

Teams Shortlisted for South Niagara Hospital Project

Frequently Asked Questions

Q. What is a Request for Qualifications (RFQ)?

A RFQ identifies project teams that have the required design expertise along with the construction and financial capacity to undertake a project of this size and complexity.

Q. What happens now that you have a shortlist of qualified project teams?

A Request for Proposals (RFP) will be issued to the shortlisted teams later this year. On the basis of the RFP submissions, a winning team will be selected to design, build, finance and maintain the project.

Q. Who selected the qualifying teams and how?

Infrastructure Ontario and Niagara Health worked together to select the qualified teams.

Teams were shortlisted based on their design, construction and facilities management experience, qualified personnel and financial capacity to undertake a project of this size and complexity.

Q. What is the cost of the project?

We anticipate the total capital costs for the project will be greater than \$1 billion.

The project will be priced through a rigorous competitive process to ensure value for the taxpayers of Ontario. Discussing detailed cost estimates at this early stage could jeopardize the tendering process and our efforts to obtain the most favourable proposal from future bidders.

The cost of the design, build, finance and maintain contract with the successful bidder will be available after financial close is reached.

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

Financial close is expected in the fall 2022, with construction to begin shortly thereafter. However, it is difficult for us to commit to the start and completion dates before a construction company has been selected, as this company will include a schedule with its bid submission.

Q. What is a public-private partnership (P3)?

Public-Private Partnerships (P3s) are an innovative way of financing and procuring large public infrastructure projects. It makes the best use of private-sector resources and expertise to provide on-time, on-budget project delivery.

Under the P3 model, the public sector establishes the scope of the project while the design and construction work is financed and carried out by the private sector.

P3s provide the opportunity to transfer project risks to the private sector, which contributes to projects being delivered on time and on budget. P3s also allow the government to deliver more infrastructure projects sooner by tapping into alternate sources of capital.

Q: Will the RFQ/RFP include any provisions for local suppliers to be included on approved lists to be able to bid on work for the new hospital?

With P3 procurement, the choice of suppliers are within the control of the bidders. The bidders (General, Mechanical, and Electrical Contractors) are pre-qualified, and Niagara Health does not pre-qualify suppliers. To support Niagara businesses and suppliers, Niagara Health is partnering to develop a business directory to showcase suppliers/businesses in the Niagara region.

Q. How much does the community have to contribute? What is the local share?

The local share is the portion of funding for which a hospital is responsible. Since the ministry's capital cost-sharing policy for hospital projects does not cover 100 per cent of all costs incurred, not all elements of a project are eligible for ministry cost-sharing.

The provincial portion of eligible construction costs is 90 per cent.

Hospitals are responsible for:

- 10 per cent of the eligible construction costs and associated ancillary costs;
- 100 per cent of components of the project that are ineligible for ministry cost-sharing;
- 100 per cent of the costs associated with the purchase of new and replacement furniture, fixtures and equipment.

Q: What will the South Niagara Site include?

The new South Niagara Site will include:

- 24/7 Emergency department, diagnostic, therapeutic, and surgical services; as well as medical, surgical and intensive care inpatient beds;
- Ambulatory Services as well as post-acute Complex Continuing Care (CCC) Inpatient services;
- Centres of Excellence specializing in stroke, complex care, geriatric/geriatric psychiatry and wellness in aging.
- Designed with the next age of innovation in mind, the South Niagara Site will seamlessly integrate technology that supports high quality healthcare, where technology recedes into the background so patients can focus on recovering and healing.
- The new hospital will be designed and built to meet the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards.
- The project is working towards becoming the first WELL® certified healthcare facility in Canada, focused on the health and well-being of their staff, physicians, volunteers, patients, families and caregivers and the Niagara community.

Q. What is WELL® certification?

The [WELL Building Standard®](#) is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort, and mind. WELL is managed and administered by the International WELL Building Institute (IWBI), a corporation whose mission is to improve human health and wellbeing through the built environment. The South Niagara Hospital is working towards WELL® v2 certification once completed.

Images are conceptual and for illustrative purposes only. They are subject to change.

Main entrance view
of South Niagara Site



West entrance view
of South Niagara Site

