

Supporting Hospital Success

Expert Advisory & Project
Management Services for
Complex Capital Projects



Project
Leaders

Hospitals provide spaces that support healing, innovation and well-being. Strong healthcare systems form the backbone of resilient communities by safeguarding health, supporting families and delivering care when it matters most.

Canada's health care facilities are among the oldest public infrastructures in use today, with almost 50 percent built more than 50 years ago, according to the Canadian Medical Association.

Increasingly, these aging facilities are unable to support modern diagnostics and treatments, digital technologies, and current IPAC standards.

As maintenance backlogs grow and energy efficiencies lag, hospitals are also seeing their operational costs increase. Most concerning, today's older facilities lack the capacity needed to support today's populations.

The good news is that modernizing our current hospital infrastructure represents an opportunity to create spaces that empower care providers, honour patients and grow with evolving communities.

Partnering with a team of experts can help get your new capital project or redevelopment completed on time, on budget and according to your vision.

“Colliers Project Leaders has delivered excellent value. They are on site regularly interacting with our team and the contractor. They always follow up on any task, are pro-active, friendly and likeable.”

*Tom McHugh
Chief Executive Officer, Grandview Children's Centre*



A proven partner you can trust

Our experienced and highly-qualified professionals work as owner's representatives – advocating for your vision and providing the expertise needed to lead your projects to success.

We understand hospitals

We apply extensive healthcare experience to guide you through every step of your project, from current stage through to occupancy. We work with you to uncover opportunities for innovation and savings, while mitigating the risk of costly re-work.

We share lessons learned, including those specific to provincial and territorial capital planning processes and the delivery of both renovated and new hospital facilities. We provide insights at every phase of your project, such as how to procure the right team, how and when to engage with stakeholders, the value of a project plan, and the importance of Operational Readiness, just to name a few.

Partner alignment

Successful projects are built on positive working relationships with partners, patients and their families, communities and neighbours, provincial and territorial authorities, and hospital foundations.

As your project partner, we take special care to integrate with your team and work within your policies and processes. We do this by establishing a collaborative environment and clearly defining everyone's roles and responsibilities early in the project.

Diversity, Equity and Inclusion

We understand and encourage universal, inclusive design principles and considerations to create welcoming environments for diverse populations.

We support your focus on diversity and inclusion as part of the procurement and design process, working with you to ensure that others who may have previously been excluded are empowered to participate.

Ministry funding & approvals

Our healthcare experts have an in-depth understanding of available funding options,

application processes and submission requirements to successfully advance your capital project. We support you from the early planning stages and technical submissions through to implementation, occupancy and settlement.

Our teams have strong working relationships with capital investment project managers and communicate proactively and frequently to help facilitate approvals.

Our approach enables us to gain insights on requirements unique to your project prior to submissions, which minimizes comments and lengthy re-submissions that affect approval timelines.

Healthcare certified

Our specialized healthcare teams understand project nuances, business drivers, and the care and accountability required to professionally manage hospital redevelopment projects. We ensure that Health and Safety, Workers Compensation and Accessibility regulations, as well as WHMIS standards, are applied to every project.

Our advisors and project managers are also trained in CSA Z317.22 Infection Control During Construction; CSA Z8000; Canadian Healthcare Design Standards; Renovation and Maintenance of Health Care Facilities; Certification in the Fundamentals of Infection Control; and Effective Implementation & Practical Applications of Infection Control. This allows us to provide practical infection control knowledge during design and construction activities.

Inclusive Indigenous Engagement

We engage with Indigenous project owners and communities to design healthcare spaces that reflect cultural values and local needs.

From wellness gardens to integrated daycares, and from remote access challenges to local employment opportunities, we tailor each project to support both health outcomes and community well being.

“Colliers Project Leaders is working closely with our organization and doing great work.”

*Robert Hudson
Director Project Management, Nova Scotia Health Authority*

How We Can Help

Get It Ready

Hospital projects are complex. Well in advance of launching your project, you will have many things to consider. At Colliers Project Leaders, we provide expert decision support.

- **Business Cases & Funding Applications**
Our experienced healthcare advisors thoroughly assess your situation and help identify and define gaps and needs. We can also assist in securing project funding and completing grant applications to bring maximum potential to your project.
- **Capital Planning Process Expertise**
We deliver substantial experience and proven success managing projects that require ministry approval for both own funds and government-funded projects.
- **Feasibility Studies & Functional Programming**
A functional program provides the foundation for every healthcare capital project. We deliver functional programming and other pre-development services, including developing feasibility studies to define project scope, operational concepts, environmental criteria, space needs and functional relationships for schematic design.

Get It Performing

While constructing or retrofitting any facility is complex, the highly specialized operational readiness and medical equipment planning required for most hospital projects makes them exponentially more challenging. We offer comprehensive services that address all operational project needs, from conceptual design to final commissioning and completion.

- **Medical Equipment Planning**
We lead you and your teams through initial medical equipment requirements; the planning of these solutions with your consultant team; the provision of procurement services; and delivery, installation and commissioning – providing cost, scheduling and quality certainty.
- **Operational Readiness**
This planning includes the management and oversight of changes to services, staffing and patient volumes; the introduction of new equipment and technology; and updates to policies and procedures. Our Operational Readiness experts provide detailed, knowledgeable planning to ensure all systems are “go” on Day One.
- **Move Management**
Our project leaders manage moves from planning to completion. We meet with all project stakeholders well in advance to determine the support needed. We ensure that managers and staff are fully engaged and informed and manage every detail of your transition to your new or redeveloped space, from tendering to elevator bookings to claims resolution.

Get It Built

Your project benefits when a dedicated and independent project leader safeguards your interests. Whether you are at concept, ready to build or troubleshooting a problem, our solutions and best practices capture your vision and ensure your project is completed on time and budget.

- **Comprehensive Project Management**
From project planning through to design, tendering, construction and close-out, we tailor our project management approach and methodology to specifically address your requirements. We work as your trusted advisor to get your project built on time and on budget.
- **Furniture Planning, Design and Procurement**
We work with you to create F&E plans that reflect a full spectrum of available market options, and optimal furniture layouts that enhance spaces and outcomes. We develop our technical specifications to ensure you get the best solution at the best possible price through our open competitive procurement process.

Flexible Procurement

Colliers Project Leaders is proud to partner with leading group purchasing organizations across Canada, such as Kinetic GPO and Canoe Procurement, to ensure our healthcare clients have flexibility and choice when procuring our services.

Contact us to learn more.





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colliersprojectleaders.com