# Markham Stouffville Hospital Campus Master Plan / Community Centre and Library

Presentation to General Committee June 12, 2006

### Background

- Sept 2004 Council authorized staff to work with MSH to develop an integrated facility incorporating the Town's future Central East Community Centre complex with the hospital's Health and Wellness facility
- June 2005 Council endorsed conceptual site master plan for Community Health and Wellness Campus on the MSH Site
- November 2005 the Government of Ontario approved project to renovate and expand MSH and construct a new York Grace Hospital (YGH) on the MSH site through an AFP process

# Health & Wellness / Community Centre & Library features

#### **Health & Wellness**

- Approximately 150,000 sq. ft.
- Day surgery
- Diagnostics
- Outpatient/ambulatory clinics
- Professional offices
- Outpatient rehabilitation
- Health related retail

### **Community Centre & Library**

- Approximately 120,000 sq. ft.
- Library
- Gymnasium
- Aquatic facilities
- Fitness centre
- Youth and older adult space
- Program space

# Benefits to Town of Markham partnering with MSH

- Unique and innovative partnership.
   Demonstrates our leadership in the area of partnerships and commitment to healthy communities
- More efficient use of resources land, space, services, capital costs, operating costs
- Creates a health and wellness hub and a destination point
- Opportunity to apply green infrastructure and building principles
- Concept contributes to overall plan for Cornell

# Benefits to MSH/YGH of Partnering with the Town

- Enables MSH and YGH to access services it may not otherwise be able to provide e.g. Hydrotherapy pool, cardiac rehab exercise programs, fitness centre for staff
- Immediate linkages to follow-on programs for patients e.g. fitness classes, seniors programs
- Opportunity to provide host of wellness related programs, activities and services
- Efficiencies through sharing of: space e.g. library and meeting rooms; infrastructure requirements etc
- One stop shopping for community and visitors e.g. combine a visit to the doctor or hospital with exercise class, library visit, pharmacy pick-up

