

# M'AKOLA

GROUP OF SOCIETIES

Assisted Living at Cowichan  
Kevin A. Albers, CGA, CAFM – Chief Executive Officer

# Outline

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# Project Background



- ILBC Program announced in 2002
- M'akola *assisted* Cowichan with initial submission to BC Housing and VIHA
- M'akola also made its own submission for a similar project in the City of Langford
- Numerous Site Changes
- Project Location – Allenby Road

# Project Status

- 50% Working Drawings Complete
- Housing and Hospitality Budgets **Confirmed**  
– BC Housing
- Health/Personal Care Services Budgets  
**Confirmed** - VIHA
- Capital Budget **Confirmed**
- Projected Start Date – Late Summer 2010
- 49 Year Lease

# ILBC Program Description

**Provincially Funded Program for the  
provision of Assisted Living**

- **BC Housing – Shelter**
- **VIHA – Hospitality and Personal Care**
- **Non-Profit Housing Society – *M'akola Housing Society* – Operator, Project Manager**

# Roles & Responsibilities

## Operations – **M'akola Housing Society**

- *Safety – Emergency Response*
- *Food Services*
- *Recreation*
- *Maintenance*
- *Housekeeping*



# Roles & Responsibilities

## Personal Care Services – **VIHA**

- Contracting Personal Care Provision
  - *Assistance* with Activities of Daily Living
- Resident Selection - **VIHA**



# Cowichan Elders Housing

ILBC ASSISTED LIVING FACILITY | DUNCAN BC

14 Oct 2009

All work is designed to meet or exceed the INAC Standards as defined in the INAC Codes Standards and Guidelines



Allenby Road (west) Elevation



North Elevation

Scale 1:200



BC Housing  
M'akola Housing Society

Conceptual Design

CHOW LOW HAMMOND  
ARCHITECTS INC  
www.clh.ca



# Building Design/Features



- 4 Storey, 52,000 square feet
- Designed to LEED Gold Standard
- 50 units, (4 – 2 bedroom, 46 – 1 bedroom)
- 2 elevators - *monitored*
- Dining Room and Private Dining Room
- Craft Room
- Assisted Bathing

