

# St. Paul and Region Professional Health Centre



## Redevelopment for the Future



# Team Introduction



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# Project Introduction

## Challenges Faced By North American Communities:

- How to Keep and Attract Medical Professionals.
- How to Address the Needs of an Aging Population.
- How to Redevelop / Revitalize Internal Malls at the Heart of Cities and Towns



# Project Introduction

## Challenges Faced By North American Communities:

- **How to Keep and Attract Medical Professionals.**

- Create state of the art medical facilities.
- Foster the development of Lifestyle Centres (Live / Work / Shop).

- **How to Address the Medical Needs of an Aging Population.**

- Ensure medical facilities are available and accessible.
- Design barrier free buildings.
- Create a “one stop shop” for the public’s health care needs.

- **How to Redevelop / Revitalize Internal Malls at the Heart of Cities and Towns .**

- Create a revitalized regional destination.
- Group similar services together.
- Provide a contemporary architectural statement.



# A Community Owned Building



- In order to meet the Community's desire to own their own building, Gulf & Pacific is prepared to subdivide a 25,000 ft<sup>2</sup> portion of the mall for the medical clinic.
- Parking will be provided to meet the current zoning bylaw (min. 80 parking stalls) and will be divided into public parking at the front and staff parking at the rear.
- A number of financial options are available and Gulf & Pacific is willing to work with the Advisory Committee to determine which option is best suited to their needs. These options will be discussed further at the end of the presentation.



# Nejmark Architect

## Firm Profile and Select Projects

Established in 1989, Nejmark Architect is a firm providing services in architecture, interior design, planning, project management and building sciences, for a wide variety of project types. We maintain licenses to practice in Ontario, Manitoba, Saskatchewan, Alberta, British Columbia and the United States.

Outstanding client service, coupled with a strong reputation for delivering quality projects on schedule and on budget, have led to numerous new and repeat clients. We work with each client to define unique and innovative design solutions that respond to the dynamics of changing programs and needs.

References will attest to the clients' utmost satisfaction with our performance



# Nejmark Architect

## Firm Profile and Select Projects

### Health Care Clients

Primacy Medical Clinics (BC, Alberta, Saskatchewan, Manitoba, Ontario).

Brandon Regional Health Authority

Burntwood Regional Health Authority

Eden Mental Health Centre

Lions Club & Housing Centres of Winnipeg

North Eastman Health Association Inc.

