Waypoint Centre for Mental Health Care - Challenges and Outcomes
Location

Penetanguishene (Ontario)
150 km North of Toronto

Georgian Bay
Origin

• Naval and military base (1812)
• The Boys Reformatory of Upper Canada was established in the abandoned barracks in 1859
• The barracks were consumed by fire in 1870 and a new building was constructed
• The building was converted into an “asylum for the insane” (1904)
• Four more buildings were added between 1933 and 1969
• The existing facility was redeveloped between 2010 and 2014
Agenda

1 History
2 Project
3 Early Works
4 New Construction
5 Outcomes
Project details

• Approach: Public – Private Partnership (P3) (procuring public infrastructure where the private sector assumes a major share of the risks in terms of designing, building, financing and maintaining)

• Owner/Developer: Waypoint Centre for Mental Health Care

• Planning, Design and Compliance (PDC) Engineers: Stantec

• Size: 350,000 square feet

• Total Value: $474.1 million
Project components

• Early Works

• Existing and new buildings

• Interconnection of systems
Project challenges

- Location: sloped site, cold climate
- Maintaining some of the old infrastructure (i.e. high voltage feeds to existing buildings)
- Integration between new and old systems (i.e. fire alarm, paging)
- Security: site and building
Existing conditions and systems

- Studied the site and learned about all the existing systems (i.e. electrical distribution, fire alarm, paging and other low voltage systems)

- Existing services had to be redirected, maintained and coordinated

- A new environmental services building was built
Planning and Design

• Developed Project Specific Output Specifications (PSOS): the PSOS described the standards to which the new hospital had to be built and then operate after completion as an integrated facility.

• Prepared illustrative drawings (diagrams and risers of the main systems, demolition and phasing plans, concept floor plans)

• Prepared technical specifications
Design Development & Construction

• Reviewed design development and construction drawings

• Provided periodic feedback to client and design teams

• Evaluated proposed design changes during construction to ensure compliance with original design
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Outcomes

• Some of the newest and most sophisticated systems: redundant distribution systems (normal, emergency and UPS power), security, communications, A/V etc.

• Largest maximum security forensics mental health centre in Canada

• New modern concrete-clad complex connected to an adjacent 1870s granite building
Site development

June 2011
Site development

November 2012
Building

November 2012
Questions?