

Planning & Design Timeline for the New Windsor/Essex Acute Care Hospital

Presentation to WRH Board of Directors
Paul Landry, Project Director
June 2, 2022



PRESENTATION OUTLINE

1. Project Timeline Schedule – MoH Capital Planning Process (New vs Old)
2. Why does it take so long to design and take the Project to market? Spring 2025

➤ **Part A: “Indicative Design” by PDC to 25%**

- November 2023 – April 2025 then begin procurement and selection of a developer (GC, finance, FM Provider, Design Team)

3. And, then to get construction underway? Spring 2027

➤ **Part B: “Procurement Process & Working Drawings” from 25% to 100% by developer’s design team**

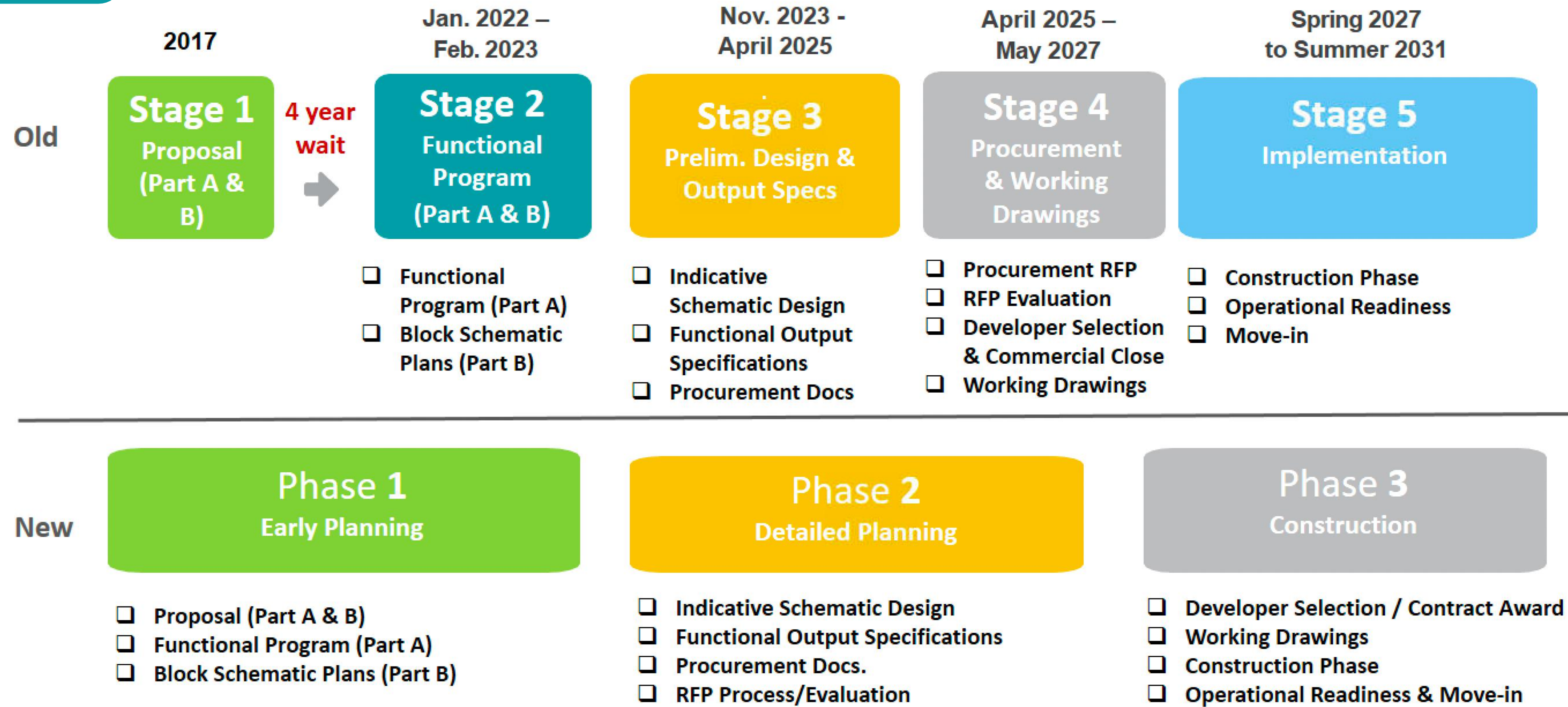
- Procurement process, RFQ (4-6mths), RFP/Selection/Commercial Close (14-16mths)
- Working Drawings (approx. 24 mths)