Nor-Man Regional Health Authority

South Eastman Regional Health Authority

South Westman Regional Health Authority



Lions Alzheimer Care Centre: Winnipeg, MB



Beausejour Health Centre: Nurse Station



Burntwood Health Resource Centre: Children's Play Area



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# Proposed Site

St. Paul Mall – 50<sup>th</sup> Avenue, St. Paul Alberta



## Restaurants

Boston Pizza, A&W,  
McDonalds, Tim Horton's

## Hotel

Super 8

## Grocery

Co-op

## Retail Development

Home Hardware,  
Shoppers Drug Mart

## Recreation

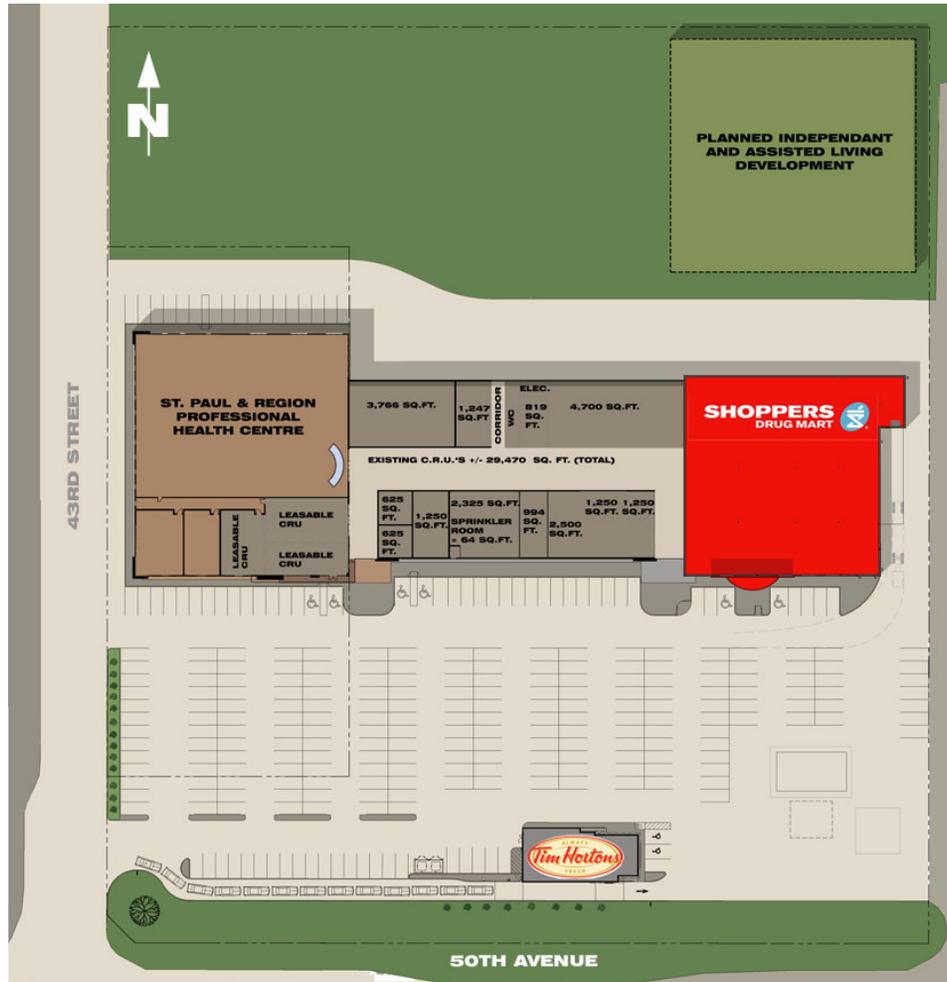
Walking Trails, Tennis,  
Baseball



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# Location Advantages

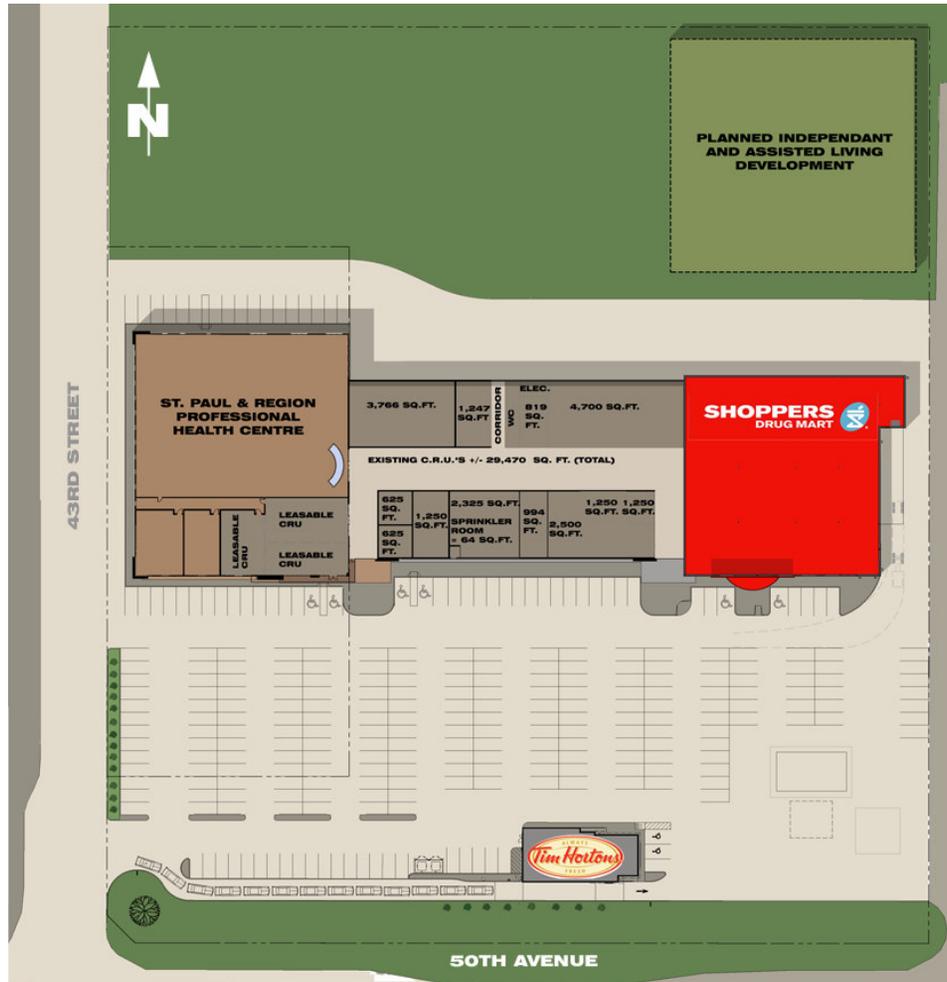


The Medical Clinic will:

