrence of each subsequent such Event in that seven day period.

3.11 Temporary Repairs

If Project Co is unable to Rectify an Unavailability Event within the applicable Rectification Period due to the need for specialized materials or personnel that are not required by this Agreement to be immediately available at the Facility and are not, and cannot reasonably be expected to be, available at the Facility, then:

- (a) Project Co may provide the Authority with a proposal (the “**Temporary Repair Proposal**”) for:
 - (1) a Temporary Repair;
 - (2) a temporary modification to the Availability Condition for the relevant Functional Unit until the Permanent Repair is completed (the “**Temporary Availability Condition**”);
 - (3) the Permanent Repair; and
 - (4) the period within which to complete the Permanent Repair (the “**Permanent Repair Deadline**”);
- (b) the Authority may in its discretion, but without unreasonable delay, consider the Temporary Repair Proposal, and Project Co will not carry out the Temporary Repair until the Temporary Repair Proposal is accepted by the Authority;
- (c) if the Authority accepts the Temporary Repair Proposal, Project Co will carry out the Temporary Repair in accordance with the Temporary Repair Proposal;
- (d) if the Temporary Repair is completed in accordance with the Temporary Repair Proposal, the Availability Condition for the relevant Functional Unit will be modified to be the Temporary Availability Condition until the Permanent Repair Deadline;
- (e) if the Permanent Repair is not completed by the Permanent Repair Deadline, the Temporary Availability Condition will cease to be the Availability Condition and the Authority may make all applicable Unavailability Deductions with effect from the Permanent Repair Deadline; and
- (f) except with respect to the applicable modification of the Availability Condition, nothing in this Section 3.11 will limit the Authority’s entitlement to Deductions within the applicable Rectification Periods.

3.12 Compliance with Laws and Good Industry Practice

When carrying out Rectification, or works of Temporary Repair pursuant to Section 3.11 of this Schedule, Project Co will at all times act in accordance with Laws and Good Industry Practice. If in doing so Project Co breaches Law, there will be deemed to be a new additional High Service Failure. If in doing so Project Co breaches Good Industry Practice, but does not also breach Laws, there will be deemed to be a new additional Low Service Failure.

3.13 Deficiency Correction Period - Unavailability

During the 28 day period beginning on the Service Commencement Date, the amount of any Unavailability Deductions for Unavailability Events directly caused by Deficiencies will be reduced by 100%. This Section 3.13 does not give any relief in respect of any Service Failure Deductions.

3.14 Service Failure Related Solely to Unavailability

No Service Failure Deduction will be made if the Service Failure to which it relates arises solely as a result of the Unavailability of the Functional Unit in which the Service was to be provided. If any Functional Unit is Unavailable but the Authority continues to use it for the intended use or purpose of that Functional Unit, the Authority will, subject to Section 3.3 of this Schedule, deduct the full amount of any Service Failure Deductions that apply to the Services in the applicable Functional Unit.

3.15 Transition Periods - Service Failures

In respect of each Service, there will be a period of 90 days (the "**New Service Provider Transition Period**") for Transition beginning on each New Service Provider Start Date. During each New Service Provider Transition Period the following provisions will apply:

- (a) during the first 30 days of the New Service Provider Transition Period, the amount of any Service Failure Deductions will be reduced by 75%;
- (b) during the next 30 days of the New Service Provider Transition Period, the amount of any Service Failure Deductions will be reduced by 50%; and
- (c) during the final 30 days of the New Service Provider Transition Period, the amount of any Service Failure Deductions will be reduced by 25%.

This Section 3.15 will not give any relief during any period of Transition in respect of Unavailability Deductions.

4. TEMPORARY ALTERNATIVE ACCOMMODATION

4.1 Project Co Option to Provide

If an Unavailability Event occurs Project Co may offer the Authority Temporary Alternative Accommodation by notice (the "**Temporary Alternative Accommodation Notice**") to the Authority within 5 Business Days from the commencement of the applicable Event.

4.2 Requirements

The Temporary Alternative Accommodation must:

- (a) comply with the Availability Condition for the Functional Units affected by the Unavailability Event for which Temporary Alternative Accommodation is offered;
- (b) be a temporary alternative having regard to the facts and the circumstances in existence;

- (c) be upon terms which are not materially different from the terms upon which the Authority occupied the affected Functional Unit;
- (d) unless the Authority otherwise agrees, be accommodation that Project Co is not already obligated to provide to the Authority;
- (e) be supplied with the Services to the standards set out in Schedule 4 [Services Protocols and Specifications] which Project Co would under normal circumstances be providing within the Unavailable Functional Unit;
- (f) not involve the Authority incurring any additional cost or charges in respect of the Temporary Alternative Accommodation including the reasonable costs of any relocation to and from the Temporary Alternative Accommodation; and
- (g) be in reasonable proximity to the Facility, be reasonably accessible by public and private transport and have adequate parking.

4.3 Notice Requirements

The Temporary Alternative Accommodation Notice must:

- (a) describe the Temporary Alternative Accommodation;
- (b) invite the Authority to inspect the Temporary Alternative Accommodation and give the Authority reasonable notice of a time and a date when it may do so;
- (c) set out Project Co's proposals regarding the timing and co-ordination of relocation to the Temporary Alternative Accommodation;
- (d) specify the date (which must be agreed by the Authority before the submission of the written notice) by which Project Co reasonably expects the Authority to be able to relocate back to the applicable Functional Unit (the "**Return Date**"); and
- (e) describe the terms upon which the Authority will be entitled to occupy such Temporary Alternative Accommodation including the proposed division of such accommodation into Functional Units and the weighting to be attributed to them for the purposes of the operation of this Schedule.

4.4 Acceptance by Authority

If it wishes to inspect the Temporary Alternative Accommodation the Authority will do so within 5 Business Days of receipt of the Temporary Alternative Accommodation Notice. The Authority will notify Project Co in writing of its acceptance or refusal of the proposed Temporary Alternative Accommodation within 24 hours of its inspection or, if the Authority has elected not to inspect, within 5 Business Days of receipt of the Temporary Alternative Accommodation Notice. The Authority may in its discretion refuse or accept any proposed Temporary Alternative Accommodation that does not meet the requirements of Section 4.2 of this Schedule and in all other cases will act reasonably when deciding to accept or refuse any proposed Temporary Alternative Accommodation.

4.5 Effect of Acceptance

If the Authority accepts the offer of Temporary Alternative Accommodation:

- (a) which is not within the Facility then, without affecting the Authority's remedial rights under Section 11 of this Agreement, the Authority will not be entitled to vacate the Temporary Alternative Accommodation until the earlier of the Return Date and the date on which the Authority is entitled and able to return to and use the Functional Unit in accordance with the agreed program for return and re-commissioning referred to in Section 4.8 of this Schedule; and
- (b) which is within the Facility and the Authority subsequently needs such Temporary Alternative Accommodation in connection with needs that were not anticipated at the time the Authority agreed to occupy the space, then the Authority will be entitled to vacate the Temporary Alternative Accommodation.

4.6 Additional Authority Costs

Project Co will pay for any additional reasonable and direct costs and expenses incurred by the Authority in respect of Temporary Alternative Accommodation, including reasonable relocation costs to and from the Temporary Alternative Accommodation.

4.7 Deduction

If the Authority accepts Project Co's offer of Temporary Alternative Accommodation, no further Deductions will be made in respect of a Functional Unit vacated by the Authority while the Temporary Alternative Accommodation replacing that Functional Unit is being used by the Authority. The Authority will be entitled to make Deductions in respect of any Service Failure or Unavailability Event which occurs in the Temporary Alternative Accommodation as if the Temporary Alternative Accommodation was the Functional Unit which it replaced and any Deduction in respect of an Unavailability Event will be calculated using the Unit Deduction Amounts attributed to such Functional Unit.

4.8 Return to Functional Unit

When Project Co has completed the required works to enable the Authority to return to the Functional Unit the Authority will confirm that the Availability Condition is met for the Functional Unit and the Authority and Project Co will agree to a relocation program to return to the Functional Unit and any necessary period for re-commissioning.

