



**Fraser-Fort George  
REGIONAL HOSPITAL  
DISTRICT**

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**REPORT FOR CONSIDERATION**

TO: Chair and Directors File No.: H-EQU 2.0

FROM: Chris Calder, General Manager of Financial Services

DATE: December 4, 2023

SUBJECT: Fraser-Fort George Regional Hospital District Capital Expenditure Bylaw No. 344, 2023 – UHNBC  
Acute Care Tower Early Works

SUMMARY: Purpose: Consider Adopting Bylaw  
Attachments:  
1. Draft Capital Expenditure Bylaw No. 344, 2023  
2. Letter from Northern Health Authority dated September 22, 2023  
3. UHNBC Early Works Announcement dated November 1, 2023

**RECOMMENDATION(S):**

1. THAT the report and letter dated September 22, 2023 from the Northern Health Authority be received.
2. THAT Fraser-Fort George Regional Hospital District Capital Expenditure Bylaw No. 344, 2023 be now introduced and given first, second and third reading.
3. THAT Fraser-Fort George Regional Hospital District Capital Expenditure Bylaw No. 344, 2023 be adopted.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All Weighted	Majority
All Weighted	Double Majority

**ISSUE(S):**

The Northern Health Authority ("NHA") is requesting funding of \$41,288,000 for the Fraser-Fort George Regional Hospital District's ("FFGRHD") share of the UHNBC Acute Care Tower Early Works project costs ("UHNBC ACT" or the "project").

Based on the attached release on November 1, 2023, the Ministry of Health has formally approved Northern Health to proceed with an early works agreement.

The Regional Hospital District Board is being asked to consider approval of cost sharing by adopting proposed Fraser-Fort George Regional Hospital District Capital Expenditure Bylaw No. 344, 2023.

**RELEVANT POLICIES:**

1. *Hospital District Act*, Section 32(1) and (2)
  - provides requirement for Hospital District boards to enact capital bylaws to permit the borrowing or spending of money to meet capital expenditures.

**FINANCIAL CONSIDERATION(S):**

A total of \$41,288,000 is being requested as cost sharing for this project.

This amount is expected to be requested as the project progresses over a three-year period:

- 2024 - \$4.4 million
- 2025 - \$20.0 million
- 2026 - \$16.888 million (remaining funds required)

There is funding available in the proposed 2024 – 2028 Provisional Budget and 2024 – 2028 Long-Term Financial Plan to cover the requested amount of \$41,288,000.

Based on projections in the 2024 – 2028 Provisional Budget, the \$41,288,000 can be funded using annual requisition in 2024 and 2026, with only \$7.83 million required to be drawn from reserve in 2025 to fund the annual expenditure for this project.

The FFGRHD's contribution to this project could be debt financed if that approach was considered advantageous to retain current reserve levels for future expenditures and to allow for greater investment earnings to be accumulated. Before deciding on the funding approach for the larger amounts in 2025 and 2026, Financial Services Administration will complete a thorough analysis of the options and their qualitative and quantitative factors.

The FFGRHD's Capital Reserve balance at November 30, 2023 is \$70.6 million before commitments of \$7.8 million, leaving a balance after commitments of \$62.8 million. With this reserve balance in place, the capital reserve is capable to fund the cost of this project.

The NHA is requesting capital funding for the following project:

Facility Location	Project / Equipment Description	Total RHD Share of Project Costs	RHD Request – Capital Expenditure Bylaw No. 344
UHNBC	UHNBC Acute Care Tower Early Works	\$41,288,000	\$41,288,000

## OTHER CONSIDERATION(S):

The Ministry of Health has formally approved Northern Health to proceed with the Early Works for the proposed UHNBC ACT as identified in the Business Plan. The Early Works is intended to prepare the UHNBC campus for construction of the ACT and to minimize risk and complexity for proponents by getting this necessary work done in advance.

