

Vancouver Island Health Authority (VIHA) Residential Care and Assisted Living Capacity Initiative



Project Overview

British Columbia's seniors are living longer and leading more active lives. With a higher proportion of elderly residents than in Canada as a whole, the Vancouver Island Health Authority projected a significant increase in future demand for long-term care services and recognized the need to create new capacity as well as renovate or replace outdated facilities.

VIHA issued the Residential Care and Assisted Living Capacity Initiative as part of the Government of British Columbia's commitment to develop 5,000 new long-term care beds and assisted living units by 2008.

The \$210 million initiative includes several separate developments consisting of approximately 1,050 new units (795 long-term care beds and 255 assisted living units) by 2008, with the flexibility for an additional 180 units (65 long-term care beds and 115 assisted living units) by 2010.

Wherever possible, the new long-term care facilities will be built as communities of care where a full range of housing and care options—including independent housing, transitional care, convalescent care, assisted living and complex care—will be offered in one location.

Project Objectives

VIHA set the following key objectives for the project:

- Deliver the required long-term care beds and assisted living units by December 2008.
- Develop communities of care where possible.
- Capture creativity and innovation through the procurement process.
- Pilot the new Provincial Residential Care Services Operating Agreement.

Highlights of the Partnership

Ten agreements were signed with nine different service providers to deliver long-term care and assisted living units in the following areas on Vancouver Island: Campbell River, Courtenay/Comox, Duncan, Nanaimo, Parksville, Port Alberni, Sooke and Victoria.

Under the agreements, the concessionaires will design, construct, finance and operate the new long-term care facilities to the standards specified in the agreements. Once a facility has met all design, legislative and regulatory requirements, VIHA and BC Housing will be responsible for funding each facility at an agreed-upon amount for a 20-year operating term.

Value for Money

Each of the agreements delivers value for money in that:

- Pricing for long-term care and assisted living units is a fixed cost per client, per day.

- High levels of competition led to very competitive pricing.
- Service levels are secured through performance-based agreements.
- All risks of construction cost escalation are the responsibility of the concessionaire.
- The overall schedule has been accelerated by more than three months ahead of the schedule set out in the Request for Proposals.
- All of the long-term care and assisted living facilities will be built as communities of care to provide a full range of housing and care options in one location.
- Innovative services and design features are incorporated into each community of care.

Public Sector Partners

- Ministry of Health
- Vancouver Island Health Authority

Private Sector Partners

- The Ahmon Group
- Baptist Housing Society of BC
- Capital Region Housing Corporation and Beckley Farm Lodge Society
- Good Samaritan Canada
- Jones Development Corporation and inSite
- New Horizons Care Corporation
- Retirement Concepts
- Sooke Elderly Citizens' Housing Society
- West Coast Native Health Care Society

Role of Partnerships BC

Partnerships BC acted as the procurement manager.