NEW CAPITAL PLANNING PROCESS

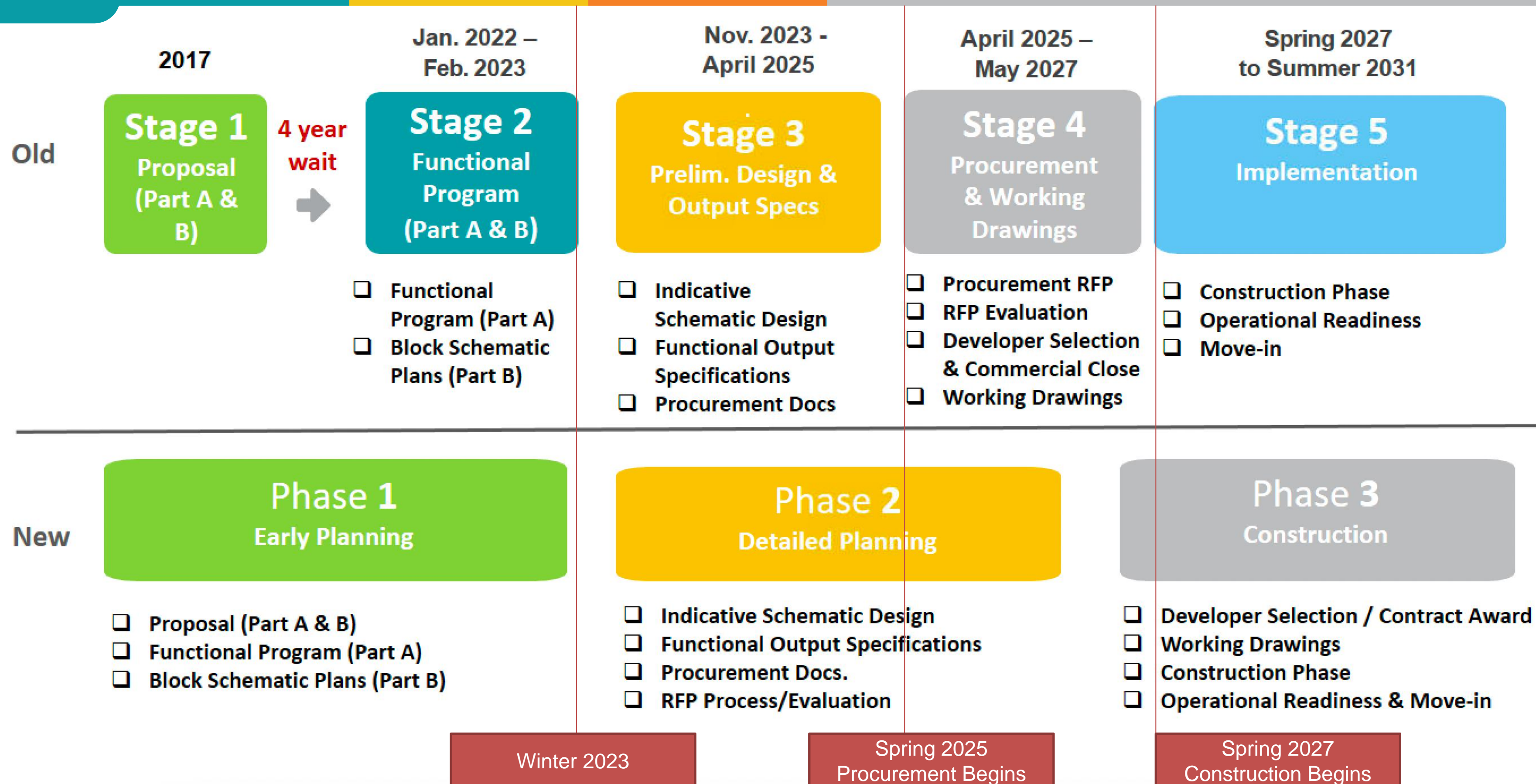


- Since 1996, all hospitals planning new facilities followed a 5-stage process set out by the Ministry of Health.
- This year, the government released a revised process for capital planning **condensing the 5 Stages into 3 phases**
- The new model, outlined in the Hospital Capital Planning and Policy Manual, simplifies the previous capital planning process and reflects an updated government strategy, legislation and operational policies and processes.
- Over all, the process follows a similar path and will not impact the timetable of the New Windsor/Essex Acute Care Hospital Project.
- Procurement process to begin in **2025**
- Ground-breaking expected in **Spring of 2027**