4.9 Failure to Complete Works

If the Authority has accepted the proposed Temporary Alternative Accommodation and Project Co fails to complete the works to enable the Authority to return to the relevant Functional Unit on the Return Date:

- (a) the Temporary Alternative Accommodation will be deemed to be Unavailable with effect from the Return Date until the date on which the Unavailability Event has been Rectified and the Authority is able to resume its use of the Functional Unit; and

- (b) the Authority may, in its absolute discretion, vacate the Temporary Alternative Accommodation at any time after the Return Date or remain in occupation, and in the latter circumstance a 50% reduction will apply with respect to the Unavailability Deduction.

4.10 Long Stop Return Date

The Authority will specify a date (the “**Long Stop Return Date**”), being a date no earlier than 30 days after the Return Date, by which the Rectification must be completed and if Project Co fails to complete the Rectification of the Functional Unit for which the Temporary Alternative Accommodation is a replacement by the Long Stop Return Date:

- (a) the Authority may (without prejudice to its rights under Section 12 (Project Co Events of Default) or any other express rights of the Authority under this Agreement) take such steps as it considers to be appropriate (either itself or by engaging others to take such steps) to restore the Functional Unit to a condition that satisfies in all respects the requirements of Schedule 4 [Services Protocols and Specifications]; and
- (b) Project Co will reimburse the Authority for all reasonable direct costs and expenses incurred by the Authority in relation to taking the steps, or engaging others to take the steps, referred to in Section 4.10(a) and the Authority will be entitled to deduct any such amount from any amounts payable to Project Co under this Agreement.

5. REVIEW OF FUNCTIONAL UNITS, DEDUCTIONS, ETC.

5.1 Initiation of Review

The following will be reviewed by the Authority and Project Co at any time if requested by either party but in any event will be reviewed at least once in every Contract Year for the purposes of the following Contract Year:

- (a) the identification of Functional Units, Linked Units, Performance Indicators, Response Times, Rectification Periods, Unit Deduction Amounts; and
- (b) the amount of Deductions for each category of Service Failure and for Unavailability Events.

If so requested the Authority and Project Co will act reasonably and diligently in carrying out the review, which will not exceed 30 days without the agreement of both parties. For the avoidance of doubt, the parties intend that any changes made as a result of such a review will not alter the overall risk profile of the relevant Service or the likely magnitude of Deductions. If proposed changes would result in any such alteration, the matter will be deemed to be a Change subject to the provisions of Schedule 6 [Changes, Minor Works and Innovation Proposals].

5.2 Results of Review

The Authority and Project Co may, in respect of each matter that is the subject of the review, either:

- (a) agree that the status of the relevant matter will continue to apply unchanged for the relevant Contract Year; or
- (b) agree to adjustments to the relevant matter to take effect in the relevant Contract Year.

If the parties do not agree within 30 days after completion of the review, either party may refer the matter to the Dispute Resolution Procedure. No change will be made with respect to a matter under review until agreed or until determined under the Dispute Resolution Procedure. For the avoidance of doubt, if the changes that are agreed or determined under the Dispute Resolution Procedure alter the overall risk profile of the relevant Service, the matter will be deemed a Change subject to the provisions of Schedule 6.

5.3 Effective Time of Adjustments

Any adjustment pursuant to a review will be effective from the commencement of the relevant Contract Year.

6. FAILURE BY PROJECT CO TO MONITOR OR REPORT

6.1 Performance Monitoring Report

The Performance Monitoring Report produced by Project Co for any Payment Period will be the initial source of the information regarding the performance of the Services for the relevant Payment Period for the purposes of calculating the relevant Deductions.

6.2 Failure to Monitor or Report

If Project Co fails to monitor or accurately report an Event, a Service Failure or an Unavailability Event:

- (a) such failure will be deemed to be a new Low Service Failure for each Event that has been misreported. The relevant Deduction for the new Low Service Failure will be made in addition to the Deductions that would have been made had there been no failure to monitor or report;
- (b) the Authority will be entitled to make Deductions in respect of any Service Failures or Unavailability Events in the manner prescribed in this Schedule and the Performance Monitoring Report(s) and invoice(s) with respect to all Payment Periods affected by such failure will be restated to include any such Deductions; and
- (c) Project Co will forthwith pay to the Authority the amount, if any, by which the amount paid to it for the affected Payment Periods exceeds the amount in the restated invoices for such Payment Periods.

6.3 Misconduct

If the Authority's inspection or investigation of records reveals, on the part of Project Co or a Project Co Person:

- (a) fraudulent action or inaction;

- (b) deliberate misrepresentation; or
- (c) gross misconduct or incompetence,

then a new High Service Failure will be deemed to have occurred for each Event that has been misreported, but limited, in the case of the matters referred to in Subsections (a) or (b), only to Events that occurred within the 6-month period preceding the misreporting unless such Events were perpetrated with the actual knowledge of a director or officer of Project Co. The relevant Deduction for the new High Service Failure will be made in addition to the Deductions that would have been made had there been no misreporting.

6.4 No Prejudice to Other Rights

The provisions of this Section 6 are without prejudice to any rights of the Authority in this Agreement, including pursuant to Section 6 (Performance Monitoring and Reporting) of Schedule 4 [Services Protocols and Specifications] and Section 12.1 (Project Co Events of Default) of this Agreement.

7. GENERAL PAYMENT PROVISIONS

7.1 Invoicing and Payment Arrangements

With respect to invoicing and payment:

- (a) all Service Payments will be payable in advance for each Payment Period;
- (b) a minimum of 10 Business Days prior to each Payment Period, Project Co will provide the Authority with an invoice in a form agreed by the parties, acting reasonably. The invoice will include as a minimum:
 - (1) the estimated Service Payments for the applicable Payment Period;
 - (2) any adjustments to a previous Payment Period, as set out in the applicable Payment Adjustment Report approved by the Authority;
 - (3) any amount owing to the Authority under this Agreement;
 - (4) any amount owing to Project Co under this Agreement;
 - (5) the amount of applicable GST, including any allocation of previously paid GST that is allocated and deducted therefrom;
 - (6) the net amount owing by the Authority to Project Co, or by Project Co to the Authority, as applicable;
- (c) the Authority will review each invoice submitted in accordance with this Section 7.1 within 5 Business Days and the Authority will pay the amount approved by the Authority on the later of the first day of the Payment Period or the 10th Business Day after receipt of the invoice;

- (d) the Authority will not be obligated to make any payment unless all conditions of payment in this Agreement have been satisfied;
- (e) within 10 Business Days following the end of each Payment Period, Project Co will submit to the Authority:
 - (1) a Performance Monitoring Report for that Payment Period; and
 - (2) a report (a "**Payment Adjustment Report**") setting out any adjustments, including Deductions, to the Service Payments for that Payment Period, and the amount of over-payment or under-payment from the amount paid previously by the Authority for that Payment Period;
- (f) Project Co will include with each invoice and Payment Adjustment Report such supporting documentation as is reasonably required to substantiate and confirm the invoiced amounts and amounts set out in each Payment Adjustment Report;
- (g) for the final 3 Payment Periods of the Term, as security the Authority may withhold from payment a reasonable amount for possible adjustments to the Service Payments, and within 30 days after the expiry of the Term Project Co will provide the Authority with a final invoice setting out Project Co's calculations to reconcile any over-payments or under-payments and the Authority or Project Co, as applicable, will promptly pay the amount properly due and payable to the other party;
- (h) no payment will be construed as an acceptance or approval of incomplete, defective or improper Design, Construction, Services or any other matter provided by Project Co which is not in conformance with the requirements of this Agreement, and will not operate to relieve Project Co from any of its obligations under this Agreement; and
- (i) for greater certainty, the parties agree that the Service Payments and all other payments under this Agreement are inclusive of all applicable Taxes except only the GST, subject only to the provisions of Section 8.1 with respect to the RHD Funding.

8. RHD FUNDING

8.1 Total RHD Funding Amount

In consideration for and to assist in and fund the Design and Construction of the Facility (and, for greater certainty, not on account of any Equipment) or for the rendering of Services (for which Service Payments will be made) the Authority will pay a grant in the amount of \$94,895,528, exclusive of GST but inclusive of all other Taxes, to Project Co in instalments as calculated in this Section 8 (the "**RHD Funding**").