The approval included:

- Relocation of the services in the Public Health and Community Services Building
- The decanting, abatement, and demolition of the Public Health and Community services building; and
- Construction of a 471 stall parkade

## DECISION OPTIONS:

1. Approve recommendations.
  - \$41,288,000 of the funding will be provided to the NHA over three years (2024, 2025 and 2026) for the Project

### Other Options:

- a. Defer adoption of the bylaw for more information:
  - Would delay funding for the Project.
- b. Do not approve adopting the UHNBC Acute Care Tower Early Works capital bylaw:
  - Would result in the Project being delayed to find other funding sources.

**COMMENTS:**

If the Regional Hospital District Board supports the funding request, adoption of Fraser-Fort George Regional Hospital District Capital Expenditure Bylaw No. 344, 2023 would be in order.

Respectfully submitted,

**“Chris Calder”**

Chris Calder  
General Manager of Financial Services

CC:sw:bl

## BACKGROUND

Current commitment of funds for the Fraser-Fort George Regional Hospital District are:

### MAJOR EQUIPMENT >100,000 and MAJOR PROJECTS

		Prior Year Commitments				
BL No.	Previously Approved RHD Projects	Original Bylaw Amount	Committed Balance	Paid in 2023	Decommitted	Balance
283	2020 - UHN Sterile Compounding Room Upgrade	\$116,000.00	\$66,455.71	(\$50,229.70)		\$16,226.01
294	2021 - UHN New Acute Care Tower Planning	\$5,000,000.00	\$2,607,481.12	(\$2,147,106.03)		\$460,375.09
295	2021 - Long Term Care Business Plan	\$1,400,000.00	\$889,688.59	(\$186,163.74)		\$703,524.85
296	2021 - UHN General Fluoroscopy Room	\$821,200.00	\$66,326.50	(\$66,326.50)		\$0.00
297	2021 - UHN Transformer Replacement	\$850,000.00	\$543,835.79	(\$402,085.52)		\$141,750.27
298	2021 - UHN Phone System (Phase II)	\$120,000.00	\$35,888.81	(\$29,568.21)	(\$6,320.60)	\$0.00
299	2021 - UHN Lab Services Chemistry Automation	\$1,800,000.00	\$1,701,351.84	(\$1,701,351.84)		\$0.00
300	2021 - UHN Integrated Fault Detection & Diagnostics (CNCP)	\$67,108.00	\$67,108.00	(\$51,587.79)	(\$15,520.21)	\$0.00
301	2021 - EmergCare - Regional Emergency/Trauma Electronic Medical	\$130,403.00	\$130,403.00	(\$130,403.00)		\$0.00
302	2021 - Regional Personal Health Record/Portal	\$215,515.00	\$215,515.00	(\$215,515.00)		\$0.00
305	2021 - Gateway Lodge Vocera/Nurse Call System	\$198,800.00	\$119,141.53	(\$110.44)	(\$119,031.09)	\$0.00
306	2021 - Mackenzie X-Ray Room Replacement	\$380,800.00	\$189,157.07	(\$10,814.53)	(\$178,342.54)	\$0.00
308	2021 - UHN OR Dual Focus Lithotripter Replacement	\$321,200.00	\$321,200.00	\$450,968.22	(\$470,231.78)	\$0.00
309	2021 - UHN Interventional Radiology Room	\$769,600.00	\$191,798.57	(\$29,747.97)	(\$162,050.60)	\$0.00
312	2022 - InCare Phase 2	\$802,332.00	\$802,332.00	(\$802,332.00)		\$0.00
313	2022 - UHN 3rd Floor Stores Area Fire Protection Upgrade	\$288,000.00	\$288,000.00	(\$45,819.01)		\$242,180.99
314	2022 - UHN APLIO 500 Ultrasound Replacement	\$93,600.00	\$40,095.46		(\$40,095.46)	\$0.00