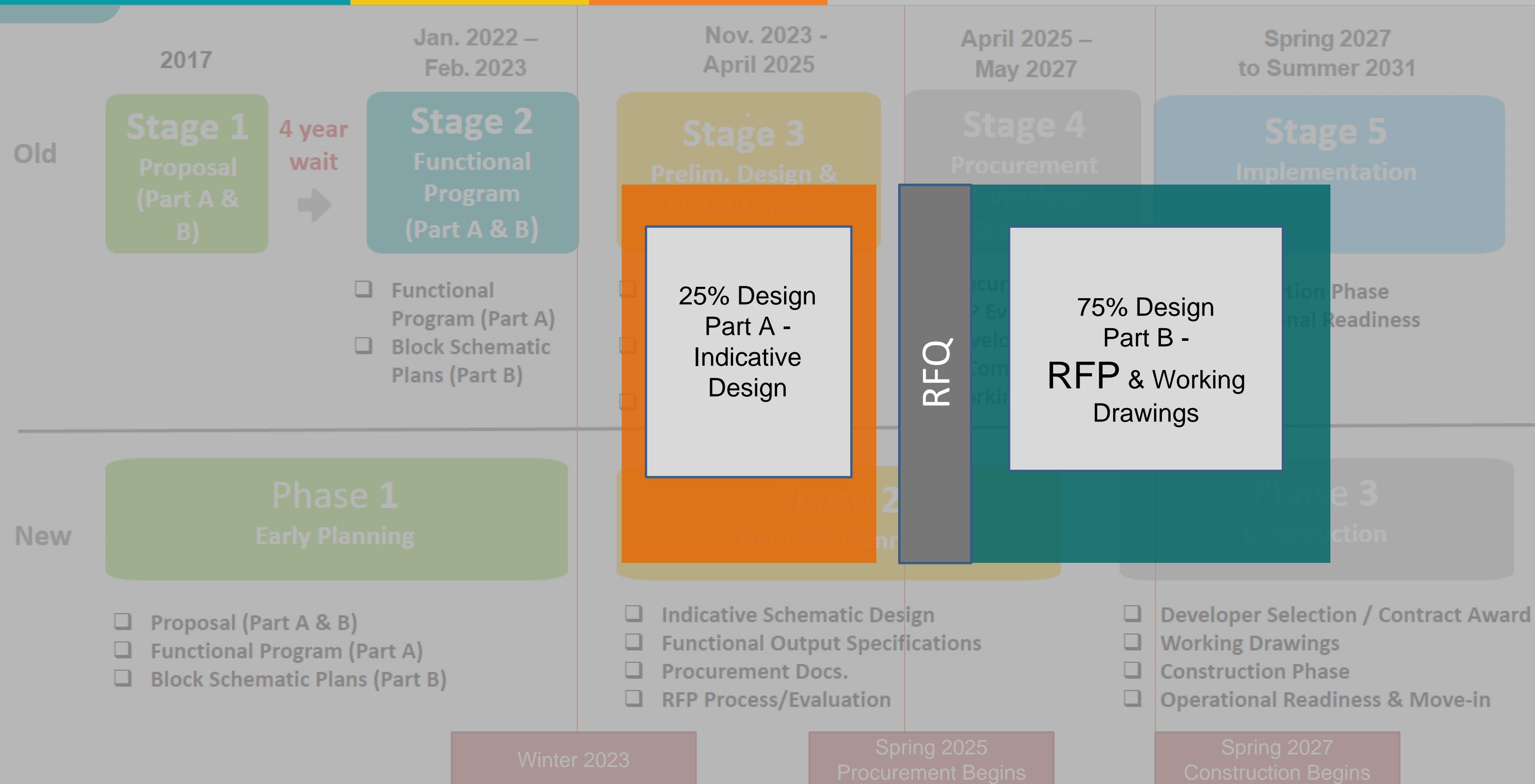
NEW CAPITAL PLANNING PROCESS



NEW CAPITAL PLANNING PROCESS



DESIGN PROCESS



PART A - INDICATIVE DESIGN

- Indicative Design represents 25% of the design process.
- During this phase Windsor Regional Hospital (WRH) works with a team of architects and engineers (the PDC) to establish the layout for the buildings, confirm the assumptions in the functional program and establish the supporting building systems.
- Patients will have further opportunities to provide input into how the design might impact their care experience.
- **The final product, including a 3-D visual design and detailed plans of the hospital will form part of the procurement document for project delivery.**
- Work on the indicative design is expected to begin in November 2023 and take 18 months to complete.

PROJECT SPECIFIC OUTPUT SPECIFICATIONS (PSOS)

- The Project Specific Output Specifications (PSOS) is a document that assembles **all** design and performance criteria necessary to instruct a developer consortium to design and construct a facility that achieves the functionality, operations and life cycle objectives established by the Hospital.
- The PSOS presents WRH's requirements to potential developers and how to accomplish it.
- This work is completed in parallel to the Indicative Design and together they form part of the RFP documents for the potential developers responding to the RFP.

INDICATIVE DESIGN + PSOS = RFP PROCUREMENT DOCUMENT

PART B – PROCUREMENT PROCESS & WORKING DRAWINGS



- The working drawings phase represent 75% of the overall design process.
- This work begins with proponent teams who submit designs that meet ALL the requirements outlined in the PSOS and Indicative Designs as part of the tendering process.
- The selected developer (consortium) will then finalize the design into working drawings. During this period, the developer may propose further design “innovations” to increase efficiencies, improve constructability, and reduce overall construction costs.
