



STAFF REPORT

Title: Cold Lake Primary Care Medical Clinic Expansion Update

Meeting Date: April 15, 2025

Executive Summary:

The CL Medical Clinic has commenced moving the project from conceptual design and design development. Attached is the original Schematic Design Report dated July 2024.

The following is an update to the progress:

1. Pre-design phase: 100%
 - a. (Geotechnical and Site Survey is completed)
2. Schematic design phase: 100%
3. Design development phase: 20%
4. Construction document phase: 0%
5. Bidding or negotiation phase: 0%
6. Construction phase: 0 %
7. Post-construction phase: 0%

CL Medical Clinic is targeting for the project going to tender in July 2025.

The administration will briefly present the slideshow during the meeting.

Background:

Further to the original Schematic Design Report dated July 2024, the following enhancements have been made from Option 4 creating a new option referred to as Option 5:

- Worked in an elevator, at the main entrance.
- Pushed the building out to the back of the property. No windows are required in the rooms there so from a limiting distance we can manage this proximity to the property line.
- Redesigned where the copy space was and pushed the MOA station room into the top corner and got a supply room in there.
- Vitals room up with MOA station room.
- 3 MOA stations now in the hallways up from two previous.



- Waiting room capacity thirty-four seats.
- Revised reno work in the existing area to follow some existing walls more and thus less risk of structural changes.
- Expanded pharmacy again keeping some existing partitions (i.e.: the storage room is an existing room, and the rest just open. Maybe more significant reno is required – do not know what pharmacy wants. It creates a small doctor's office in the lower right corner, but it is still functional for what they want it for.
- The Janitor room access into pharmacy only.

The City of Cold Lake received feedback from a doctors meeting on April 4, 2025, that invited all doctors in the community. Feedback included:

- Enhance the physician capacity of the facility to at least 17.
- Consider a Daycare in, attached, or adjacent to the facility that has medical workers as priority.
- Add further space for specialists, physiotherapist, dental, and other medical related services.

Alternatives:

The report has been generated to solicit feedback from Councils Corporate Priorities Committee.

Recommended Action:

The report has been generated to solicit feedback from Councils Corporate Priorities Committee.

Budget Implications (Yes or No):

Submitted by:

Kevin Nagoya, Chief Administrative Officer