8.2 Instalment Payment Amount

The amount of the RHD Funding instalment, exclusive of GST, payable by the Authority to Project Co in respect of any month, when aggregated with all prior instalments of RHD Funding paid pursuant to this Schedule 8, will not exceed the corresponding cumulative amount of the instalments, exclusive of GST, as set out in Column C of Appendix 8B.

8.3 Request and Payment

Except as the parties may otherwise agree in respect of payment of the first instalment of RHD Funding at Financial Close or any instalment within three months of Financial Close:

- (a) At the same time Project Co delivers a Notice of NHA Funding Instalment (as such term is defined in the Funding Agreement) and supporting information to the Authority and the Authority's Technical Adviser (as such term is defined in the Funding Agreement) pursuant to the Funding Agreement, Project Co will provide the Authority and the Independent Certifier with a written request for payment of an instalment of RHD Funding to be applied towards the payment of Project Costs (as such term is defined in the Funding Agreement) and which is available for payment in accordance with the provisions of Section 8.2, together with supporting documentation. Project Co will include with its request for payment:
 - (1) an invoice setting out the amount of requested payment of RHD Funding, the date for requested payment, which shall be the same date as the Instalment Date (as such term is defined in the Funding Agreement), and the amount of GST applicable;
 - (2) a certificate of an officer of Project Co certifying that:
 - (A) to the extent the instalment of RHD Funding is to be applied towards the payment of Construction Costs (as such term is defined in the Funding Agreement), such Construction Costs are properly due and owing under the Design-Build Agreement;
 - (B) to the extent the instalment of RHD Funding is to be applied towards the payment of Project Costs (as such term is defined in the Funding Agreement) other than Construction Costs (as such term is defined in the Funding Agreement) ("**Non-Construction Costs**"), such Non-Construction Costs claimed, when aggregated with all Non-Construction Costs in respect of which prior instalments of RHD Funding and Instalments (as such term is defined in the Funding Agreement) have been applied, do not exceed the cumulative amount of Non-Construction Costs set forth in Column B of Appendix 8B; and
 - (C) there is no Draw Stop (as such term is defined in the Funding Agreement); and
 - (3) a copy of the information and documents to be provided under the Funding Agreement to the Authority and to the Authority's Technical Adviser (as defined in the Funding Agreement) in respect of the Notice of NHA Funding Instalment, unless that documentation has already been provided to such persons under the Funding Agreement.
- (b) The Independent Certifier will provide a certificate by the 7th Business Day after receipt of the request referred to in Section 8.3(a) setting out the amount of the RHD Funding

that is payable in accordance with the provisions of this Section 8. If the Independent Certifier is not satisfied with Project Co's payment request, the Independent Certifier will provide Project Co with its reasons for not approving the full request within 5 Business Days of such request, and Project Co may provide additional information to the Independent Certifier to support Project Co's request. The Independent Certifier shall deliver its certificate for the full amount of the RHD instalment requested, less such amount as is reasonable having regard to the deficiencies in the request it has identified and which have not been resolved to its satisfaction, in both cases acting reasonably.

- (c) The Authority will pay to Project Co the amount of the RHD Funding to which Project Co is entitled by the Instalment Date (as such term is defined in the Funding Agreement).
- (d) The Authority is not required to make any payment of RHD Funding while there is a Draw Stop (as such term is defined in the Funding Agreement) under the Funding Agreement.
- (e) A copy of Appendix 8A and 8B (the Available Workstream Payments and the Workstream Payment Milestones respectively) of the Design-Build Agreement are attached as Appendix 8F [DB Contract Payment Tables]. Project Co will not amend, or agree to the amendment, of any part of the Design-Build Agreement that affects the timing or amount of the RHD Payment, including the tables attached as Appendix 8F, without the prior written agreement of the Authority.

9. BENCHMARKED AMOUNT ADJUSTMENT

9.1 Benchmarked Amount (Base Date)

The parties agree that as of the Base Date the amount that is [REDACTED] of the Periodic Payment is defined as the "Benchmarked Amount (Base Date)".

9.2 Benchmarking Exercise

- (a) At least six months before each Benchmarking Date, Project Co will carry out a benchmarking exercise (the "Benchmarking Exercise") to determine the applicable Benchmarked Labour Rates of Project Co, the Service Provider and the Sub-Contractors.
- (b) Prior to each Benchmarking Exercise, the parties will meet to discuss and agree to the procedure for, and factors to be taken into account, in the Benchmarking Exercise to ensure that each the Benchmarking Job Classifications and Benchmarked Labour Rates are compared on a like to like basis with suitable comparators and reliable information, which will include comparing the standards and labour rates, inclusive of wage rates and benefits, in similar circumstances by personnel employed by reputable organizations and possessing an appropriate degree of skill, training and experience relative to the provision of the relevant Services by such personnel. The parties agree that the Benchmarking FTEs will not be subject to adjustment for the actual or anticipated employment or usage of the applicable personnel in the Benchmarking Classifications.
- (c) Project Co will carry out the Benchmarking Exercise in accordance with Section 9.2(b) of this Schedule to determine the Benchmarked Labour Rates.

- (d) Project Co will bear all costs, fees and expenses associated with the Benchmarking Exercise other than any costs, fees or expenses incurred by the Authority.
- (e) Project Co will maintain complete and accurate records of each Benchmarking Exercise and will present the results of the Benchmarking Exercise to the Authority, together with all necessary supporting documentation and such other information for full transparency of relevant cost and other information relating to the Benchmarking Exercise and as the Authority may reasonably require in order to evaluate properly the results of the Benchmarking Exercise.

9.3 Benchmarked Adjustment

Upon determination of the applicable Benchmarked Labour Rates, the Benchmarked Amount commencing as of each Benchmarking Date will be adjusted to be the aggregate (for all Benchmarking Job Classifications) of the Benchmarked Labour Rate for each Benchmarking Job Classification multiplied by the Benchmarking FTE for each Benchmarking Job Classification.

9.4 Disputes

The Authority is entitled to dispute any aspect of the Benchmarking Exercise, the determination of the Benchmarked Labour Rates, the adjustment to the Benchmarked Amount or any other matter in this Section 9 pursuant to the Dispute Resolution Procedure.

APPENDIX 8A

FUNCTIONAL UNITS, UNIT DEDUCTION AMOUNTS, RECTIFICATION PERIODS

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Ranking	No. of Units Available	Deduction per Unit (per day)	% of Subtotal that will be covered by this category
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	n of units	Rank - D/S	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day		
Ambulatory Care	Reception / Control	Entry / Vestibule	1	3					
		Health Record Room	1	1					
		Reception/Control Desk	1	3					
		Patient/Visitor Washroom	1	3					
		Waiting Room	1	2					
		Alcove, Wheelchair storage	1	1					
		Visiting Specialists / General Clinics	Patient Washroom	2	2				
			Staff Washroom	1	2				
			Hand Washing Sink Alcove	3	3				
			Family Resource Area	1	1				
	Patient Education Room		1	1					
	Isolation Room		1	3					
	General Exam / Consult Room		2	2					
	Procedure Room		1	2					
	Cast Room		1	2					
	EENT Room		1	3					
	Pre-Anesthetic Clinic	Audiology Room	1	3					
		Eye Lane	2	3					
		Work Room	1	1					
		Office - Workstations	2	1					
		Tele-Health Consult Room	1	3					
		Exam Room	1	2					
		Office	1	1					
		Cancer Clinic & IV Therapy	Chemo Bays (open config)	4	4				
			Hand washing Sink Alcove	1	3				
			Isolation Room	1	3				
	Patient Washroom		1	3					
	Workstation		1	1					
	Exam / Consult Room		1	1					
	Medication Room		1	2					
	Nursing Station		2	1					
	Resource Centre		1	1					
	Treatment Space for IV Therapy		4	2					
	Renal Dialysis	Blanket Storage Alcove	1	1					
		Hemodialysis Stations	6	4					
		Hemodialysis Isolation/ Observation Room	1	4					
		Nursing Station	2	1					
		Water Treatment Room	1	4					
		Renal Tech Space	1	2					
		Nourishment Center	1	1					
		File storage / Medication Cupboard	1	2					
		Patient Washroom	1	3					
		Isolation Washroom	1	3					
	Diabetes Education Centre / Chronic Disease Management	Office	1	1					
		Blanket Storage Alcove	1	1					
		Bio Med Tech Room	1	3					
		Exam / Consult Room	1	1					
		Office	3	1					
		Shared Support Area	Clean Utility	1	1				
			Soiled Utility	1	2				
			Central Storage	1	1				
			Housekeeping Room	1	2				
			Equipment Storage	1	1				
	Staff Washroom		1	2					
	Female Staff Locker Room/Lounge		1	2					
	Waiting Area		1	2					
	Blood Drawing Cubicle/Exam Room		3	2					
	Washroom, Patient		1	3					
	Lab Specimen Collection Centre	EKG Room	2	2					
		Workstation	1	1					
		Interdisciplinary Team Room	1	1					
		Conference Room	1	1					
		Conference storage room	1	1					
		Staff Support Area	Meeting Room	1	1				
			Conference storage room	1	1				
			Chronic Disease Management & OICMA	Conference storage room	1	1			
				Emergency					
				Patient Intake / Communication Area	Triage Station	2	3		
	Volunteer Workstation				1	1			
	Exam Room				1	1			