- This work is expected to begin in 2026 and take 12 - 18 months to complete.

SUMMARY OF DESIGN WORKLOAD FOR THE NEW WINDSOR/ESSEX ACUTE CARE HOSPITAL



- Indicative Design Period (Nov. 2023 - April 2025)									
- Design Development / Working Drawings (Spring 2025 - Dec. 2029)									
Main design disciplines and scope of work	Nov. 2023			Spring 2025		Spring 2027			
	0-6 mths	6-12mths	12-18 mths	RFQ	RFP Period	0 - 6mths	6 - 12mths	12-18mths	
A. Engineering analysis & design									
- Geotech (Soils investigation, depth to bedrock)	█					█			
- Structural (Options analysis: concrete and steel)	█	█				█	█		
- Energy Modeling (Analysis of alternative energy systems: geothermal, solar)	█	█				█			
- Electrical Systems (incl'g IS/IT systems, power plant, etc.)		█	█			█	█	█	
- Mechanical Systems (Plumbing, air exchange systems, filtration, etc.)		█	█			█	█	█	
B. Aviation Consultant – Location & indicative design	█	█	█			█	█	█	
C. Architectural analysis & design									
- Site Planning & Landscape (Sustainability, storm water management, parking, landscap	█	█				█	█	█	
- Building (Interior volumes, circulation, exterior envelope /curtain wall)	█	█	█			█	█	█	
- Department Floor Plans (3 rounds with 38 user groups for clinical & non-clinical serv	█	█	█			█	█	█	
- Interior Design (Natural light, intuitive wayfinding, interior glazing, room data sheets)	█	█	█			█	█	█	
- Furniture, Fixtures and Equipment Planning (FF&E), inventory	█	█	█			█	█	█	
G. Architectural – Develop the Project Specific Output Specifications (PSOS)	█	█	█			█	█	█	
H. Architectural – Procurement Documents (RFQ release - Spring 2025)				★					
	--- Indicative Design Period			--- Procurement Period		--- Working Drawing Period			
	- by Planning, Design & Conformance Team (PDC)			- Design dev't by pre-qualified RFP proponents		by selected developer			
									CONSTRUCTION BEGINS (48-52 mths)

QUESTIONS?

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