

Project:	UHN New Acute Care Tower
Project Phase:	Procurement - Acute Care Tower Design and Construction – Parkade NIHU Relocation & Demolition
Date:	February 20, 2025
Meeting No:	
To:	Fraser Fort George Regional Health District
From:	Sunil Kanamala, Chief Project Officer

Project Status

Acute Care Tower

- On August 6, 2024 Government approved the Northern Health Authority (NHA) Business Plan for the new University Hospital of Northern British Columbia (UHNBC) Acute Care Tower (the Project) with a project budget of \$1,579.5 million.
- On August 08, 2024 Minister Adrian Dix announced approval of the business plan for a new patient-care tower at the University Hospital of Northern British Columbia (UHNBC).
- Request for Qualification (RFQ) is posted on February 3, 2025

Early Works

- Construction on the new parkade is ongoing and substantial completion is expected to occur in mid-October 2025.
- Functional program and planning for Health Unit program components is completed. Project is executed by CITZ Services. Targeted delivery is June 2026. Agreement signed with CITZ services to demolish the NIHU building.

Construction

- PCL Constructors is contractor for Parkade and progressing well.
- Tenant improvements of retained space for NIHU project is executed by CITZ Services.

Scope:

The scope of the Acute Care Tower Project, see Table 5, along with the Early Works, reflects the Project scope. Northern Health did not change the scope of the Project in the business plan update, as per the approval letter.

Table 1: Acute Care Tower Project Scope

	Business Plan
Facility Size (BGSM)	51,260.01
Parking Stalls (within Tower)	163 underground stalls
Sustainability	LEED® Gold version 4 health care
Surgical Services	
Operating Rooms	12
Surgical Patient Care Unit	102 beds including 4 step-down beds
Cardiac Services	
Cardiac Care and Step-Down Unit	26 beds Consisting of 6 critical care beds and 20 step-down beds
Mental Health Services	
Adolescent Psychiatric Assessment	11 beds Plus 1 seclusion room
Adult Psychiatric Unit	36 beds
Brief Intervention Unit	4 beds
Psychiatric Intensive Care Unit	4 seclusion rooms and 2 transition beds ¹
Withdrawal Management Unit	32 beds
Total Mental Health Beds	83 beds
Total Beds in Project	211 beds

¹ The seclusion rooms and transition beds are not included in the bed count as they are not intended to be used as patient beds and an inpatient bed must be available for occupants of these spaces.

Schedule

Early Works

Table 2: Early Works Milestone Schedule

Milestone	Start	End
Parkade Construction (PCL Schedule)		
Parkade tender and contract execution	January 30, 2024	April 2024
Construction	April 2024	October 2025
Occupancy	October 2025	November 2025
Health Unit Replacement		
Execution of Lease	June 2024	January 2025
Tenant Improvements (Construction)	January 2025	June 2026
Health Unit Program Move to new space	June 2026	June 2026
Demolition of existing health unit facility	June 2026	September 2026

Table 3: Acute Care Tower Procurement and Implementation

Milestone	Alternative Schedule	Comments
Business Plan submitted to Government	July 2024	Completed
Business Plan Approval	August 2024	Completed
Procurement Single TOC ²	January 2025 to August 2025	7.5 months procurement ³
RFQ Period	January to March 2025	2.5 months
RFP Period	March 2025 to August 2025	Five months
Alliance Development Agreement Executed	August 2025	Establish the Alliance, Start of Design, and Develop TOC
Project Alliance Agreement Executed	October 2026	Determination of the Target Outturn Cost
Construction	October 2026 to June 2031	53 months
Operational Commissioning	July 2031 to September 2031	3 months
Clinical commissioning, staff Training, transition, and move	September to December 2031	4 months
Tower available for patients	December 2031	

² Target Outturn Cost (TOC)

³ Buffer added for Christmas holidays

Figure 1: Parkade Construction Site April 2024



Figure 2: Parkade Construction Site January 2025



Communications

Announcement: on August 8, 2024 Minister Adrian Dix announced, on site, the approval of business plan. News release: <https://news.gov.bc.ca/releases/2024HLTH0122-001280>

Link to Camera : <https://www.senserashsystems.com/public/embed/3M884196885C>

Construction Impacts:

- Planned Road Closures - Lethbridge St.