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Ranking	Reduction Period (Days)	Deduction per Reducible Period	Deduction per Unit
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rate (p/s)	\$ Deduction per unit for each Certification Period	\$ Deduction per unit for each day	\$ Deduction for all units per day		
		Admitting / Registration Workstation	1	3					
		Workroom	1	1					
		Patient/Visitor Waiting Area	1	2					
		Family Consultation / Quiet / Grieving Room	1	1					
		Phone Alcove	2	1					
		Vending Area	1	1					
		Wheelchair / Stretcher Alcove	1	1					
		Security Station	1	4					
		Male Public Toilet Room	1	3					
		Female Public Toilet Room	1	3					
		Emergent/Urgent Care Area	Decentralized Charting Areas	4	1				
			Centralized Nursing Station	1	3				
			Trauma / Resuscitation Room	2	5				
			Trauma / Resuscitation Anteroom	1	5				
			Trauma / Resuscitation Scrub sink	1	5				
			Isolation Room	1	4				
			Isolation Ante Room	1	4				
			Isolation Washroom (Handicapped)	1	4				
			Emergent / Urgent Treatment	Stretchers	4	5			
				Exam Room	1	4			
				Exam Room (Gyne)	1	4			
				Patient Washroom (Handicapped)	1	3			
				Secure Holding Room	1	5			
				Medication Room	1	5			
				Clean Supply Storage	1	4			
				Soiled Holding	1	4			
				Staff Toilet	1	3			
				Non-urgent Care / Fast Track Area	Unit Clerk Workstation	1	2		
			Decentralized Charting Areas		3	1			
			Treatment Cubicle		5	3			
		Exam / Treatment Room	1		3				
		Patient Toilet Room (Handicapped)	1		3				
		Medication Room	1		3				
		Clean Supply Storage	1		3				
		Soiled Holding	1		3				
		Staff Washroom	1		2				
		Shared Support Space	Emergency Equipment Alcove		3	2			
			Linen Storage Alcove	2	3				
			Nourishment Station	1	1				
			Equipment Storage Room	1	2				
			Housekeeping Room	1	2				
		Staff/Administrative Space	Office - Manager	1	1				
			Workstation	2	1				
			Supply Storage / Copier Alcove	1	1				
			Staff Lounge / Break Room	1	1				
			Staff Lockers	1	1				
		Ambulance Garage	Duty Room	1	1				
			Heated Ambulance Drive - Thru Garage	1	5				
			Decontamination Room & Anteroom	1	4				
			Ambulance Crew / Police Room	1	3				
			Ambulance Utility Room	1	3				
		Critical Decision Unit	Patient Observation Cubicle	5	3				
			Observation Room - Mental Health	1	4				
			Patient Washroom	1	3				
			Staff Work Station	2	2				
			Supply Alcove	1	2				
		Surgical	OR Booking / Procedure Clerk Day Surgery	OR Workstation	1	1			
				OR Booking Office	1	1			
				Reception	2	2			
				Work Room	1	2			
				Volunteer Desk	1	1			
				Nurse Interview Room	1	1			
				Change Rooms with patient lockers	2	2			
				Change Cubicle, W/C	1	3			
				Assessment Room	1	2			
				Waiting Gowned	1	2			

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Fort St. John Hospital
Schedule 8 Appendix 8A

FINAI, Schedule of Unavailability deductions

Unit (times)	Rectification Period (days)	Deduction per Rectification Period	Deduction (daily)	% of total units that were impacted in this category
5	2			
4	6			
3	12			
2	24			
1	48			

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank (1-5)	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day		
Procedure Area		Stretcher Area - Stage 2 Recovery	12	4					
		Stretcher Area - Isolation	4	4					
		Washroom, Patient	2	3					
		Care Station	1	2					
		Medication Area	1	2					
		Washroom, Staff	1	2					
		Clean Supply	1	2					
		Soiled Holding	1	3					
		Equipment Storage	1	2					
		Housekeeping Room	1	2					
		Control Desk	1	1					
		Pre-Holding Area	2	2					
		Operating Room, Full-size	2	5					
		Stretcher / Bed Alcove	4	3					
		Procedure Room	1	4					
		Control Room	1	2					
		OR Storage Room	2	3					
		Frozen Section Area	1	2					
		Scrub Bay Alcove	1	4					
		Clinical Service Room	1	3					
		Touchdown Office	1	1					
		Mobile Radiology Storage	2	2					
		Stretcher Alcove	1	1					
		Crash Cart Alcove	1	1					
		Clean Supply / Sterile Core	1	5					
		Soiled Disposal / Handling	2	4					
		Equipment Storage	1	3					
		Housekeeping Room	1	2					
		Endoscopy Procedure Room	1	4					
		Scope Cleaning Room	1	4					
		Patient Washroom	1	3					
		PARR							
		PARR Stretchers	8	5					
		Workstation Multi-use	2	1					
		Care Station	2	1					
		Medication Area	1	3					
		Crash Cart Alcove	2	3					
		Washroom - patient	1	3					
		Washroom - staff	1	3					
		Storage Area	3	2					
		Office	2	1					
		Learning Centre	1	1					
		Staff Lounge	1	1					
		Female Locker / Change Room	1	2					
		- Washroom	1	1					
- Shower	1	1							
Male Locker / Change Room	1	2							
- Washroom	1	1							
- Shower	1	1							
Locker Support	2	1							
ICU	Intensive Care Unit	Isolation ICU Bed	4	5					
		Ante Room	2	5					
		Washroom	4	5					
ICU Support Area		Nurse Alcoves	2	1					
		Main Communications Centre	1	3					
		Alcove, Sink	2	3					
		Staff Workroom	1	1					
		Interdisciplinary Team Charting / Work Area	1	1					
		Physician Dictation / Work Area	1	2					
		Washroom, Staff	1	2					
		Patient Shower	0	2					
		Nourishment Alcove	1	1					
		Medication Storage Alcove	1	3					
		Crash Cart Alcove	1	3					
Family Support Area		Family Waiting Room	1	2					
		Quiet Room	1	2					
		Washroom, Public	1	2					
Shared Support Area		Clean Supply Room	1	3					
		Soiled Utility Room	1	3					
		Equipment Holding Room	2	3					
		Emergency Shower / Eyewash	1	3					
		Housekeeping Room	1	2					
Maternity	Triage / Exam / Assessment / Waiting	Family Waiting Area	1	2					
		Public Washroom	1	3					
		Triage/Assessment Room	3	3					
		Pre-Labour Lounge	1	2					

