

New Adult Mental Health and Addictions Facility



Americas Health

The New Adult Mental Health and Addictions Facility will be an addition to the existing Health Sciences Centre campus and includes a 240,000 square-foot, six-storey, 102-bed hospital; a new 60-bed hostel to replace the Agnes Cowan Hostel; and, a parking garage with space for 1,000 vehicles.

Project facts		
Location St. John's, Newfoundland and Labrador, Canada	Client Government of Newfoundland and Labrador Eastern Regional Health Authority	Value (NPV) C\$330 Million
Our role Developer Equity Provider	Size 240,000 ft2	Builder Marco/Cahill Mental Health Partnership
Architect B+H Architects	Services Cahill Facility Management Ltd.	Financial close date October 2020
Completion date October 2024	Contract terms Design, build, finance, and maintain for 30 years	

Design features

The NAMHAF building carefully provides a modern aesthetic that showcases open-air green cascading terraced courtyards that are oriented to St. John's major arterial road – Prince Philip Drive.

The angled form of the inpatient tower has been designed to ensure rich daylighting of the patient spaces. The vast majority of patient and Hostel bedrooms will receive direct daylight, and the social spaces such as the lounges, television rooms, and dining rooms have been arranged to receive direct daylight regardless of the floor.

Connection to the Health Sciences Centre (HSC) and Campus:

- The Facility is designed to make a simple, strong, accessible and direct connection to one of the HSC's principal public spines and amenity areas.
- The new site plan enhances and connects the natural amenity of the wetland to the pedestrian routes of the Facility and HSC.
- The Facility has four connections to the HSC – to interconnect service flows, patient transfers, public connection and staff connection efficiently into corresponding zones of each building.

The Facility accommodates a new truck turnaround space at the existing loading dock, simplifying campus operations and improving logistical connections. The New Adult Mental Health and Addictions building has been designed to achieve LEED® Silver Certification.



Innovations

The facility will maximize operational efficiency by: minimizing staff travel distances, optimizing energy efficiency through technical detailing, and delivering a complex set of programmatic requirements while keeping future flexibility in mind. Examples Include:

- Implementation of Snow Melt systems at all of the terraces – improving year-round availability of exterior space.
- Optimization of the exterior envelope to reduce energy consumption.
- Placement of Elevator Cores – reducing staff travel distances and improving staffing efficiencies.
- Efficient location of the Forensics Unit on the Ground Floor – improving safety and security for staff, patients and visitors.
- Construction of the Hostel on a single floor – Reducing staffing requirements for the Authority and improving operational efficiency.

Local economic impacts

Over the course of construction, more than 400 jobs are expected to be created with 200 workers expected onsite at peak construction.

During the construction phase, Avalon Healthcare Partnership will:

- Host a job fair for skilled labourers looking to work on the construction;
- Develop an apprenticeship training program for local apprentices; and
- Develop a plan to assist with hiring tradeswomen to work on the construction site.