

Northern Health's Newest Complex Care Facility

For the patients in "transitional beds," the opening of the Gateway Retirement Community can't come soon enough. The "transition" will happen in late summer 2009 when the doors open to the \$42-million seniors' residence that offers 94 Complex Care beds and 82 Assisted Living residences.



"Northern Health received approval for the project," says Mike Hoefer, executive director of capital planning and support services with Northern Health. "And it was one of a few projects deemed P3-able." After going through an RFP process, the project proceeded as a P3 and appeared to be going well - right up until the construction start date. "Construction didn't commence as per the contractual obligations," explains Hoefer. Northern Health took over but the project

already lost time. "We have quite a pressure on complex care beds and the sooner the facility can open, the sooner we can put complex care patients in proper beds," adds Hoefer.

Construction should have commenced in the spring of 2007 but didn't begin until October. Although Northern Health temporarily assumed the role of owner and operator, the consultant design team and general contractor didn't change. "It was a huge challenge for the general contractor, Western Industrial Contractors, to get through the first winter," notes Hoefer, "Today, the project is on budget and on schedule. Mike Hoefer commends the team effort. They did a bang-up job getting through that first winter. If they had not worked as hard as they did, we would not still be talking about a July 2009 completion date."

The design is also receiving accolades from the community. Neale Staniszkis Doll Adams Architects has earned a reputation as a leader in the design of residential care facility for the elderly and community healthcare projects.