315	2022 - UHN Echo-cardiac Services Department Upgrade	\$1,860,800.00	\$1,569,688.21	(\$517,503.58)		\$1,052,184.63
316	2022 - UHN General Fluoroscopy Room	\$182,400.00	\$182,400.00	(\$119,711.86)	(\$62,688.14)	\$0.00
317	2022 - UHN IVUS System	\$72,400.00	\$72,400.00	(\$61,390.11)	(\$11,009.89)	\$0.00
318	2022 - UHN LAB Sysmex Equipment Replacement	\$502,000.00	\$309,490.17	(\$192,509.83)		\$116,980.34
319	2022 - UHN Nuclear Medicine Waiting Area Renovation	\$320,800.00	\$320,800.00	(\$320,800.00)		\$0.00
320	2022 - UHN Tissue Processor Replacement	\$168,000.00	\$61,804.07	(\$1,866.53)	(\$59,937.54)	\$0.00
321	2022 - UHN FM Domestic Hot Water Decoupling & Condensing Boilers	\$260,236.40	\$362,491.00			\$362,491.00
322	2022 - UHN FMU Telemetry and Monitoring System Upgrade	\$316,400.00	\$323,600.00			\$323,600.00
323	2022 - UHN Maternity and Fetal Monitoring System	\$85,600.00	\$93,200.00			\$93,200.00
325	Regional Wireless Replacement	\$31,280.00	\$31,280.00	(\$31,280.00)		\$0.00
326	Video Conferencing Equipment	\$85,551.00	\$85,551.00	(\$85,551.00)		\$0.00
324	Patient Transfer Tool	\$74,134.00	\$74,134.00			\$74,134.00
	Total	\$17,746,159.40	\$12,168,617.44	(\$7,456,742.41)	(\$1,125,227.85)	\$3,586,647.18
		Current Year Capital Plan				
BL No.	RHD Capital Projects Approved in 2023	RHD Portion of Proposed Capital Plan	RHD Capital Bylaw Approval	Paid in 2023	Decommitted	Balance
333	MCK Nurse Call System Replacement	\$58,400.00	\$58,400.00	(\$58,400.00)		\$0.00
338	UHN Nuclear Medicine Waiting Area Renovation	\$160,000.00	\$160,000.00	(\$9,800.89)		\$150,199.11
335	UHN Cardiac Care Unit	\$268,000.00	\$268,000.00	(\$89,943.89)		\$178,056.11
334	MCB Nursing Renovation	\$150,000.00	\$402,910.00	(\$350,229.40)		\$52,680.60
337	UHN Food Trayline System	\$377,600.00	\$377,600.00	(\$328,542.35)		\$649,057.65
336	UHN FS Tray Distribution System	\$357,200.00	\$357,200.00	(\$47,434.09)		\$309,765.91
342	GTW Chiller Replacement & Recommissioning Upgrade (CNCP)	\$475,696.00	\$299,351.00			\$299,351.00
343	In Care Phase 2	\$699,108.00	\$746,028.00			\$746,028.00
341	SD Wireless Access Network	\$36,300.00	\$42,979.00			\$42,979.00
339	UHN Lab Services Chemistry Automation Project	\$2,043,200.00	\$2,043,200.00	(\$703,024.03)		\$1,340,175.97
328	UHN OR Anesthesia Units x3	\$143,600.00	\$143,600.00			\$143,600.00
329	UHN OR Eye Microscope	\$155,600.00	\$155,600.00			\$155,600.00
330	UHN Surgical Image-Guided SterioTactic System Replacement	\$93,600.00	\$93,600.00	(\$55,294.79)		\$38,305.21
331	UHN Ultrasound Replacement	\$93,200.00	\$93,200.00	(\$83,792.54)	(\$9,407.46)	\$0.00
332	UHN X-Ray Room	\$227,200.00	\$227,200.00	(\$189,966.18)		\$37,233.82
340	UHN PSY Repetitive Transcranial Magnetic Stimulation	\$75,200.00	\$49,455.00			\$49,455.00
	2023 Remaining RHD Capital Project Budget	\$5,273,661.00				
	Total	\$11,287,565.00	\$6,118,323.00	(\$1,916,428.16)	(\$9,407.46)	\$4,192,487.38
	Total Spent agrees to G/L 10-2-9501-44000			(\$9,373,170.57)		
	Total RHD Commitment as of November 30, 2023					\$7,779,134.56