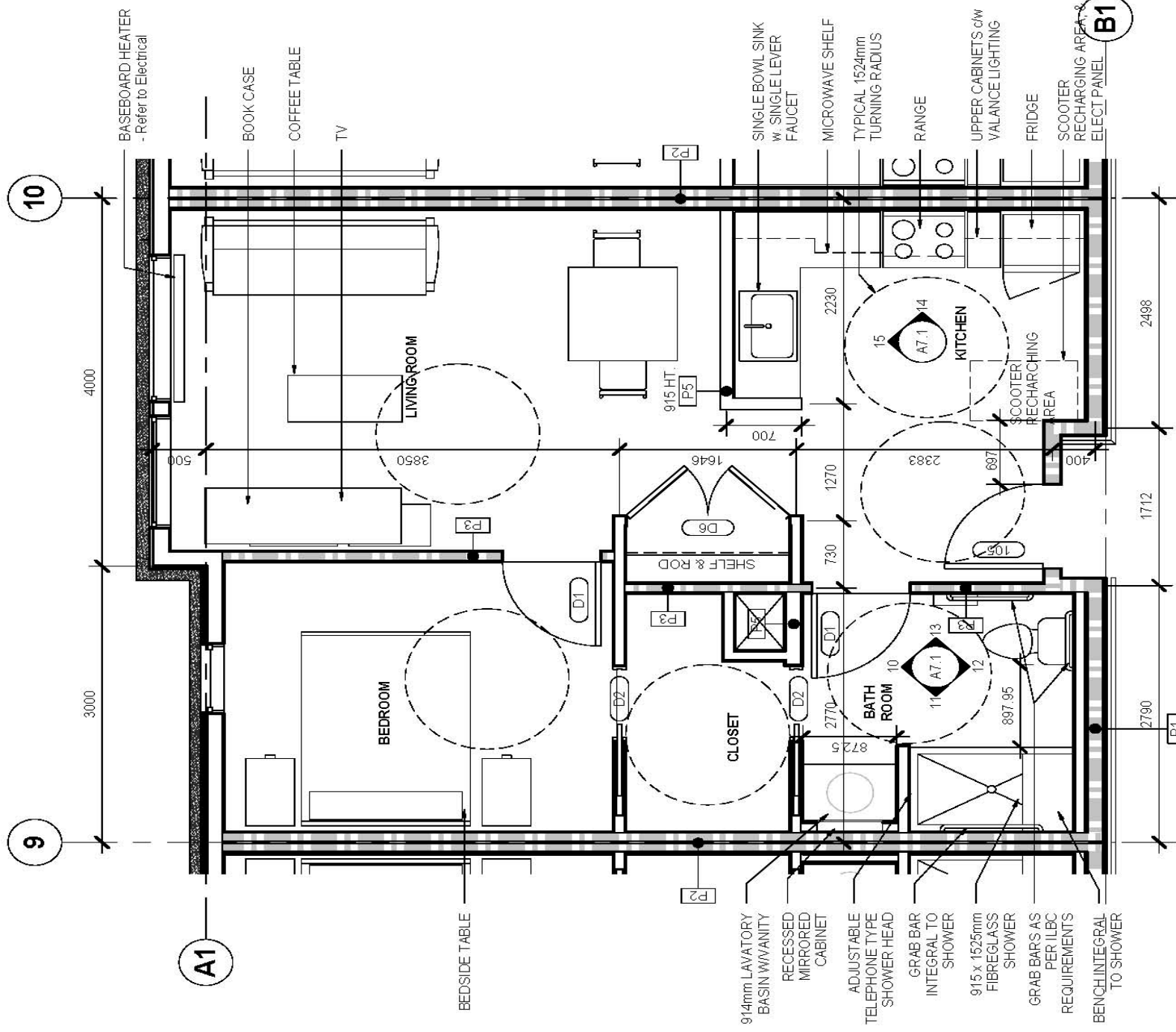
# Building Design/Features



- **Outdoor Gathering Place**
- **Laundry on each floor**
- **On-Site Parking**
- **Theatre Room**
- **Lounge**
- **24x7x365 Emergency Response**

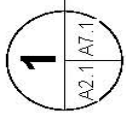
# Unit Features

- Private ***lockable self-contained*** suites
- Full bathroom with ***accessible*** full-width shower
- Scooter ***storage*** in unit
- Panic alarm
- Resident selectable ***temperature*** controls
- ***Operable*** windows
- Full kitchen with fridge and stove
- Cable and telephone hook-ups



**1 1 BD UNIT PLAN**

1 : 50



# Safety Features



- **Emergency Response**
  - 24 x 7 x 365 On-Site Staff
  - 24 x 7 x 365 Off-Site Redundancy
- **Fire Protection**
  - Monitored Fire/Smoke Alarms in all units and common areas
  - Fully *sprinklered* building
  - Fire suppression systems in Commercial Kitchen

# Safety Features

- **Safety Systems**
  - **Audible** and **Visual Alerts** to Emergency in each unit
  - Intercom System allowing two-way communications
  - Emergency pendants provide **emergency alert/response** throughout building and surrounding site
  - Elevator Monitoring
  - Video Surveillance/Monitoring

# Provided Services



- 2 meals per day
- **Recreation** coordination
- **Assisted** bathing
- Weekly linens (towels and sheets)
- **Emergency** response
- Basic utilities (heat, hot water, garbage, recycling)
- Personal care services – as approved by VIHA
- Assistance with activities of daily living
- Weekly light-**housekeeping**

# Services at Extra Cost



- Telephone, Cablevision and Internet
- Additional personal laundry
- Utility Surcharge of \$15.00 per month/unit
- Private dining functions

# Resident Selection

- Only VIHA has the **authority** and responsibility to select Elders
- Waitlists are **maintained** by VIHA
- Selection is based on health needs and appropriateness to the setting

# Selection Process

- **Step 1 – Elder/Person with Disability contacts VIHA and completes a *needs assessment***
- **Step 2 – A Home and Community Care Nurse is assigned to the Elder when they have met the criteria for Assisted Living**

# Selection Process

- **Step 3 – Upon eligibility, the Elder is advised when a unit is available. M’akola will assess the suitability of the Elder based on the features and supports and resident mix of the project at that time.**
- **Step 4 – The Elder makes a selection as to the project/building that meets their needs best.**

# Improving Outcomes

- M'akola is committed to assisting Elders through the assessment process.
- M'akola, Cowichan and VIHA are Working in *partnership* to make the process as Culturally appropriate and respectful as possible.

# Who Can Help?

- **Family members**
- **Health Professionals including:**
  - **Community Care/Health Nurses**
  - **Doctor's**
  - **Cowichan's Health Department**

# Timeline

- **100% Drawings – 1<sup>st</sup> week of June**
- **Tendering - June**
- **Final Budget - July**
- **Project Approval – August**
- **Begin Construction – September**
- **Construction *Completion* – November 2011**

# Contact Information

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