- Be centrally located in St. Paul which allows for easy access by residents of the Town and Region.
- Have excellent visibility & access to 50<sup>th</sup> Avenue.
- Have an abundance of on-site parking complete with barrier-free parking.
- Be connected to an enclosed universally assessable shopping center which provides a heated common area for the patients and staff.
- Be located immediately adjacent to the Super 8 Hotel which will be convenient for out of town families, patients and visiting Doctors.

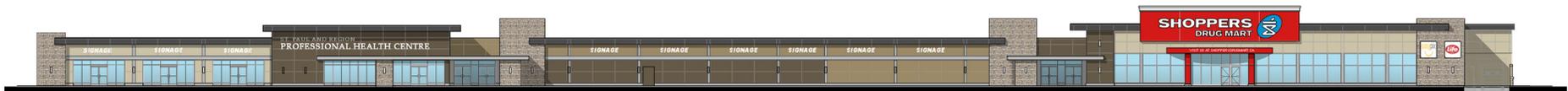


# Location Advantages

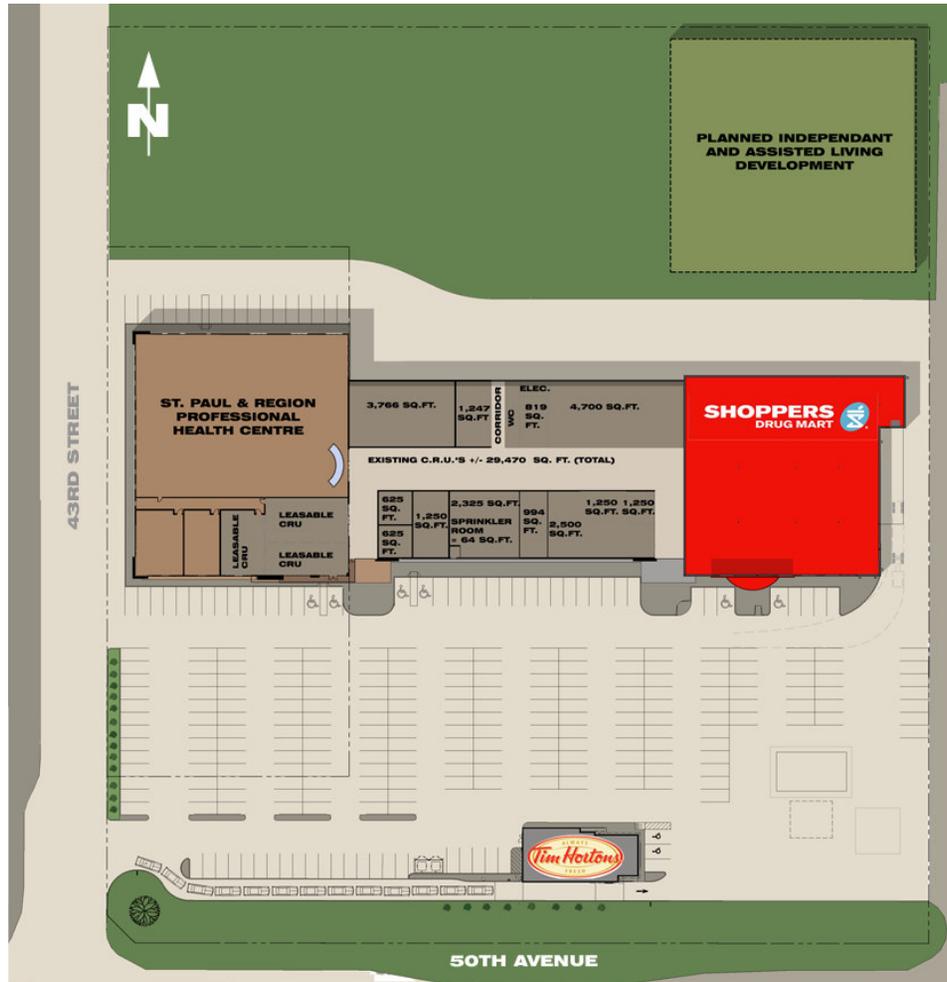


The Medical Clinic will:

- Be located in the immediate vicinity of Tim Horton's, McDonald's, A & W and Boston Pizza, which provides a convenient place for patients and staff to eat.
- Be located near a planned independent and assisted living development located directly north of the shopping centre.
- Be an anchor for the largest shopping center in St. Paul, which is planned to include several other complementary tenants.

