



Project Brief

Valleyview Project

March 24, 2016

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Purpose of this Project Brief	1
2	THE BUSINESS OPPORTUNITY.....	2
3	THE MINISTRY OF TECHNOLOGY, INNOVATION AND CITIZENS' SERVICES.....	3
4	THE PROJECT	4
4.1	Background.....	4
4.2	Project Objectives.....	4
4.3	Project Scope.....	4
4.4	Project Elements.....	8
5	THE COMPETITIVE SELECTION PROCESS	9
6	PROJECT SCHEDULE.....	10

1 INTRODUCTION

1.1 PURPOSE OF THIS PROJECT BRIEF

This Project Brief, and all comments included in it, is intended only as a convenient summary and reference describing the Valleyview Project, the business opportunity, the Ministry of Technology, Innovation and Citizens' Services, and the anticipated competitive selection process. **The Project Brief is not included as part of the Request for Qualifications (RFQ) or Request for Proposals (RFP), and is not intended to be included with, or referred to in any way in interpreting the requirements of, the RFQ, the RFP, the Project Agreement, or to in any way define or describe any party's rights with respect to the Project.**

2 THE BUSINESS OPPORTUNITY

The Ministry of Technology, Innovation and Citizens' Services (the "**Authority**"), is seeking to enter into a contract with a qualified entity to procure the Valleyview Project (the "**Project**") which comprises the design and construction of a facility to relocate the Maples Adolescent Treatment Centre and Provincial Assessment Centre programs from the Willingdon and Canada Way site in Burnaby, BC to the Riverview Lands (Valleyview site) in Coquitlam, BC. Additional information about the Riverview Lands is available at www.renewingriverview.com.

The Project will be procured using a partnership approach. The partnership will use a Design Build ("**DB**") model to make best use of taxpayers' dollars and to leverage private sector innovation and expertise. The Authority expects that a single private partner will provide these integrated services, assuming and sharing defined project risks related to design and construction.

The Project's capital cost is in the range of \$60 - \$65 million.

Features of this business opportunity include:

- (a) The design and construction of a new facility which includes residential and non-residential spaces to accommodate a variety of programs and outreach services to support youth, families and communities;
- (b) Appropriate risk sharing and compensation;
- (c) The opportunity to address a critical infrastructure need for the Authority;
- (d) Strong government and public support for the Project; and
- (e) An interactive competitive selection process in which shortlisted teams and the Authority will have the opportunity to discuss key elements of the Project including procurement issues, design issues and documentation, and provisions of the Design-Build Agreement such as appropriate risk allocations.

The Project has been approved to proceed to procurement by the Province of British Columbia. Further Authority and Provincial approvals are expected to be required prior to issuance of the RFP and Contract Award.



3 THE MINISTRY OF TECHNOLOGY, INNOVATION AND CITIZENS' SERVICES

The Ministry of Technology, Innovation and Citizens' Services ("**MTICS**") supports businesses, citizens and government ministries and broader public sector organizations. The mandate of MTICS is to grow British Columbia's technology sector, champion innovation, and enable the delivery of cost-effective, accessible and responsive services.

The Real Property Division of MTICS ("**RPD**") is a full-service real estate and property management service provider with a diverse portfolio of established services, documented processes, and advanced technologies. RPD is responsible for the planning, procurement and delivery of the Valleyview Project.

All services will continue to be funded by the Province and delivered by the respective Ministries (for the Maples program, by the Ministry of Children and Family Development; for the Provincial Assessment Centre program, by Community Living British Columbia). The Province maintains control and decision-making over programs and services, and owns the land and facilities over the life of the agreement.

Additional information about the Authority is available at:

<http://www.gov.bc.ca/citz/technologyandinnovation/>



4 THE PROJECT

4.1 BACKGROUND

The Project is part of the redevelopment of the Riverview Lands, a 244-acre site in Coquitlam that was home to Riverview Hospital for almost a century.

