



Middlesex-London Health Unit Location Project

Site Selection Process Overview



Overview

- Rationale for Investigating Locations
- Timeline and Overview of Site Selection Process
- Municipal Consent to Enter into a Lease



DEVELOPMENT

First the 'Ribbon,' now a 'twisty' highrise at the forks

By Hank Daniszewski, The London Free Press
Tuesday, November 3, 2015 10:08:10 EST PM



An artist's drawing reveals the revamped proposal for a highrise on the northwest corner of King and Ridout streets in London.



Alignment with MLHU Service Delivery Strategies

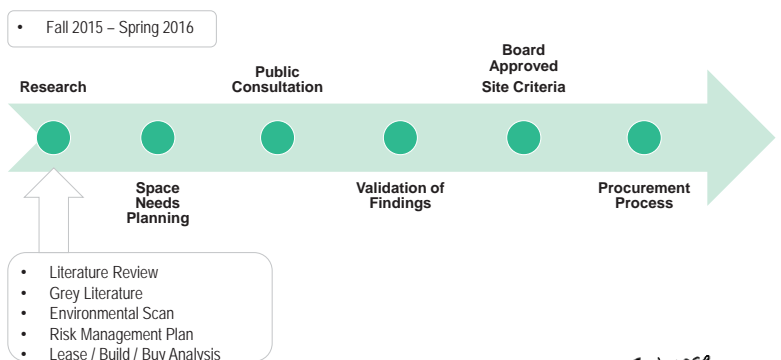
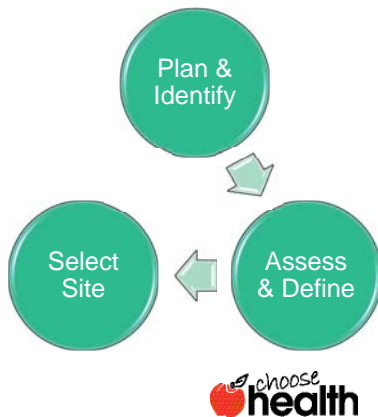
- MLHU has been piloting and adopting Workplace 2.0 practices
- Future location to focus on “right sizing” the space used by MLHU through Activity-Based Workspaces
- Ensuring that outreach and community based services remain decentralized where they are most effective, in the community

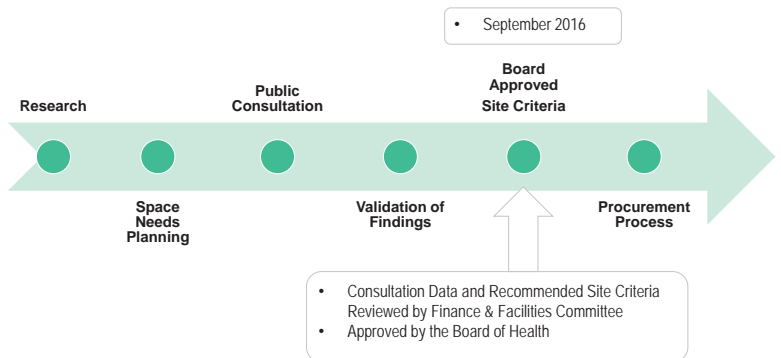
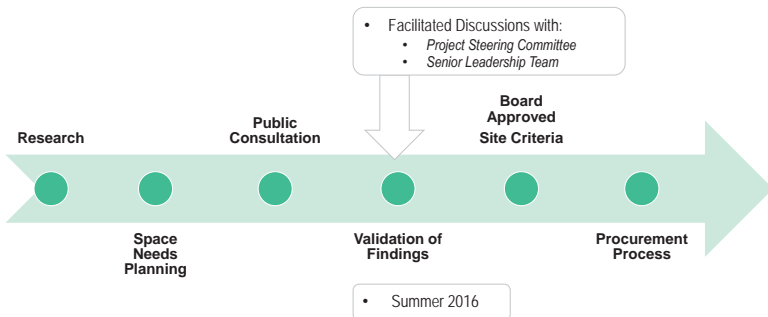
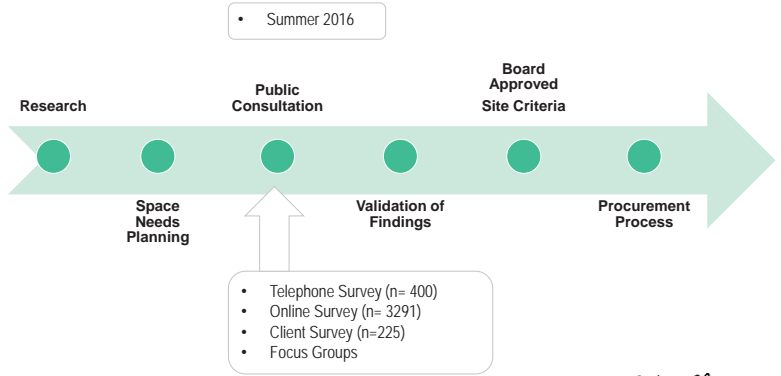
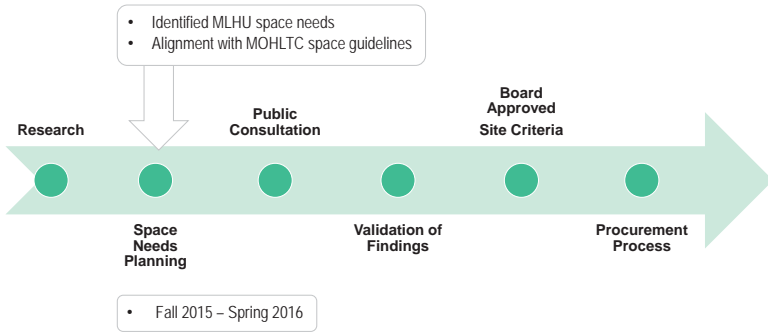