# Community Health & Wellness Centre on the MSH site

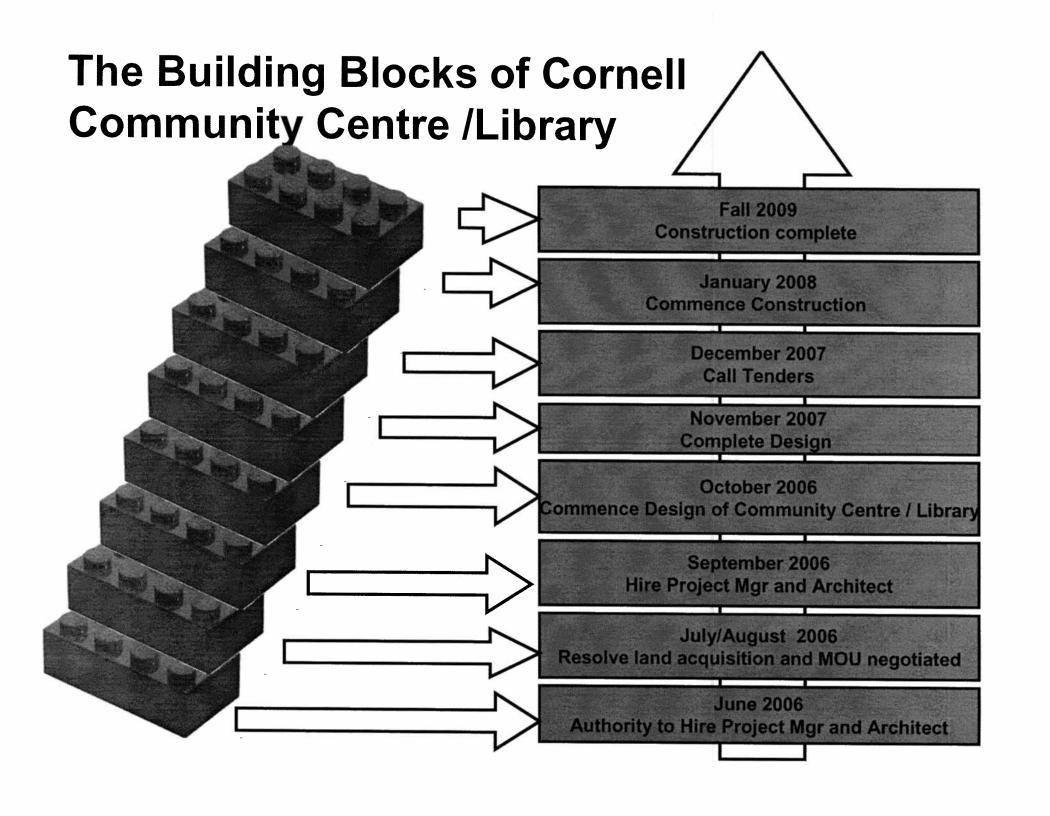




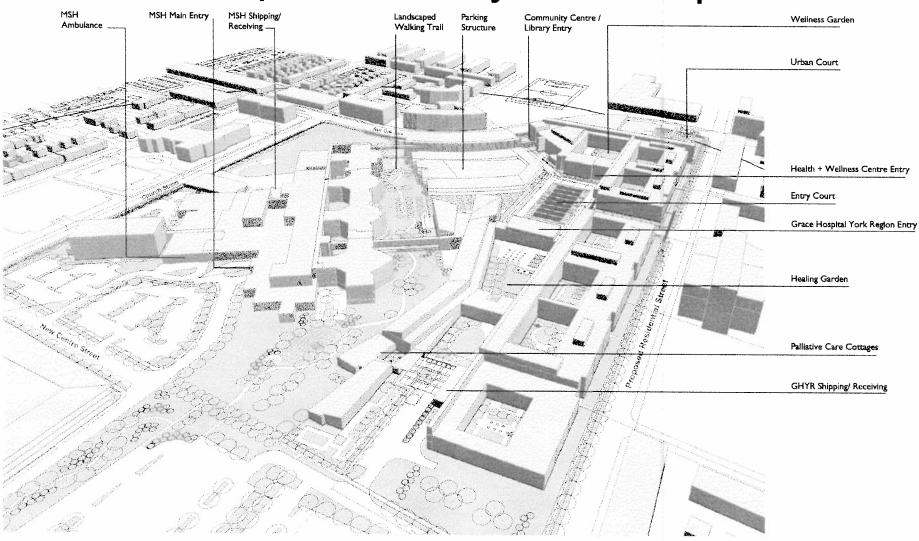








### Conceptual Sketch Hospital Community Centre Campus









## Markham Stouffville Hospital / York Grace Hospital Re-development

- Procurement
  - Scope of project approved by MOHLTC
  - Design and construction work financed and carried out by the private sector
  - Procurement completed through an Alternative Financing and Procurement, (AFP) model managed jointly by MSH, YGH and Infrastructure Ontario
- Construction initiation 2010

#### **Hospital Capital Planning Process**

**Traditional Capital Planning Process** 

Alternative Financing and Procurement (AFP) Process

Planning (lead by MOHLTC)

Stage 1: Proposal

**Business Case** 

Ministry Approval for P&D Grant

Stage 2: Functional Program

Ministry Approval for Traditional Grant

Stage 3: Preliminary Design Block Schematic Sketch Plan Stage 1: Proposal
Business Case

Ministry Approval for P&D Grant

Stage 2: Functional Program

Ministry Approval

Output Specifications.

#### **Procurement**

#### Lead by MOHLTC:

Stage 4: Pre-Tender

Pre-qualification of Contractors

Ministry Approval to Tender

Stage 5: FEC

**Bidding Information** 

Ministry Approval to Tender

Ministry Approval to Proceed to Construction

#### Lead by Infrastructure Ontario:

Request for Qualifications (RFQ)

**Project Agreement** 

Request for Proposals (RFP)