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Ranking	Rectification Period (Days)	Deduction per Rectification Period	% of total units that were ranked in this category
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank (0-5)	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day		
Patient Zone (LDRP and Ante/Post Partum)		Pre-Labour Washroom	1	2					
		Shared Office	1	1					
		Private Office	1	1					
		Exam / Treatment Room	1	1					
		LDRP Room	6	5					
		LDRP Isolation Room	1	4					
		Ante Room - LDRP	1	4					
		LDRP Washrooms	6	5					
		Ante / Post Partum Rooms	4	5					
		Ante/Post Partum Washrooms	4	5					
		Cold Anteroom	1	3					
		Main Charting Area	1	1					
		Decentralized Charting Area / Workstations	5	1					
		Crash Cart Alcove	1	3					
		Education Room	1	1					
		Medication Room	1	3					
		Nourishment Centre	1	1					
		Clean Utility Room	1	3					
		Soiled Utility Room	1	3					
		Linen Cart Alcove	1	2					
		Housekeeping Room	1	2					
		Equipment Storage	1	2					
		Staff Washroom	1	2					
		Staff Lounge	1	1					
		Wheelchair Alcove	1	1					
		Locker Room	1	2					
		Early Labour	1	3					
		NST - Non stress testing	1	2					
		Skills Drills Education Room	1	1					
		Newborn Nursery	1	5					
		Nursery Storage	1	3					
		On Call Room	1	2					
		On Call Washroom	1	2					
		Med Surg	Medical / Surgical Unit A (20 beds)	Bedroom, Private	13	4			
				Bedroom, Bariatric	1	4			
				Washroom, Bariatric	1	4			
				Washroom	13	4			
				Bedroom, Private, Isolation	2	4			
				Ante Room	2	4			
				Isolation Washroom	2	4			
				Bedroom, Semi-private	2	4			
				Washroom	2	4			
				Alcove, Sink	3	4			
				Nurse Alcoves	10	3			
				Med / Surg Unit A Support Area		Clean Supply Room	1	3	
Soiled Utility Room	1					3			
Medication Room	1					3			
Linen Cart Alcove	2					3			
Housekeeping Room	1	2							
Stretcher and Lift Alcoves	2	2							
Patient, Family Lounge	1	1							
Public Washroom	1	3							
Patient Assist Tub	1	4							
Washroom, Staff	1	2							
Med / Surg Unit A Staff Support Area		Communication Centre	1	2					
		Quiet Consult Room	1	1					
		Conference / Teaching Room	1	1					
		Storage Room, Equipment	1	2					
		Nourishment Station	1	1					
		Medical / Surgical Unit B (20 beds)		Bedroom, Private	13	4			
				Washroom	13	4			
Bedroom, Private, Isolation	2			4					
Ante Room	2			4					
Isolation Patient Washroom	2			4					
Bedroom, Semi-private	2			4					
Washroom	2			4					
Alcove, Sink	3			4					
Nurse Alcoves	11			3					
Bariatric Bedroom, Private	1			4					
Med / Surg Unit B Support Area		Bariatric Washroom	1	4					
		Clean Supply Room	1	3					

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit (Ranking)	No. Available Period (Units)	Deduction Per Unit (Ranking Period)	Total Deduction (Ranking Period)
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank D-S	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day										
		Soiled Utility Room	1	3													
		Medication Room	1	3													
		Linen Cart Alcove	2	3													
		Housekeeping Room	1	2													
		Stretcher and Lift Alcoves	3	2													
		Washroom, Staff	1	2													
		Communication Centre	1	1													
		Storage Room, Equipment	1	2													
		Nourishment Station	1	1													
		Interdisciplinary Team Charting / Work Area	1	1													
		Team Conference / Report Room	1	1													
		Patient Family Teaching Room	1	1													
		Central Equipment Storage	1	1													
		Private Office	6	1													
		Staff Lounge	1	1													
		Staff Locker	2	3													
		Staff Washroom	2	3													
		Skills Drills Education Room	1	1													
		Diagnostic Imaging	Patient Intake Area	Reception	2	2											
				Reception Workroom	1	1											
				Booked Patient / Family Waiting Room	1	1											
				Patient Washroom	1	3											
				Wheelchair / Stretcher Alcove	1	1											
				Diagnostic Administration	Diagnostic Administration	Office - DI Manager	1	1									
						Office - IT / Systems Support	1	1									
						Radiologists Office	2	3									
						Systems Hub Closet	1	4									
						Workstations - PACS Viewing	1	4									
						Workstations - DI Booking	4	2									
						Film Storage	1	2									
						Archive Storage	0										
						Staff Washroom	1	2									
						Teaching Room	1	1									
						Conference Room	1	1									
						Teaching / Conference Room	1	1									
						Storage	1	1									
						Staff Lounge	1	1									
						Staff/Locker Room	1	1									
						QA / Bio-Med Workroom	1	3									
						Radio / Fluoro - 3 General and 3 Fluoro	Radio / Fluoro - 3 General and 3 Fluoro	Fluoro Imaging Room	1	4							
								Washroom - Patient	1	3							
								Barium Prep Room	1	3							
								Radiology Imaging Room	2	5							
								PACS Viewing Room	2	4							
								Change Cubicles	1	3							
								Change Cubicles - Accessible	1	3							
								DI Shared Patient Locker Room	1	2							
								Washroom - Patient	1	3							
								Ambulatory Patient Waiting	1	2							
								Staff Work Area	2	1							
								Clean Supply Room	1	3							
								Soiled Holding Room	1	3							
								Linen Alcove	1	2							
								Emergency Equipment Alcove	1	3							
								Portable DI Equipment	1	3							
								Wheelchair / Stretcher Alcove	1	2							
								Housekeeping Room	1	2							
								Staff Washroom	1	2							
								Mammography - 1 Room	Mammography - 1 Room	Mammography Room	1	4					
										Bone Mineral Density (BMD)	1	3					
										Change Cubicles	2	2					
										Patient Lockers	0	2					
										Washroom - Patient	1	3					
										Ambulatory Patient Waiting	1	2					
										Clean Supply Room	1	2					
										Soiled Holding Room	1	2					
										Linen Alcove	1	2					
										Interventional Suite	Interventional Suite	Imaging Room	1	4			
												Technical Workstation	1	4			
												PACS Viewing Room	1	3			
												Patient Toilet	1	3			
												Scrub Alcove	1	3			

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Ranking	Number of Units	Rank	% of total units that were ranked in this category
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank 0-5	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day	
	Computed Tomography (CT) - 1 Room	Image Room	1	5				
		Technical Workstation	1	5				
		PACS Viewing Room	1	5				
		Patient Toilet	1	3				
		Change Cubicles	2	3				
		Change Lockers	0	2				
		Ambulatory Gowned Holding	0	2				
		Injection chair alcove	1	3				
		Stretcher wheelchair, Gowned Holding	1	3				
		Clean Supply Room	1	3				
		Spilled Holding Room	1	3				
		Linen Alcove	1	2				
		Staff Washroom	1	2				
		Ultrasound	Diagnostic Ultrasound Room	3	5			
			Washroom - Patient	3	3			
	Change Cubicles		4	2				
	Change Lockers		0	2				
	Ambulatory Gowned Waiting		0	2				
	Stretcher / Wheelchair Gowned Waiting		1	2				
	Stretcher / Wheelchair Holding		1	2				
	Linen Alcove		1	2				
	Tech Workstation		1	1				
	Transducer Cleaning Station		1	1				
	Nuclear Medicine - 1 Room		Image Room	1	4			
			Technical Workstation	1	4			
			Injection/interview room	1	3			
			Hot Lab	1	5			
			Patient Washroom	1	3			
		Cardiac Stress Testing	1	3				
		Patient Uptake Room	1	3				
		Ambulatory Gowned Waiting	0	2				
		Supervisor Office	1	1				
		Stretcher / Wheelchair Gowned Holding	1	1				
		Wheelchair Stretcher Alcove	1	1				
		Linen Alcove	1	1				
		Emergency Shower	1	5				
		Contaminated Storage	1	5				
		Laboratory Services	Administrative Offices	Waiting	1	1		
	Washroom, Public			1	1			
	Office, Department Head			1	1			
	Office, Regional Tech			1	1			
	Office, Chief Technologist			1	1			
	Office, Pathologist			1	1			
	Touchdown Stations			1	1			
	Clerical			2	1			
Work Room	1			1				
Specimen Receiving and Processing	Clean Area			1	4			
	Workstation, Central Receiving / Log-in / Sorting		1	4				
	Workstation, Specimen Processing / Shipping		1	4				
	Separating / Aliquot Refrigerator		2	5				
	Freezer		1	5				
Core Lab Area	Centrifuge		2	5				
	Biohazard Cabinets / Laminar Flow	2	5					
	Storage	1	3					
	Workstation, Shipping	1	2					
	Cart Marshalling Area	1	2					
	Clean Area	1	3					
	Instruments - High Volume Testing	1	3					
	Blood / Urinalysis - Medium Volume Testing	1	3					
	Fridge, Walk-in	1	3					
	Freezers	1	3					
Manual Chemistry	1	3						
Bench-top Instruments	1	3						
Manual Haematology	1	3						
Workstation, Charge Tech	1	3						
Workstation, Multi-use	1	3						