The new building is intended to accommodate two programs currently run on the Willingdon site in Burnaby:

- The Maples Adolescent Treatment Centre is mandated to provide residential, non-residential and outreach services to support youth, families and communities. Its clients are troubled 12 to 17 year-old youth who have significant psychiatric and behavioural difficulties, as well as those youth found Not Criminally Responsible by Reason of a Mental Disorder or Unfit to Stand Trial. Maples falls under the jurisdiction of the Ministry of Children and Family Development.
- The Provincial Assessment Centre (PAC) is mandated to provide multi-disciplinary mental health services for referred individuals ages 14 and up with a developmental disability and a concurrent mental illness, or behaviour issue. Designated as a tertiary care mental health service under the Mental Health Act, PAC is a part of Community Living British Columbia.

4.2 PROJECT OBJECTIVES

The following objectives were established to guide the development of the Project:

- Allowance for future program growth and consideration of innovative new service delivery methods;
- Improved security and safety – separation of clients;
- Improved social service delivery and reduced waiting periods for admissions;
- Improved accessibility to public transit; and
- Optimized opportunity for partnerships and synergy between programs.

4.3 PROJECT SCOPE

To be constructed on the site of the existing Valleyview Pavilion (the “**Site**”), the new building is proposed to be a four-storey concrete structure with a total building gross area of approximately 13,000 m², including underground parking for 65-70 vehicles.

The Authority will be responsible for demolition of the existing Valleyview Pavilion.



The new building will be a state-of-the-art mental health facility designed to deliver better client outcomes through a more holistic and adaptable approach to treatment. Through the inclusion of experiential elements for both staff and clients, it will provide a non-institutional, safe and welcoming campus-like environment that recognizes the age demographic of its clients.

Design of the building will incorporate distinct spaces for accommodation, administration and education within an overall environment that ensures the safety and security of staff and clients. The design will support a diverse range of activities within the programs, and includes the following types of spaces:

- Private client rooms (residential programs)
- Communal spaces (client lounges, activity rooms, dining areas)
- Indoor gymnasium
- Kitchen facilities
- Secure outdoor courtyard space
- Client counselling
- Teaching space
- Medical exam/treatment rooms

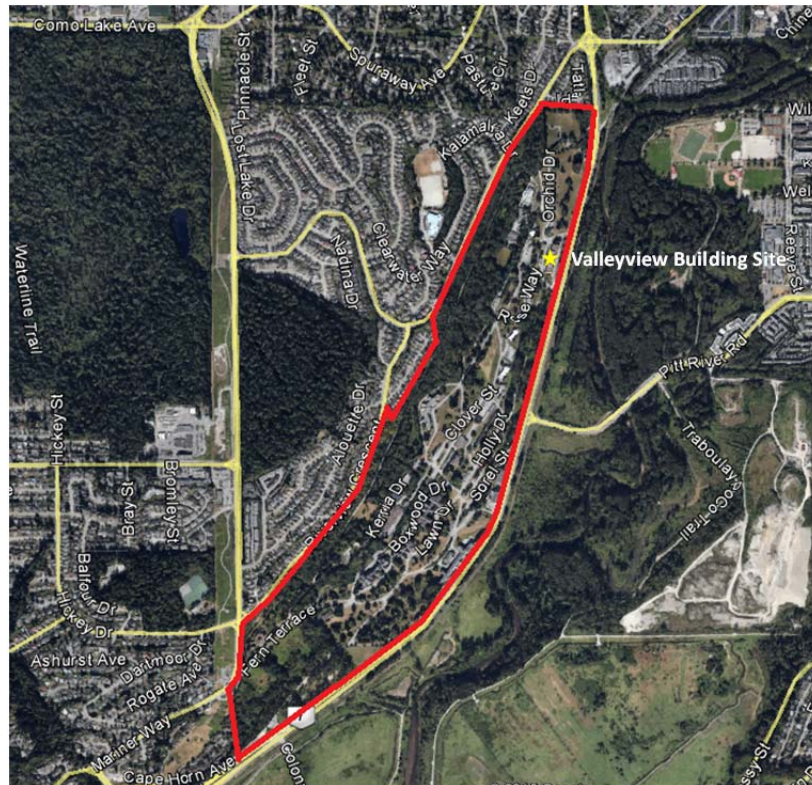
4.3.1 Project Site

The Riverview Lands comprise 244 acres in Coquitlam, BC bounded by Lougheed Highway to the east; Riverview Forest, Riverview Crescent/Chilko Drive and residential developments to the west; Como Lake Road to the North; and Cape Horn to the south.

