



## **Q&A: New Windsor/Essex Acute Care Hospital Planning, Design and Conformance Team Selection Sept. 27, 2022**

### **Planning, Design and Conformance (PDC)**

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#### **Q. What company has been selected as the PDC team?**

Stantec Architecture has been selected as the Planning, Design and Conformance (PDC) consultant for the New Windsor/Essex Acute Care Hospital Project.

The global design firm brings a wealth of experience working on large hospital development projects. Some of their recent projects include the new Cortellucci Vaughn Hospital and the Oakville Trafalgar Memorial Hospital.

#### **Q. How was the PDC team selected?**

Following Infrastructure Ontario's (IO) process for a competitive procurement and evaluation, a request for proposals (RFP) for the PDC was issued in April 2022. WRH, working closely with IO, selected Stantec Architecture based on a combination of the team's expertise, experience with similar sized hospital projects, and its price submission.

#### **Q. What is the role of the PDC team?**

Working closely with WRH, the PDC will develop design plans and performance requirements for the new hospital and ensure they are adhered to through the construction phase.

This work includes:

- developing block schematic plans (early design plans);
- developing project documents and procurement documents needed to proceed with a request for qualifications (RFQ) for companies with sufficient experience and capacity to deliver a large scale hospital project;

- assisting in the pre-qualification evaluation process;
- preparing indicative plans and output specifications to include in the main RFP for the project;
- monitoring the construction progress and provide coordination and oversight during commissioning, completion, and transition into the new hospital; and
- consulting with WRH staff and the community throughout the process.

## Next Steps

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### Q. Now that a PDC team has been selected, what happens next?

The PDC team will work with Windsor Regional Hospital to ensure it is well positioned to begin a successful procurement process in 2025 and construction in 2027.

This work will begin immediately with the development of Block Schematic drawings. These early drawings outline how all rooms, departments, and services, can be organized in the hospital - both vertically and horizontally. The goal is to submit the block schematic drawings, the functional program, and early cost estimates to the Ministry of Health in early 2023 for approval.

This is followed by more detailed project planning. During this stage the PDC will work with Windsor Regional Hospital and consultants to develop project documents required for the tendering process including the Indicative Design and Project Specific Output Specification Requirements (PSOS) for the new hospital.

- **INDICATIVE DESIGN:** The Indicative Design establishes the department layouts in more detail, as well as overall building circulation (horizontal and vertical) and building systems, and confirms space requirements presented in the FP. The final product includes the master site and building plans and building massing. It includes a 3-D visual design of the future hospital and represents approximately 25% of the design work.
- **FUNCTIONAL OUTPUT SPECIFICATIONS:** The Project Specific Output Specifications (PSOS) is a document that translates the Functional Program (FP) into a set of rules with the criteria to design and construct a new hospital that achieves the FP's objectives. This document outlines ALL of WRH's design and performance requirements for potential bidders and provides details on how to accomplish them.

The Indicative Design and PSOS form part of the RFP procurement documents used to select a team to deliver the project.

The procurement process to select a team to complete the project begins with a request for qualifications (RFQ) to identify firms with sufficient experience and capacity to deliver a large scale hospital project.

Teams that meet the qualifications are shortlisted and invited to respond to a request for proposals (RFP).

**Q. When is construction scheduled to begin and when will the project be completed?**

According to the May 2022 Market Update from Infrastructure Ontario, construction is expected to start in 2027.

**Q. Why does it take so long to plan and design a hospital in Ontario?**

Hospitals are among the most complex architectural and engineering projects to design and construct. They require complicated mechanical, electrical and IT systems, and built-in flexibility to adapt to evolving technologies and demands in the future. In addition, hospital designs must meet or exceed CSA standards to ensure safe, accessible and comfortable care.

A detailed outline including step-by-step process requirements for major infrastructure projects as they relate to the design and construction for the New Windsor/Essex Acute Care Hospital can be found in the [June 2022 edition of the PMO Report](#).