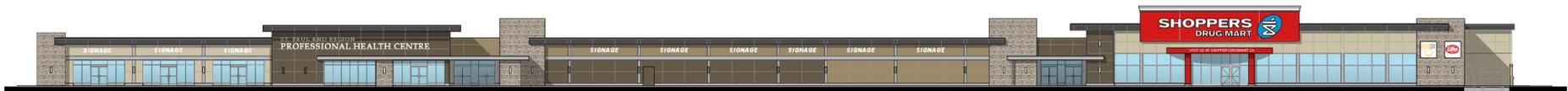


# Location Advantages



In Addition:

- With the opening of a new medical clinic, Shoppers Drug Mart has confirmed that it is prepared to open a new 18,000 ft<sup>2</sup> store in the development.
- Shoppers latest prototype store will employ approximately 50+ people.
- It should be noted that Shoppers Drug Mart has targeted to open in the fall of 2010, provided the new medical clinic is secured for the development.



# Medical Clinic

A Design that is Fresh, Open and Colourful



1. Large reception area for 60 people complete with a large curved skylight and high ceiling, bringing natural light into the space.
2. Designated play area with over 200 ft<sup>2</sup> of space, allowing for unlimited activities such as a play structure or entertainment equipment.
3. 12 offices of 120 ft<sup>2</sup>, each with exterior and interior windows.
4. 24 exam rooms (min. 96 ft<sup>2</sup> each) complete with a built-in sink, computer work station and storage space.
5. Ample storage spaces including a large file room to accommodate a mobile, high density, file storage unit.

# Medical Clinic

A Design that is Modern and State of the Art



6. Four nursing stations to accommodate a minimum of 20 staff members

Allocated space for staff activities including:

- 7. Lockers for personal storage
- 8. Showers (in staff washrooms only)
- 9. Lunch room
- 10. Training room
- 11. Board room
- 12. Break away meeting space

13. Public Washrooms

# Medical Clinic

## A Design that is Inviting and Professional



- Finishes to include:
  - Seamless sheet vinyl flooring.
  - Durable and low maintenance carpet tile.
  - Painted wall surfaces.
  - Solid maple wood doors.
- Lighting will be a combination of T8 fluorescent and recessed linear fixtures with energy saving and daylight coloured bulbs.

# Professional Offices

## A Flexible Approach



- 3,000 s.f. of space has been allocated for use by other health care providers (in addition to those in the clinic).
- This area could be integrated into the main clinic or kept completely separate
- Alternatively this area could be leased back to Gulf & Pacific, so as to increase the Clinic's revenue stream.
- The financial impact of these options will be discussed further near the end of the presentation.



# Exterior Elevations



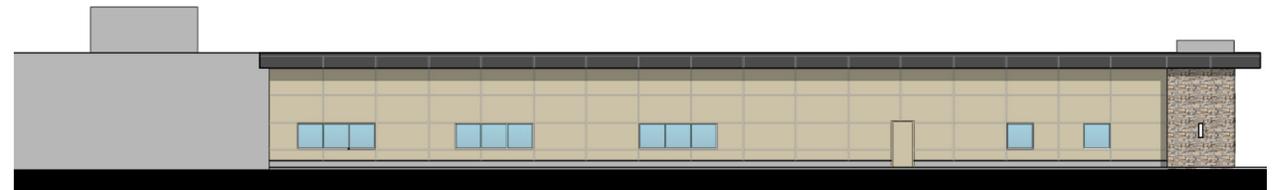
The Health Centre becomes a prominent feature for the Town with excellent visibility from 50<sup>th</sup> Ave.

South Elevation



Windows will be constructed in the West Façade providing ample daylight to the offices.

West Elevation



Staff access at the rear of the building is directly connected to the locker and lunch rooms.

