

RFS T-345 Avon Crest Centre for Health & Wellness
Site Visit and Proponent Briefing
September 28, 2020
ADDENDUM #6
Q&A

Q1. Can you confirm that the hospital has no financial participation in the project and/or tenants for the developed properties?

A1. This is correct. HPHA will continue to own the land. We are open to partnerships and will continue to be involved in some degree; potentially through a governance structure to ensure that the development aligns with intended use of healthcare. HPHA will not be providing funds towards the initiative and has no tenancies to contribute. The RFS was developed with an open-ended approach to allow proponents to propose their own solutions. Financial arrangements are open to discussion.

Q2. Can you confirm that none of the buildings have a current heritage designation?

A2. This is correct.

Q3. Has there been a ground contamination and/or hazardous waste study completed for the building?

A3. The following studies have been completed and are included as *Appendix 2: Studies* within the RFS document.

- Asbestos Audit
- Designated Substance Audit
- Phase One Environmental Site Assessment

Q4. Is today's meeting mandatory?

A4. As outlined in the RFS document, attendance at the Site Visit & Proponent Briefing is strongly recommended and highly encouraged, but not a mandatory requirement for proponents.

Q5. Does the hospital support collaboration of proponents?

A5. HPHA will not dictate the composition of proponent groups and or teams. HPHA will post the sign-in sheet (see file below) of those in attendance at the Site Visit & Proponent Briefing for those who wish to collaborate.



Q6. Are there any consultants or external advisors involved with the project?

A6. HPHA has been and will continue to work with WeirFoulds LLP as legal counsel and with BDO Canada LLP, BDO Consulting as financial counsel through this RFS process.

Q7. How long has the Avon Crest building been vacant and when most recently operational, how was it used?

A7. The basement laundry services are currently operational and used on a daily basis. Avon Crest has been vacant since September 2018. Prior to decanting, the first and second floors of the building were most recently used by the Finance and Human Resource departments for HPHA accounting and pay roll, human resources services, occupational health and as home office to the Stratford General Hospital Foundation. The third floor was home to clinical programs which included physiotherapy, Small Talk and pediatric rehabilitation outpatient services.

Q8. How are the Centennial Apartments being used today?

A8. The apartments continue to be used by HPHA staff and physicians.

Q9. How old is the College/Residence building?

A9. The College/Residence was built in 1967.

Q10. How many beds are currently within the College/Residence building?

A10. There are a total of 183 beds and one apartment within College/Residence building.

Q11. What is the structure of Avon Crest building?

A11. The original construction Avon Crest and the subsequent additions both employed masonry-bearing foundations and walls with the floors, structural framework, and roof being framed of wood.

Q12. Does the hospital have a 'master plan' for future expansion on the hospital grounds? The college building seems to be prime real estate for expansion, but is included as an option within this project.

A12. There are no immediate plans for expansion. The most recent expansion was to the north wing approximately 10 years ago. Master plans for all four HPHA sites need to be updated, but this is not a priority in the next year.

Q13. What is the preferred timeframe for the buildings to be developed?

A13. A general schedule has been published in *Section 1.6 RFS Timetable*, which is approximately one year in length. Following that, the timeframe is dependent upon the plans and construction schedule of the successful proponent.

Q14. A significant amount of the property's real estate is taken up by parking. Is there a plan for this to be moved?

A14. Refer to *Appendix 5: Existing Parking Capacity Stratford Site* for the current parking requirements for HPHA. *Schedule A: Statement of Needs* also outlines the requirements related to parking. HPHA is considering a variety of options for parking in the future, including a potential structure.

Q15: Will the hospital be paying for the parking structure that is proposed?

A15: Possibly, financial and development options are open ended within the RFS document to allow for solutions to be presented that are mutually beneficial.

Q16. To ensure that all proponents have an opportunity to review questions and answers prior to the November 6, 2020 submission requirements, can a deadline for questions be set?

A16. According to *Section 1.6 RFS Timetable, Schedule H – Mandatory Minimum Requirements* and *Schedule I – High Level Solution Overview Schedule* are to be submitted on November 6, 2020. Questions will be due the morning of October 30, 2020 and be posted by end of day.

Q17. Is the tunnel from Avon Crest to the hospital currently in use?

A17. There are services that currently run through the tunnel (eg steam) from the hospital plant to Avon Crest as well as Fire Alarm connectivity. Prior to COVID screening, HPHA staff also used the tunnel for parking lot access. The tunnel also connects to the SSU building with staff regularly using the tunnel for back-and-forth access between the two buildings.

Q18. Is the fire system in Avon Crest independent?

A18. The fire system in Avon Crest is currently linked to the overall hospital system. This would need to be addressed as part of the development.

Q19. Are there building condition reports, drawings and details regarding the structure of all buildings within the RFS document?

A19. Yes, this information has been included in the RFS document as follows:

- *Appendix 2: Studies*
 - Asbestos Audit
 - Designated Substance Audit
 - Phase One Environmental Site Assessment
- *Appendix 3: Existing Building Plans*
- *Additional structure details are available in Answer #11 of this addendum.*

Q20. Have there been any applications made for long term care beds by HPHA?

A20. There have been no applications submitted by HPHA for long term care beds.