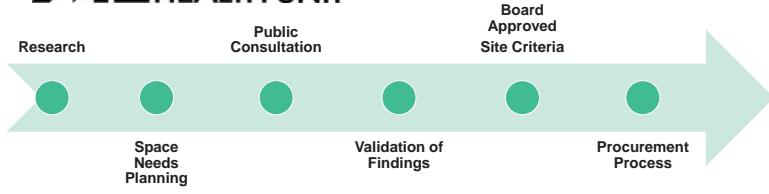
Our Site Selection Process

Objectives

- Maximize Value
- Mitigate Risks
- Enhance Transparency & Accountability
- Determine Selection Criteria in an evidence-informed way
- Select the best long-term site for MLHU

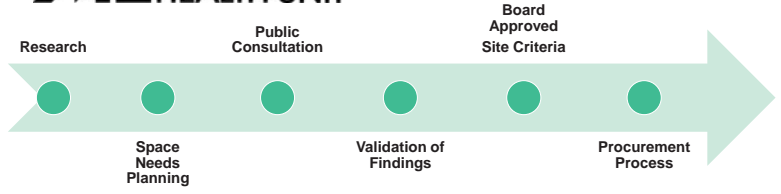






Procurement Process

- Using Board approved site selection a stage procurement process was initiated:
 - Expression of Interest (Sept – Oct 2016)**
 - High-level requirements were outlined
 - Developers, real estate brokers, property owners were invited submit available sites for MLHU occupancy
 - 19 Expressions of Interest were submitted
 - Request for Proposal (Dec 2016 – Feb 2017)**
 - 9 Proponents with viable locations will be shortlisted
 - Invited to submit detailed proposals for MLHU consideration



Request for Proposal (received Feb 2017)

- Proponents were required to submit the following:
 - Site Selection Response**
 - Outlining how the site met all MLHU site selection criteria
 - Space Standards Response**
 - Outlining the space inventory, standards and design criteria
 - Technical Response**
 - Outlining building systems, capital replacement, accessibility plans, etc.
 - Pricing Response**
 - Outlining the lease or purchase costs

MLHU Evaluation Criteria

Site	Space	Technical
<ul style="list-style-type: none"> Compatible with Zoning / Official Plan Close to Bus / Main Roads Client Parking In Downtown Core Safety Free Standing Building Environmentally Responsible Building Staff Parking Walk / Bike Accessibility Neighborhood compatibility Proximity to other services Proximity to other amenities 	<ul style="list-style-type: none"> Ability to accommodate all spaces listed in space inventory Meets space standards outlined in AODA, OHS and OBC Ability to meet fit-up standards of MLHU Ability of the space to accommodate MLHU design, layout and efficiency standards 	<ul style="list-style-type: none"> Site servicing report Architectural, structural, mechanical and electrical drawings Building Condition Assessment Accessibility Plan Parking Plan Site Security Plan Fire Safety Plan Energy Efficiency Plan Back-up Power Plan Electrical / Voice / Data Plan Floor Load Plan Acoustical Plan Remediation Plan Capital Replacement Plan Signage Options

Pricing

- The "Lease / Purchase Score" was established as follows:
- the Site with the lowest Cost will be awarded 1000 points;
 - the Score for each of the other Sites will be calculated as follows:
 - $(\text{Lowest Cost} / \text{other Site's Cost}) \times 1000 = \text{Score}$



Proposal Evaluation (Mar – May 2017)

- Board of Health reviewed seven (7) proposals and evaluated each site by:
 - Site Selection Response**
 - Assisted by City of London Planning Department
 - Space Standards Response**
 - Assisted by MTE Engineering and GB Architects
 - Technical Response**
 - Assisted by MTE Engineering and GB Architects
 - Pricing Response**
 - Assisted by KPMG, LiveWorkLearnPlay

Our Result

- Site Selected met or exceeded all four scoring factors
- Aligns with the London Plan and Downtown Plan
- Substantial opportunity to enhance client and community experience in our space
- Brings MLHU staff together
- Long-term (30 year) financial certainty



Next Steps

- By February 15th
 - Municipal Consent
 - Financing
- Draft Lease Agreement
- Board of Health Approval of Lease Agreement

