

CORNER BROOK LONG-TERM CARE

CORNER BROOK, NEWFOUNDLAND, CANADA

Developer
Equity provider
Asset manager

Location	Corner Brook, Canada
Client	Government of Newfoundland and Labrador and the Western Regional Health Authority
Project Value	C\$120m
Builder	Marco Services
Architect	Montgomery Sisam Architects
Services	G.J. Cahill
expected completion date	Spring 2020
Financial Close	December 2017
Completion Date	February 2020
Contract terms	Design, build, finance and maintain for 30 years



The new Corner Brook Long-Term Care Project is a state-of-the-art elder care campus representing best practices in urban and architectural design, and long-term care service delivery.

The Facility accommodates 120 long-term care beds, 15 palliative care beds, and 10 rehabilitative care beds. Located on an approximately eight-acre site immediately adjacent to the future acute care hospital, it will become a key pillar of the Corner Brook community.

The Facility is designed as a compact, multi-storey building of complementary parts:

- an articulated Main Street/Medical Wellness pavilion of residential scale and character, and;
- a highly efficient and ideally planned stacked Neighbourhood structure arranged to frame a strong, resident-focused courtyard on the north-west.

DESIGN FEATURES

The building's form and orientation are directly responsive to the views offered by the site. The Facility setting is richly endowed with stunning vistas of the natural landscape. Towards the north-west in particular—a panorama over Corner Brook and to the Humber Armature beyond—offers a unique opportunity to position the Facility in relation to the town and create a strong sense of place.

Two building wings project around a central courtyard framing. The courtyard itself, sheltered from the dominant westerly and cold south-westerly winds by virtue of these wings, offers the particularly vulnerable Palliative and Rehab residents access to the outdoor space with a more amiable micro-climate.

INNOVATIONS

A key component of Corner Brook Care Partnership's sustainability strategy is the incorporation of a geothermal solution. While a more costly solution than a standard electric heating design, a geothermal solution provides greater value via long-term energy savings as well as indirect sustainability benefits. The use of geothermal also allows for optimization of the energy performance of the building, thereby capitalizing on the LEED energy points available for this feature.

LOCAL ECONOMIC IMPACTS

The project will create 380 person-years of employment, \$43 million in GDP, and 200 permanent public service jobs.