



Our Hospice: The Build

Our hospice will be a locally controlled project highlighting new regionalized decision making within Alberta Health. We have a well-established and collaborative relationship with WHMB and are enthusiastic about the progress made by each of us in the past 12 months, especially regarding project management and the expertise of our consultants.

<p>Where will the hospice be located?</p>	<p>Our hospice will be attached to WHMB’s new seniors lodge build east of Kinsmen Park in Strathmore. Hospice (6 beds) and lodge (120 rooms) are expertly designed. Total land allocation is 4.1 acres. Access will be via Center Street. There will be lots of free parking for our families.</p> <p>Site environmental and geotechnical work is satisfactory. The design development drawing is now 100% complete, and municipal review for development permits as well as value engineering reviews are the next step. A construction manager (Bird Construction) was hired in 2023.</p>
<p>How will the hospice and lodge be a joint project?</p>	<p>The total area of our hospice will be 8,600 sq. feet. This is about 7% of the total project.</p> <p>Portions of our hospice will have no lodge floors above it, and some rooftop space could be converted to an upper patio in the future. Our hospice has a separate, covered entrance with a passenger drop-off area and welcoming reception. Some shared space and services will include WHMB’s commercial kitchen (in addition to our own family-sized kitchen), IT, admin services, security, housekeeping, and a staff locker room.</p> <p>Our hospice is contiguous with WHMB’s HEPA filtration and high-performance heating/mechanical equipment to obtain long-term energy and operational cost savings. Triple glazed windows will reduce drafts and overheating and improve our patients’ comfort. The pre-cast concrete construction will withstand severe weather and is a durable, low maintenance material.</p>
<p>What will the hospice look like?</p>	<p>Hospice rooms are 25+ sq. meters and designed to meet the provincial government’s new Small Care Home Design requirements. We hope to have an atmosphere that is as home-like as possible, while still meeting our patients’ palliative needs. We will provide a cozy and compassionate atmosphere that supports the physical, emotional, social, and spiritual aspects of end-of-life care. Our hospice will be so much more than just “beds at the end of a hallway”.</p>



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<p>What are some other features of the hospice?</p>	<p>Approximately 4,000 sq feet of the hospice area is designed specifically for clinical palliative needs (patient rooms, nursing areas, spa tub room, family meeting and quiet rooms). Natural lighting is emphasized. Doors will be extra wide so patient beds can access all areas of the hospice. There will be no long corridors, and lots of storage space to prevent hallway clutter. All patient rooms overlook Kinsmen Park at ground level, and have direct access to patio areas, gazebos, and the park’s walking paths.</p> <p>The remaining hospice space is equally important and is for your family and our community’s needs - a small family-type kitchen for specific food requests or family meals, a living room with a fireplace where patients, staff, and visitors can visit, multi-purpose space for celebrations, entertainment, and volunteer activities, a kid’s play space, a fireplace, and counselling rooms. There’s even space for a patient and family laundry room. Finally, there is an area for WAHS’s Outreach Program, and in the future, a day hospice.</p>
<p>What is the legal structure to the WAHS and WHMB partnership?</p>	<p>We are exploring the best legal structure for the ownership of the building. WAHS’s key objective is for the hospice to maintain independence while promoting collaboration with WHMB. One avenue is a condominium ownership model, where WAHS owns one ‘unit’ and WHMB owns the other ‘unit’. An agreement between the parties would be set up to manage the building (and common areas such as the parking lot and walkways), and each facility's operations would be overseen by its own board. Some of the benefits to this set-up include:</p> <ol style="list-style-type: none"> 1. Resources and Costs: <ul style="list-style-type: none"> • Cost-sharing and savings in construction, maintenance, and operation of the facility. • Shared expenses for utilities, maintenance staff, and common areas can result in significant savings for both organizations. 2. Autonomy: <ul style="list-style-type: none"> • Each organization maintains autonomy over its respective condo unit, allowing for control over operations, programming, and management. • Separate governance structures enable each organization to tailor policies and procedures to its specific needs and priorities. 3. Optimized Space Utilization: <ul style="list-style-type: none"> • Co-locating facilities in the same building maximizes the efficient use of space and infrastructure. • Shared amenities provide opportunities for offering resources to a broader audience.



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	<p>(condominium partnership-cont.):</p> <p>4. Resilience and Sustainability:</p> <ul style="list-style-type: none"> • Joint ownership and management ensure long-term viability and adaptability to changing needs, costs, and circumstances.
<p>Why hasn't construction started yet? (see also The Cost)</p>	<p>WAHS is pleased with its own fundraising efforts to pay for its share of the building.</p> <p>Regarding the LODGE FUNDING for its share of the build:</p> <ol style="list-style-type: none"> 1. Municipalities have committed to providing up-front contributions (the down payment). 2. The greatest hold up to construction at this point is waiting for WHMB to be awarded an AHPP Alberta Housing Partnership Program (the grant). Unfortunately, hurry up and wait is a risk all organizations partnering with government face. There have been new provincial budgets, delays in program rollouts, and changes in housing ministry policy direction in the last year. 3. The final step before construction is started is the new lodge's CMHC's approval (the mortgage), and this is very likely; because despite the provincial funding delay, our building committee is pushing on and hoping to work on tasks necessary to make the CMHC application complete (Class A budget). <p>Completing a Class A budget will make the project "shine" for the AB government's AHPP decision. Advancing funds to complete this task is what WHMB recently requested from our municipalities' earlier commitment (the down payment).</p> <p>So, once funding has all been committed by the municipal, provincial, and federal governments (as well as WAHS's portion based on its share of total sq footage), subtrades can be onboarded, and work on the site can begin. Earliest date would be fall of 2024.</p>



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