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit (Rank 1-5)	Rank 1-5	Deduction per Period	Total Units that are covered in this schedule
6	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank (1-5)	\$ Deduction per unit for each Certification Period	\$ Deduction per unit for each day	\$ deduction for all units per day		
Transfusion Medicine		Workstation, Student	1	3					
		Supply Racks	1	3					
		Clean Area	1	3					
		Receiving / Dispatch Area	1	3					
		Work Area, Technical	1	3					
		Refrigerators/Freezers/ Supplies	2	5					
		Fridge, reach-in	1	3					
		Work Area	1	3					
		File Storage	1	3					
		Waste Holding	1	3					
Histology Lab		Clean Area	1	3					
		Grossing Stations	1	3					
		Tissue Processing Stations	2	3					
		Storage, Fresh Specimens	1	3					
		Workstation, Multi-use	2	3					
		Storage, Supplies	1	3					
		Specimen Storage	1	3					
		Embedding Stations/ Microtomes	1	3					
		Staining Stations	2	3					
		Workstation, Charge Tech	1	3					
Microbiology		Storage, On-site	1	3					
		Remote Storage	1	3					
		Clean Area	1	3					
		Analyzers	3	3					
		Incubators	3	3					
		Workstations	2	3					
		Workstation, Charge Tech	1	3					
		Bio. Safety Cabinet	2	3					
		Workstation, Small Equip. / Processing	2	3					
		Walk-in Refrigerator	1	3					
Lab Support		Freezer	1	3					
		Workstation, Document	1	3					
		Reagent Room	1	3					
		Workstation, Fluorescent	1	3					
		Microscope	1	3					
		Chlamydia / GC Room	1	3					
		Wash-up / Water Supply Room	1	2					
		Solids Utility / Collection	1	2					
		Supply Room	1	2					
		Hazard Material Storage	1	3					
Staff Support		Housekeeping Closet	1	2					
		Team / Conference Room	1	1					
		Reference Room	1	1					
Mergin & Autopsy		Staff Lockers/Change Room	1	1					
		Central Clean Staff Lab Coat Alcove	1	1					
		Washroom	1	1					
		Waiting / Viewing	1	1					
		Washroom	1	1					
		Staff Change	1	1					
		Autopsy Room	1	3					
		Clean Area	1	3					
		Specimen Storage	1	1					
		Refrigerated Storage	1	5					
Pharmacy	Dispensing Area	Work Room	1	3					
		Order Processing / Review Station	3	3					
		Order Assembly	1	3					
		Unit-Dose Dispensing Station	2	3					
		Non-Sterile Compounding	1	3					
		Production / Support Space		Active Drug Storage Area	1	3			
				Refrigerated Storage	1	3			
				Packaging / Product Labeling	1	3			
				Cassette Cart Staging	1	3			
				Narcotics Storage	1	5			
Volatile Liquids Storage	1			4					
Initial Dose and Crash Cart Tray	1			3					
Berill	1			3					
Hazardous Waste Holding Area	4			4					
Hand washing Sink	4			3					
Chemo Mixing / Sterile Production Area		Bulk Storage Area	1	3					
		Bulk IV Solution Storage	1	3					
		Equipment/Supply Storage Room	1	3					
		Emergency Eye Wash Station	1	5					
		Order Processing / Review	1	1					
		Chemo Mixing Room	1	4					

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Code Number	Facilities Provided (Items)	Estimated Number of Months/Period	Estimated Number of Days	% of total facilities which are shared in the Hospital
5	2			
4	6			
3	12			
2	24			
1	48			

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank (1-5)	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ Deduction for all units per day			
	Shipping / Receiving Area	Chemo Mixing Ante Room	1	4						
		Sterile Products Laboratory	1	3						
		Active Drug Storage Area	2	3						
		Workstation - Clinical	1	3						
		Refrigerated Storage	2	3						
		Clean Area	1	3						
		Emergency Eye Wash Station	1	4						
		Shipping / Receiving Room	1	2						
		Housekeeping Room	1	2						
		Receiving Area	1	2						
	Staff/Administrative Space	Staff/Administrative Space	Clinical Pharmacist workstation	0						
			Reference Library / Conference	1	1					
			Office	2	1					
			Supply Storage	1	1					
			Staff Lounge / Break Room	1	1					
			Staff Washroom	1	1					
			Staff Lockers	1	1					
			Rehabilitation Therapy Services	Reception/Waiting	Workstation, Reception/Clerical	1	1			
					Work Room	1	1			
					File Storage Room	1	1			
Waiting Area	1	1								
Washroom, Patient	1	3								
Patient Change	Patient Change	Change Cubicle, Accessible		2	1					
		Patient Lockers		1	1					
		Patient Washroom		1	2					
		Occupational Therapy		Occupational Therapy	Private Assessment / Consultation Room	1	1			
					OT Staff Work Area	2	1			
Equip. Storage, OT	1				1					
Workbench/splint area	1				1					
ADL Suite (includes W/C)	1				1					
Physiotherapy	Physiotherapy	Wheelchair Alcove		2	1					
		Clean Utility		1	1					
		Housekeeping		1	2					
		PT/OT Treatment Area		1	2					
		Gymnasium / Exercise Area / Cardiac Rehab		1	3					
		PT Work Area		1	1					
		Patient Education		1	1					
		Emergency Equipment Alcove	1	3						
		Equipment / Storage	1	1						
		Washroom, Patient	1	3						
Speech Language Pathology Administration Rehab	Speech Language Pathology Administration Rehab	W/C Washroom, Staff	1	2						
		Washer/Dryer	1	2						
		Clean Linen	1	1						
		Housekeeping Closet	1	2						
		Assessment / Treatment Room	1	1						
		Office, PT Manager	1	1						
		Office, OT Manager	1	1						
		Coat / Boot Area, Staff	1	1						
		Respiratory and Cardiology	Office/Workstation	Office - Manager	1	1				
				Workstation - Physician	1	1				
Testing Areas	Pulmonary Function Lab			1	2					
	Stress Lab			1	2					
	Crash Cart Alcove			1	3					
	Storage		1	1						
	Holter Monitoring Workstation		1	2						
Patient Washroom	1		3							
Linen Alcove	1		1							
Non-clinical support	Shared Reception/Waiting Areas		Workstation, Reception/Clerical	1	2					
		Waiting Area	1	1						
		Visitor Washroom	1	2						
		Shared Staff Support Areas	Main Work Room	1	1					
			Storage Room	2	1					
	Conference Room		1	1						
	Meeting Room		2	1						
	Touchdown Station - Unassigned		2	1						
	Kitchenette	1	1							
	Staff Washroom	2	2							

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Post Number	Healthcare Period (hours)	Employee Position	Touchdown Period	High Time units that were cancelled in the category
5	2			
4	5			
3	12			
2	24			
1	48			

