



NEW ADULT MENTAL HEALTH & ADDICTIONS FACILITY

ST. JOHN'S, NL



QUICK FACTS

- + DBFM / P3 / AFP
- + LEED® Gold Certification
- + 240,000 square feet
- + \$330-Million Budget
- + Work with Avalon Healthcare Partnership
- + National Awards for Innovation & Excellence in P3, *Project Development Silver Award* (2021)
- + Smith + Andersen Mechanical, Electrical, Security, Communications, Audio-Visual, and Intelligent Integrated Systems
- + Sustainability Services (Footprint)



IMAGE COURTESY OF JULIAN PARKINSON PHOTOGRAPHY



NEW ADULT MENTAL HEALTH & ADDICTIONS FACILITY

ABOUT THIS PROJECT

- + Design and construction of the New Adult Mental Health and Addictions Facility adjacent to the existing Health Sciences Centre Campus in St. John's.
- + Project scope includes a six-storey, 102-bed facility, with outpatient clinic, visitor and art therapy rooms, therapeutic gardens and terrace, and stand-alone parking garage, and a 60-bed hostel to replace the existing Agnes Cowan Hostel.
- + A Real-Time Locating System (RTLS), with tamper-resistant patient bracelets and staff tags, provides precise, room-level accuracy location updates at all times.
- + The comprehensive security system, which includes door access card readers, camera views, duress alarms, and intercoms, is integrated with the existing Health Sciences Centre systems.
- + The RTLS is integrated with the security system to lock door access controls, trigger alarms at security locations, and notify staff.
- + Mechanical systems for the facility utilize the high-temperature hot-water plant from the existing Health Sciences Centre.
- + Communications design includes a dedicated separate building systems network, and an expansion of the existing Health Sciences Centre network.
- + Mechanical system features heat recovery chillers and air-cooled chillers, and a manifold air handling system for the main building. The hostel is served by a separate air handling unit.
- + Electrical design balances practical safety features, such as non-ligature lighting fixtures, and aesthetic features, such as pot lights instead of 2X4 lighting, to foster a more home-like environment for residents.
- + Integrated Enterprise Service Bus relays digital information between systems and displays all building system alarms and events at the New Adult Mental Health and Addictions Facility at security offices, switchboard, and security dispatch centre.
- + Lighting design maximizes natural lighting to improve both energy performance and occupant comfort through daylighting sensors.
- + Each patient bedroom has individual temperature controls to improve comfort.

LOCATION

St. John's, NL

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical, Security, Communications, Audio-Visual, Intelligent Integrated Systems, Sustainability (Footprint)

KEY TEAM MEMBERS

Avalon Healthcare Partnership
Plenary Americas LP
Marco/Cahill Mental Health Partnership
B+H Architects Inc.

SIZE

240,000 sq. ft. (22,300 sq. m.)

BUDGET

\$330 Million

COMPLETION YEAR

2024

SUSTAINABILITY

LEED® Gold Certification

AWARDS

National Awards for Innovation and Excellence in Public-Private Partnerships (P3), *Project Development Silver Award* (2021)

HOT BUTTONS

DBFM / P3 / AFP

CLINICS

SECURITY

HEALTHCARE

ELECTRICAL

MECHANICAL

INTEGRATION

LEED