

Gordon & Leslie Diamond Health Care Centre



Project Overview

The Gordon & Leslie Diamond Health Care Centre (previously the Academic Ambulatory Care Centre or AACC), to be built on the Vancouver General Hospital site, will bring together outpatient care service—including associated specialty clinics, medical education, physician practice offices, research and related commercial/retail activities—at one site.

By centralizing medical disciplines, the facility will enhance patient care, access and scheduling by allowing the co-ordination of multiple specialists visits, clinic visits and diagnostic testing for patients at one location. In addition, medical students will benefit from increased interaction between academics, researchers and practising clinicians.

The Centre will be a 365,000 square foot facility that will support several hundred medical students, approximately 600 medical and allied professionals, and an estimated 600,000 patient visits annually.

The facility is scheduled to open in the Fall of 2006 at an estimated capital cost of \$95 million.

“I am pleased with the result of the AACC transaction, which will provide a facility that will enhance patient care, service delivery, research and education and a partnership between VCH, AHV and the University of British Columbia Faculty of Medicine.”

- David Woodward, Associate Deputy Minister, Ministry of Health

Vancouver Coastal Health Authority (VCH) and the University of British Columbia Faculty of Medicine will occupy 60 per cent of the facility, with 20 per cent to be pure commercial space and 20 per cent mixed public sector and commercial use.

B.C.'s First Healthcare Partnership

The new Gordon & Leslie Diamond Health Care Centre, which will replace several older buildings scheduled for demolition on the VGH site, is the province's first public private partnership project involving the construction and operation of a large, integrated health care facility.

The private sector partner is responsible for the design, construction, financing and facilities operation of the building. VCH and the UBC Faculty of Medicine will provide the programming and delivery of all health services and teaching within the centre.

The partnership utilizes a Design Build Finance Operate (DBFO) structure.

Value for Money

The partnership agreement provides a savings of \$17 million over the term when compared with the traditional public sector option. This cost saving is achieved by combining design, construction, financing and facilities maintenance and operation under one long-term contract.

Further benefits include:

- VCH starts paying for the facility only when construction is completed, protecting the public sector from any added costs during the construction phase; and
- payments will be performance-based and therefore subject to reduction if contract standards for facility operation and maintenance are not met.

Public Sector Partners

- Ministry of Health
- Vancouver Coastal Health Authority
- University of British Columbia Faculty of Medicine

Private Sector Partners

- Access Health Vancouver
- Design: IBI/HPA
 - Construction: PCL Constructors Westcoast
 - Finance: ABN AMRO
 - Facilities maintenance and operation: BLJC

Role of Partnerships BC

Partnerships BC provided procurement advisory services to Vancouver Coastal Health Authority and the B.C. Ministry of Health.