North Elevation



# Exterior Elevations

## Other Notable Features

- Original building is constructed of concrete block and steel, offering a durable and lasting structure.
- The planned renovation will upgrade the building envelope, increasing the building's energy efficiency.
- The structure will be clad with architectural paneling and cultured stone, which are both maintenance free and durable.
- The front elevation boasts large expanses of storefront glazing, which creates a functional flexibility. In the future the glazing can be easily replaced with entrances.



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# LEED Based Design

## A Healthy Interior Environment



Proposed Reception Area: St. Paul and Region Medical Health Centre

- Interior finishes with low VOC's will be specified throughout the project.
- Daylight is brought into the building through the large skylight in the reception area, creating a connection to the outdoors while maintaining privacy.
- Medical Doctors offices have windows to both the outside and into the corridor, allowing daylight to penetrate further into the building.



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# LEED Based Design

## Energy Efficiency

- The entire building will be wrapped with 2” of rigid insulation, increasing the overall performance of the building envelope and adding R-7 to the existing walls.
- A new R-20 roof will be installed, with the option to increase to R-30.
- New mechanical units will be supplied, with the option of upgrading to a heat pump and / or fan coil system.
- Energy efficient light fixtures are supplemented by glazing to reduce lighting loads.



# St. Paul Shopping Centre

## Redevelopment and Revitalization

Creating a Regional Health Centre at the St. Paul Shopping Centre is the first step toward a complete redevelopment of this site. The intention is to reinvent the existing mall as a regional health care destination. This will be accomplished by:

- Completely renovating the exterior of the building (both walls and roof). The proposed design offers a modern aesthetic, complete with asymmetrical massing, clean lines and durable materials.
- Moving forward with a planned independent and assisted living development located directly north of the shopping centre
- Utilize the anchor tenants to attract complementary development to the remaining portion of the mall.
- Attracting Shoppers Drug Mart to St. Paul. Currently Shoppers has agreed to anchor the east side of the mall, subject to the Town's approval of this project, at this location. The new store will replace the former Sobeys and will be constructed to meet the current prototypical standards.



# Shoppers Drug Mart Xhale Corporation Inc.

- Gulf & Pacific has a conditional deal with Shoppers Drug Mart to open a new 18,000 ft<sup>2</sup> prototype store in the St. Paul Shopping Center subject to securing the medical clinic.
- Shoppers will renovate the former Sobey's store to reflect the current prototype design.
- X Hale has recently constructed new Shoppers Drug Mart locations in Peace River & Hinton.
- Nejmark Architect has been the architect on a number of new Shoppers Drug Mart stores in Peace River, Hinton, Grande Prairie and Winnipeg.



Rocky Mountain House: 2008



Peace River: 2009



Prototypical Store



Future St. Paul Shoppers Drug Mart



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# Shoppers Drug Mart Xhale Corporation Inc.

## Shoppers Drug Mart Corporate Information

- Currently operates 1200+ stores across Canada
- Opened 110 store in 2009
- Plans to open 115 stores in 2010
- Has current sales in excess of \$10.0 billion
- Will employ in excess of 50 staff in the new St. Paul Store



Prototypical Store Interior



Prototypical Store Interior



Prototypical Store Interior



Future St. Paul Shoppers Drug Mart



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# Cost of Construction

## Eton-west Construction

- Eton-west has recently completed several new medical clinic projects, including the recently completed Edmonton Musculoskeletal Centre / Alberta Knee and Hip Clinic.
- Based on Eton-west's experience renovating an existing building is more economic than building new
- The current market conditions are extremely favourable at this time. This may not last.



# Pricing Consideration

## Financial Arrangement

Gulf & Pacific will:

- Sell the Clinic building in ready to move-in condition for \$4.4 to \$4.8 million.
- Carry the operating costs of the Associated Medical Clinic for a period of 6 months to allow re-leasing of the building.
- Lease back any excess space not utilized by the clinic. Should the clinic require any of this space in the future, Gulf & Pacific will return this space to the clinic.
- Provide Vendor Take Back Financing if required.



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# Closing Comments

## Gulf & Pacific Equities Corp.



- A NEW community owned St. Paul & Region Professional Health Centre ready for the working families of St. Paul and Region by November of 2010.
- Moving the Medical Clinic to this location will bring Shoppers Drug Mart and 50+ jobs to St. Paul. Combined with the Clinic, we will create a new health care industry for St. Paul.
- Let's make the vision a reality!



# Questions & Answers