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Divisional Area	Functional Area	Functional Unit	# of Units	Rank (1-5)	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ Deduction for all units per day
		Housekeeping closet	1	2			
		Hospital Employees Union Office	1	1			
	Physician Lounge	Meeting Room	1	1			
		Touchdown Station - Unassigned	1	1			
		Staff Lounge / Break Room	1	2			
		Staff Washroom	1	2			
	Health Records	Office - Health Records Manager	1	1			
		Office - Health Records Clerk	2	1			
		Office - Health Records Clerk (ROI)	2	1			
		Office - Health Records Technician	2	1			
		Shared Office - Medical	4	2			
		Transcriptionist	2	1			
		Workstation - Filing Clerk	1	1			
		Health Records Work Room	1	1			
		Health Records File Storage	1	4			
		Health Records Archive File Storage	1	3			
	Administration	Office - Health Services Administrator	1	1			
		Office - Chief of Medical Staff	1	1			
		Workstation - Executive Assistant	1	1			
		Office - Director of Patient Care Services	1	1			
		Office - Nursing Administration Support	1	1			
		Touchdown Station - Unassigned	3	1			
		Swing Office	1	1			
	In-Scope Offices	Office - Infection Control Practitioner	1	1			
		Office - Nurse Educator Education Support Worker & Nurse Educator	1	1			
	Admitting	Office - Admitting Supervisor	1	1			
		Workstation - Admitting Clerks	4	3			
		Work Area	1	1			
		Cashier Wicket	1	2			
		Supply Storage/Filing Space	1	2			
		Wheelchair Storage	1	1			
		Staff Washroom	1	2			
	Human Resources	Workstation - HR Advisor	1	1			
		Office - HR - Coordinator	1	1			
		Workstation - HR - Touchdown	2	1			
		Office - HR - Workplace Health & Safety	1	1			
		HR Work Room	1	1			
	Staffing	Office - Staffing Manager	1	1			
		Office - Staffing Clerk	1	1			
		Workstation - Staffing Clerk	5	3			
	Hospital Foundation	Office - HF - Executive Director	1	1			
		Workstation - HF - Administrative Assistant	2	1			
		Office - HF - Planned Giving - Coordinator	1	1			
		Shared Workstation - HF - Special Projects Coordinator/Memorial Coordinator	1	1			
		HF Work Room	1	1			
		HF Storage Room	1	1			
	Volunteer Services	Office - VS - Volunteer Coordinator	1	1			
	Ladies Auxiliary	Executive Director	1	1			
		LA Storage	1	1			
		Gift Shop	1	1			
	Chapel	Spiritual Room	1	2			
Acute Care Building Support	Nutrition and Food Services	Office - Dietitian	1	1			
		Workstation - For use by dietician	1	1			
		Cafeteria	1	2			
		Cafeteria Servery	1	2			
		Receiving Dock	1	2			
	Plant & Maintenance CSD	MM Bio-Medical Work Area	1	2			
		Spilled Receiving	1	2			
		Disassembly area	1	1			
		Cart Wash	1	2			
		Washer Decontaminator	2	4			
		Pressure Wash	1	4			
		Ultrasonic	1	4			

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Category	Rectification Period (days)	Deduction per Rectification Period	Deduction per day	% of total units that were carried in this category
6	2			
4	6			
3	12			
2	24			
1	48			

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank O/S	% Deduction per unit for Rectification Period	% Deduction per unit for each day	% deduction for all units per day
		Clean Receiving / Pre-assembly	1	2			
		Sterilization Processing	3	5			
		Casa Cart Holding Area	1	1			
		Supply Room	1	1			
		Managers Office	1	1			
		Workstations	1	1			
		Workroom	1	1			
		Staff Washroom	1	2			
		Detergent / DI Room	1	2			
		Locker Room	1	1			
		Housekeeping	1	2			
Academic	Academic Services	Conference / Teaching Room	1	3			
		Housekeeping closet	1	2			
		Faculty Offices	2	1			
		Office Ugrad Education Leadership/ Pgrad Education Leadership	1	1			
		Workstation, Swing Position (Ugrad/ Pgrad Professional Staff)	1	1			
		Workstation, Clerical (Shared)	1	1			
		Waiting	1	1			
		Storage, Files	1	1			
		Work Area, Copier/Fax/Supplies	1	1			
		Distance Education/ Video conference	1	2			
		Team Conference Room	1	1			
		Meeting/ Video Conference	1	2			
		Office, Site Director	1	1			
		Office, Administrator	1	1			
		Workstation Librarian	1	1			
		Touchdown Station - Unassigned	2	1			
		Touchdown Station - Unassigned	2	1			
		On call room	2	2			
		On Call Washroom	2	2			
		Interdisciplinary Meeting Room	2	1			
		Multi-purpose teaching/ conference room	1	1			
	Simulation Skills Suite	Simulation Area	2	1			
		Control Room	1	1			
		Storage	1	1			
		Debrief Room	1	1			
Staff Accommodation	Residence	Private Dorm Room	0	2			
		Private Washroom	0	2			
		Common Living/Kitchen/Dinning Area	0	2			
		Storage/Laundry	0	2			
Continuing Care	Common Areas	Lobby and Reception	1	2			
		Manager's Office	1	1			
		Unit Clerk Workstation	1	2			
		File Room	1	1			
		Work Room	1	1			
		Multi-purpose Office	4	1			
		Staff Washroom	4	2			
		Public Washroom	2	3			
		Spiritual/Ritual Room	1	2			
		Multi-purpose/Conference Room	1	1			
		Multi-purpose Storage	1	2			
		Rehabilitation - Activity Room	1	3			
		Rehabilitation - Activity Office Area	1	1			
		Beauty Parlor	1	1			
		Staff Work Space/Lounge	1	1			
		Female Change Room	1	2			
		Male Change Room	1	2			
		Housekeeping	2	2			
		General Storage Room	1	2			
		Shoe Storage	1	2			
		Supply Storage	1	2			
		Loading Dock	1	2			
		Garbage Room	4	1			
		Servery Area	1	4			
		Dining Room	1	4			
		Private Rest Area	1	2			
		Activity Room	1	3			
		Washroom	2	3			
		Staff Work Area	1	1			
		Assisted Tub Room	1	3			

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Final Deduction	Final Unavailability Period (days)	Final Unavailability Period (hours)	Final Total Units that were unavailable in this category
5	2		
4	6		
3	12		
2	24		
1	48		

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank 0-5	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ Deduction for all units per day
Support Services Building	Subunit 1	Servery Area	3	3			
		Shared Dining Room	3	3			
		Shared Living Room	3	3			
		Shared Resident Tub Room	3	3			
		Housekeeping Closet	3	2			
		Clean Utility Room	3	3			
		Soiled Utility Room	3	3			
		Medication Prep Room	2	3			
		Staff Workstation	3	1			
		Laundry Room	3	3			
		Resident Room	35	3			
		Bariatric Resident Room	1	4			
	Housekeeping	0	2				
	Rehabilitation - Activity Room	1	3				
	Snorezen Space	1	2				
	Subunit 2	Servery Area	3	3			
		Shared Dining Room	3	3			
		Shared Living Room	3	3			
		Shared Resident Tub Room	3	3			
		Housekeeping Closet	3	2			
		Clean Utility Room	3	3			
		Soiled Utility Room	3	5			
		Medication Prep Room	1	5			
		Staff Workstation	3	1			
		Resident Room	47	5			
		Bariatric Resident Room	1	5			
		Laundry Room	3	3			
	Housekeeping	3	2				
	Subunit 3	Servery Area	1	3			
		Shared Dining Room	1	3			
		Shared Living Room	1	3			
		Shared Resident Tub Room	1	3			
		Housekeeping Closet	1	2			
		Clean Utility Room	1	3			
		Soiled Utility Room	1	3			
		Laundry Room	1	3			
		Medication Prep Room	0	3			
		Staff Workstation	1	1			
		Resident Room	19	3			
		Bariatric Resident Room	1	4			
	Subunit 4	Servery Area	1	3			
		Shared Dining Room	1	3			
		Shared Living Room	1	3			
		Shared Resident Tub Room	1	3			
		Housekeeping Closet	2	2			
		Clean Utility Room	1	3			
		Soiled Utility Room	1	3			
		Laundry Room	1	3			
Medication Prep Room		1	5				
Staff Workstation		1	1				
Resident Room (Includes washroom)		18	4				
Palliative Care Resident Room		2	3				
Support Services Building	Shared Staff Support	Staff Lounge / Break Room	1				
		Staff Washroom	4	1			
		Meeting Room	1	2			
	Materials Management	Locker Room, Female	1	2			
		Locker Room, Male	1	2			
		Office - Mat Man Supervisor Workstation	1	1			
		Stores	1	4			
	Housekeeping	Recycling Room	1	2			
		Breakout Area	1	2			
		Shipping / Receiving	2	3			
	Laundry	Main Housekeeping Room	1	3			
		Lost & Found Room	1	1			
Workstation - Laundry		1	1				
Soiled receiving, soiled sort and chemical storage		1	3				
Wash Floor, Dryers and Cart wash		1	2				
Clean feed, iron, fold, stack and processing		1	2				
Food Services	Cart make up, shipping and storage	1	4				
	Office - FS Supervisor	1	1				

