

Call for Proposals for the Identification of a Site for a Proposed New Hospital in Durham Region



Lakeridge Health:
Reimagining the Future of
Health Care in Durham Region

October 1, 2021 Questions to Lakeridge Health – Proposal Call

1) Regarding the Registered Site Survey, due to the backlog at the Land Registry Office, please confirm if it is sufficient for a Site Survey to be completed and submitted for registration by November 12 in order to meet this criteria.

A. The stated deadline for submission of the Stage 2 requirements is November 12th, 2021. A component of the requirement is the Registered Site Survey.

2) In the situation where the proponent is submitting a portion of land that is part of a larger parcel, can the Registered Site Survey be for the entire parcel with an explanation of the range of acres that would be made available to Lakeridge Health for the purposes of a hospital or does it have to delineate the sections within that parcel?

A. For Stage 1 the circumstance listed above is acceptable. It would be advisable however to identify the section(s) within the broader land parcel that is proposed to be provided for a hospital use in order that the other Mandatory Criteria can be adequately assessed. Note that the delineation of the parcel to be conveyed for a hospital must be clearly defined in order to provide for the scope of requirements in Stage 2 (refer to Schedule B and C of the Proposal Call document).

3) For Stage 2, in lieu of a Registered Site Survey, would a block plan for the totality of the Proponent's holdings and a GIS image showing ownership, acreage and location suffice along with a Proponent certification that no less than 50 contiguous acres is being offered up?

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

4) In relation to the requirement to have or to be able to obtain an RSC please confirm that the use of a risk assessment to obtain an RSC as permitted by the Environmental Protection Act and O. Reg. 153/04 is acceptable.

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

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5) Please clarify how “geotechnical stability” relates to an RSC.

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

Rationale: RSCs are for the purpose of summarizing the environmental condition of a property and while supporting documentation may include references to geotechnical attributes of a property an RSC does not deal with geotechnical stability for construction purposes.

6) Please confirm that more than one RSC can be obtained for the proposed hospital site.

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

Rationale: The Environmental Protection Act and O. Reg 153/04 (the Brownfields regulation) do not limit the number of RSCs that can be obtained for any property as long as the property that is the subject of the RSC is defined (usually through an R-Plan). Some development sites have more than one RSC due to differing environmental conditions and different approaches and timelines for remediation. For a larger development site it is conceivable that multiple RSCs may be part of the development plan. The RFP wording seems to suggest a preference for a single RSC. We require confirmation that the intent is that the proposed hospital site meets standards such that an RSC can be obtained. We want to ensure that the wording of the Proposal Call does not restrict the proposed hospital site to a single RSC.

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

7) Please clarify the timing of when any RSC has to be obtained. Usually the method of remediation and the timing of obtaining an RSC is part of the design/planning process. Will an RSC be required prior to Closing or can it be obtained as an obligation of the Proponent post Closing?

A. We are seeking a response from our subject matter expert team and will post as soon as possible.

8) Please confirm that the descriptions of the “Minimum Requirements” listed on page 22 (Stage 2) for Criteria 7 and for Criteria 8 should be flipped (i.e. the “Aviation Engineering Report or professional equivalent report” should appear opposite Criteria 7, not opposite Criteria 8).

A. Yes, there was an error (as noted above) and a revised Proposal Call document was posted on September 22, 2021.

9) For Criteria 5, can you clarify what document you are referring to when you list the “Region of Durham Serving Growth Plan”?

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A. Our reference to the Region of Durham Serving Growth Plan was an error. The document that should be referenced is the 2018 Development Change Study. It can be found on the Region of Durham's website at:

<https://www.durham.ca/en/regional-government/resources/2018-Durham-Region-wide-DC-Background-Study.pdf>

10) For the proposal submission, what is the maximum size document that you can accept by email and what other options are there to submit if the file is too large? Do you have a drop box? Are you able to pull down from a file-sharing platform like OwnCloud?

A. We can provide a drop box for submissions if the files are too large for Submission. We will post such option prior to October 8th, 2021.

11) Would Lakeridge Health consider extending the date for the Stage 2 submission deadline from November 12 to November 26?

A. We will consider all request for extension to deadlines as submitted by Proponents and consider, amongst other factors, the number of such extension requests. At this time we are not considering any extensions to the stated Proposal Call submission deadlines.