Minister Approval to Issue RFP

Project Close, Review of Proposals, Selection of

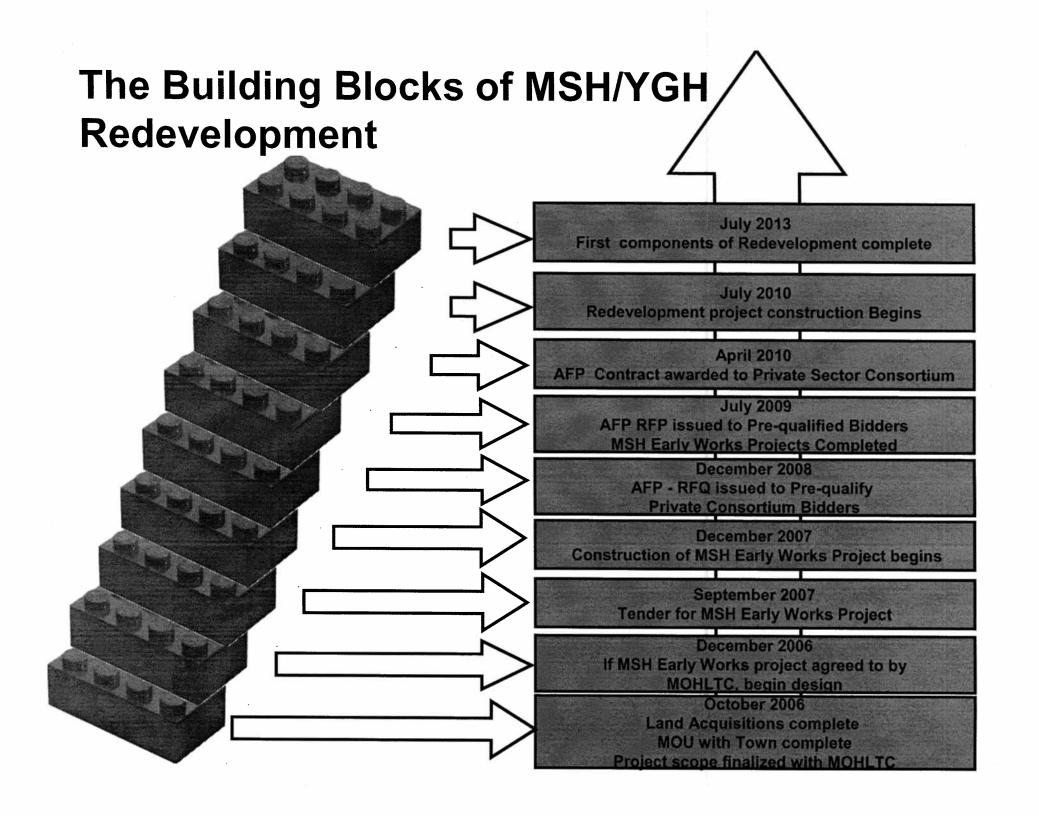
Proponent

Minister Approvals for:

Commercial Close

Financial Close

Construction



### **Financial Considerations**

- The Town adopted 2004 Development Charge Background Study which identified one new facility
- Facility estimated at 155,000 sq ft comprised of:
  - Recreation 137,000 sq ft
  - Library 18,000 sq ft
- Total funding of approximately \$45m
  - 90% DC Funded \$40.5m
  - 10% Non DC Funded \$4.5m

### Discussion Relating to MOU

- Agreements between MSH and Town regarding land acquisitions
- Markham District Energy MOU between Town, MSH & MDE to undertake Feasibility Investigation
- Parking
  - interim strategy MSH has committed to having 250 surface parking spots available in close proximity to community centre/library upon its opening
  - long term strategy joint parking structure for community centre/library and hospital

# Upcoming Discussions Relating to MOU

- Cost allocation and service agreements regarding joint use of facilities and shared or contracted services i.e. library, therapeutic pool, grounds maintenance etc
- Completion of revised Master Site plan to enable independent construction and operation of Community Centre with potential for integration with Health and Wellness centre when constructed

### Next Steps

- Secure land
- Finalize MOU with MSH
- Report back to Council on MOU and land acquisition
- Community Consultation on conceptual site master plan, community centre and library
- Refine conceptual site master plan
- Set terms of reference for architect
- Prepare design of Community Centre and Library

### Recommendation

- THAT the presentation by the Chief Executive Officer, Markham Stouffville Hospital, and the Chief Administrative Officer, Town of Markham, be received;;
- AND THAT Council approve issuing a Request for Proposal for the hiring of an Project Management Consultant to provide project management services for the design and construction of the Cornell Community Centre/ Library;
- AND THAT Council approve issuing a Request for Proposal for the hiring of an Architect to design and provide contract administration services for the Cornell Community Centre/ Library;
- AND THAT staff report back to Committee on the recommended Project Management Consultant and the Architect and the cost for these services;