DELETED

Fort St. John Hospital
Schedule 8 Appendix 8A

FINAL Schedule of Unavailability deductions

Unit Ranking	Rectification Period (Days)	Deduction per Rectification Period	Deduction per Day	% of total units that were subject to this deduction
5	2			
4	6			
3	12			
2	24			
1	48			

DELETED

Divisional Area	Functional Area	Functional Unit	# of Units	Rank 0-5	\$ Deduction per unit for each Rectification Period	\$ Deduction per unit for each day	\$ deduction for all units per day
		Office - NE Manager of Support Services	1	1			
		Cart Wash Area	1	2			
		PS Equipment Storage	1	2			
		Housekeeping Closet	1	2			
		Receiving Sorting & Control	1	2			
		Receiving Workstation	1	2			
		Kitchen / Food Prep	1	4			
		Tray Assembly	1	4			
		Catering / Packaging Area	1	4			
		Cart Holding Fridge	1	4			
		Produce & dairy fridge	2	4			
		Walk-in Freezers	3	4			
		Ice Maker	1	4			
		Dry Storage	1	4			
		Cart Holding	1	4			
		Dish / Pot Wash	1	4			
	Information Technology	Office	1	1			
		Workstation	3	1			
		Tech Bench	1	1			
		Server Room	1	5			
		Storage Space	1	1			
		TOTAL	1,233				

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APPENDIX 8B

RHD FUNDING

Note: The references in Column A to a month are references to the last day of the month. The payment request will be made after completion of Financial Close (for the first instalment) and after completion of the relevant month (for all subsequent instalments).

A	B	C
Month (See Note)	Maximum cumulative amount of Non- Construction Costs	Maximum cumulative amount of instalment exclusive of GST(\$)
Financial Close	7,966,680	4,046,971
Aug-09	10,123,935	7,072,281
Sep-09	10,386,540	9,264,390
Oct-09	10,507,791	10,559,812
Nov-09	10,629,043	13,066,338
Dec-09	10,750,294	15,742,679
Jan-10	10,872,578	18,735,645
Feb-10	10,995,227	22,272,697
Mar-10	11,117,229	25,430,960
Apr-10	11,418,681	30,656,166
May-10	11,591,613	35,575,183
Jun-10	11,715,896	39,164,710
Jul-10	11,858,542	42,882,341
Aug-10	11,982,825	46,407,964
Sep-10	12,178,927	51,429,373
Oct-10	12,303,210	55,348,763
Nov-10	12,427,492	58,820,474
Dec-10	12,689,408	60,860,112
Jan-11	12,813,691	65,858,898
Feb-11	12,982,011	69,815,431
Mar-11	13,119,718	74,051,410
Apr-11	13,411,644	76,891,211
May-11	13,539,033	81,182,066
Jun-11	13,736,545	83,704,437
Jul-11	13,881,683	85,569,218
Aug-11	14,009,073	89,050,803
Sep-11	14,228,454	90,776,718
Oct-11	14,355,843	92,254,656

Nov-11	15,331,834	94,895,529
Total	15,331,834	94,895,529

APPENDIX 8C

BENCHMARKING INFORMATION

No.	Benchmarking Job Classification	Full Time Equivalents (FTEs)
	Direct Labour	
1.	ACML Manager/Team Leader	DELETED
2.	Supervisor	DELETED
3.	General Administration Clerk	DELETED
4.	Help Desk Service Rep	DELETED
5.	Electrician	DELETED
6.	Electrician/Electronics Tech	DELETED
7.	Plumber	DELETED
8.	Building Operators/Technicians	DELETED
9.	General Maintenance Worker	DELETED
	Sub-Contractors	
10.	Elevator Mechanic	DELETED
11.	Building Controls Technician	DELETED
12.	Refrigeration Mechanic	DELETED
13.	Groundskeeper	DELETED
14.	Groundskeeper/Equipment Operator	DELETED
	TOTAL FTEs	DELETED

APPENDIX 8D

LIFECYCLE PAYMENT

A	B	C
Payment Period	Lifecycle Payment (\$ as of Base Date) (Index Linked)	Lifecycle Account Financing Credit (\$) (Not Index Linked)
1	D	D
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33		
34	D	D
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37		
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39		
40	E	E
41		
42		
43		
44		
45		
46	L	L
47		
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50		
51		
52	E	E
53		
54		
55		
56		
57		
58	T	T
59		
60		
61		
62		
63		
64	E	E
65		
66		
67		
68		
69		
70	D	D
71		
72		
73		
74		
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77		
78	D	D
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96	E	E
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113		
114	L	L
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118		
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121		
122	D	D
123		
124		
125		
126		
127		
128	E	E
129		
130		
131		
132		
133		
134	L	L
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140	E	E
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146	T	T
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148		
149		
150		
151		
152	E	E
153		
154		
155		
156		
157		
158	D	D
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164						
165						
166	D	D				
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196	E	E				
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246			D	D				
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254	D	D
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260	E	E
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265	L	L
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271	E	E
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277	T	T
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283	E	E
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290	D	D
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298	D	D						
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340	D E L E T E D	D E L E T E D
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Total:	44,727,411	2,967,693

APPENDIX 8E

CAPITAL PAYMENT

Note: The amounts set out in this Appendix are not Index Linked.

A	B
Payment Period	Capital Payment (\$ <u>not</u> Index Linked)
1	DELETED
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116	D E L E T E D
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160	D E L E T E D
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248	D E L E T E D
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292	D E L E T E D
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336	D E L E T E D
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Total:	153,479,728

APPENDIX 8F

DB PAYMENT TABLES

Attached are a copy of Appendix 8A and 8B (the Available Workstream Payments and the Workstream Payment Milestones respectively) of the Design Build Contract

APPENDIX 8A

AVAILABLE WORKSTREAM PAYMENTS

APPENDIX 8B

WORKSTREAM PAYMENT MILESTONES

Month	Proj Month No	M/S Per	Activity ID	Milestones Description
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H1-STRUCTURE



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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H2-ENVELOPE



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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H3-FINISHES



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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H4-MECHANICAL



Month	Proj Month No	W/S Ref	Activity ID No	Milestone Description
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H5-ELECTRICAL



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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R1-STRUCTURE



FORT ST JOHN HOSPITAL
Workstream Payment Milestones
Appendix 8B to Schedule 8 of D&B Contract

Month	Proj Month No.	M/S Ref	Activity ID No	Milestone Description
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R2-ENVELOPE



Month	Proj Month No	W/S Ref	Activity ID No	Milestones Description
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R3-FINISHES



FORT ST JOHN HOSPITAL
Workstream Payment Milestones
Appendix 8B to Schedule 8 of D&B Contract

Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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R4-MECHANICAL



Month	Proj Month No	M/S Ref	Activity ID No	Milestones Description
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R6-ELECTRICAL



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
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S1-STAGE 1



Month	Proj Month No	MIS Ref	Activity ID No	Milestone Description
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S2-STAGE II



Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
DELETED				

Month	Proj Month No	M/S Ref	Activity ID No	Milestone Description
DELETED				

Month	Proj Month No	W/S Ref	Activity ID No	Milestone Description
A1 Indirect Costs				
DELETED				