

BC Cancer Agency Centre for the North Project



“For the first time ever, patients will have greater access to cancer-care services—such as radiation therapy—at the BC Cancer Agency Centre for the North in Prince George. The opportunity to be close to your loved ones when receiving cancer treatment will help make a difference in the quality of life for both patients and their families.”

– Health Services Minister, Kevin Falcon

Project Overview

The BC Cancer Agency Centre for the North (Centre for the North) is a critical component of the Northern Cancer Control Strategy (the Strategy), a joint collaboration of the Ministry of Health Services, the Provincial Health Services Authority, the BC Cancer Agency and Northern Health. The Centre for the North will provide residents of northern British Columbia (B.C.) with increased access to cancer treatment and diagnostic services closer to home.

The Centre for the North will be designed as a state-of-the-art cancer centre that provides a clinically efficient solution to facilitate the delivery of quality patient care. There are a number of design features that will help create a healing environment for patients and a great workplace for health care professionals. In addition, the Centre for the North will incorporate a number of Aboriginal elements in the landscaping, artwork and design itself to ensure the building reflects and complements the cultural and community context of northern B.C. The design and construction of the Centre for the North will maximize the use of wood in both the interior and exterior to recognize the importance of wood as a key building material for the north. The Centre for the North will be designed and built to achieve Leadership in Energy and Environmental Design (LEED®) Gold certification.

The new Centre for the North will include two linear accelerators, which are used in the delivery of radiation therapy; one computerized-tomography (CT) simulator used in cancer treatment planning; a systemic therapy (i.e. chemotherapy) unit with eight chairs and three stretchers; a pharmacy for dispensing medication; general outpatient clinics; professional staff offices; and underground parking. A parking garage will also be built to replace parking spaces displaced by construction of the Centre for the North.

The Centre for the North and associated parking solutions will be delivered using the design-build-finance-maintain partnership delivery model and the capital cost is fixed at \$69.9 million.

Partnership Highlights

Under the terms of the 30-year partnership agreement, Plenary Health will design, build, finance and maintain a 5,000-square-metre cancer centre and four-and-a-half-storey parking garage. Plenary Health will be responsible for completing and commissioning the Centre for the North by September 2012.

The private partner will also provide a range of services for the Centre for the North, including: plant services; facilities management help desk services; utility management services; maintenance of the Centre for the North; snow

removal and maintenance of the parking garage; and, maintenance of the green roof. Plenary Health will receive an annual service payment and those payments are based on performance, facility availability and service quality. The annual service payment can be reduced if Plenary Health does not meet the high-quality standards outlined in the project agreement.

Expected Benefits

The final partnership agreement between the BC Cancer Agency and ISL Health is expected to achieve value for taxpayers' dollars of \$4.9 million compared to the traditional procurement delivery model. Additional benefits from the partnership delivery model include:

- Transferring risks, such as construction schedule and budget and facilities maintenance and operation, to the private partner;
- Effective risk management through integration of facility design, construction, maintenance and operation;
- Life cycle maintenance, whereby the private partner is responsible and accountable for ensuring the facility is maintained and rehabilitated over the duration of the project agreement with penalties for non-compliance; and
- Payments to the private partner only when construction is completed, which provides a strong incentive for the private partner to finish construction on schedule.

Public Sector Partners

- Ministry of Health Services
- Provincial Health Services Authority
- BC Cancer Agency

Private Sector Partners

Plenary Health:

- **Design:** CEI Architecture Planning Interiors
- **Construction:** PCL Constructors Westcoast
- **Finance:** Plenary Group
- **Facilities Management:** Johnson Controls Limited Partnership

Partnerships BC's Role

Partnerships BC acted as the procurement manager for this project and is assisting the BC Cancer Agency with its responsibilities during design and construction.