BC Housing, as owner of the Riverview Lands, has responsibility for long-term planning for future use of the property. The Authority will be the owner of the new building to be constructed on the Site under a long-term agreement with BC Housing.

There are a number of buildings at the north end of the property, near the Valleyview site, that are occupied and will continue to operate throughout the design and construction of the Project. In addition, the BC film industry regularly utilizes large areas of the lands and buildings.

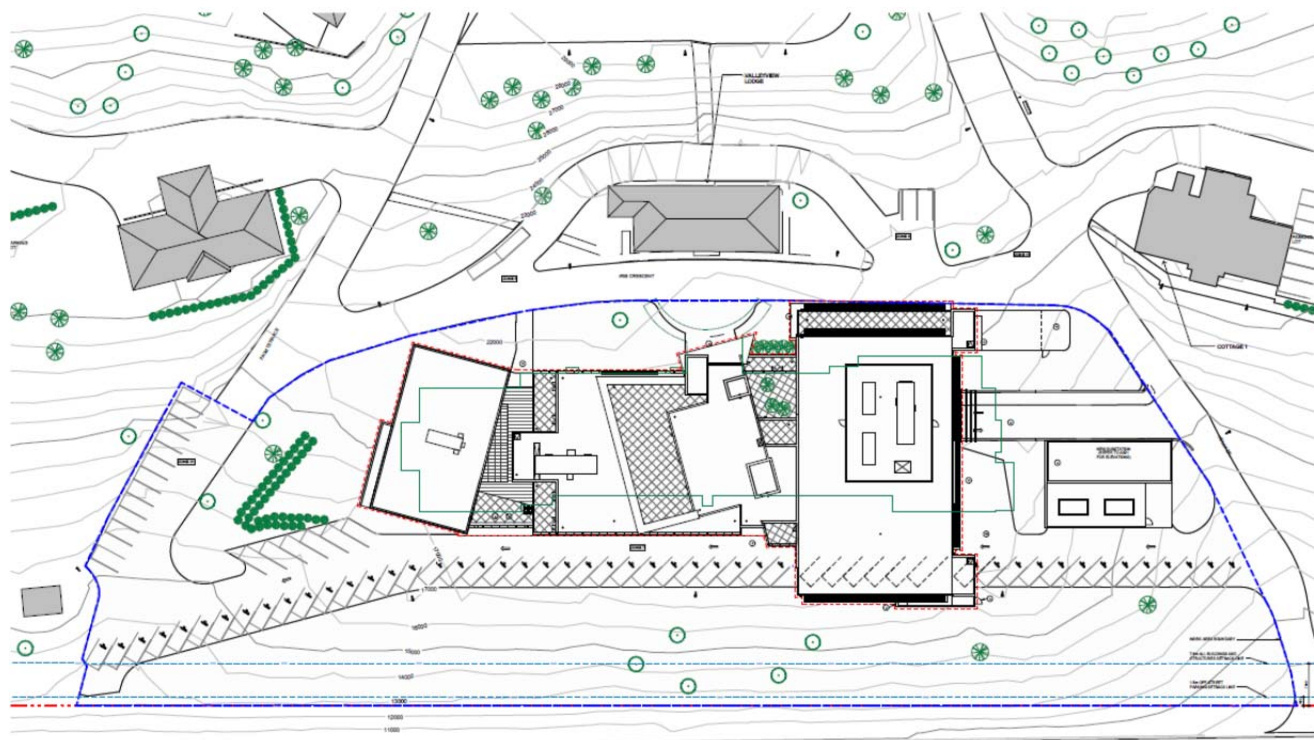
Figure 1: Riverview Lands in Coquitlam and Project Location



4.3.2 Site Considerations

- The Site is sloping and constrained, with limited laydown areas, as indicated in Figure 2. The Design-BUILDER will need to manage construction logistics accordingly (e.g., utilizing a “just in time” delivery approach for materials).
- The Design-BUILDER will need to minimize disruption to ongoing activities at other buildings on the Riverview Lands, and should anticipate construction on an adjacent site. Access roads are narrow and must be shared with users of neighbouring properties.
- The Site contains several trees that have been assigned heritage status. More detailed information about heritage tree designations on and adjacent to the property will be provided to Proponents during the request for proposals phase.

Figure 2: Proposed Construction Area and Indicative Design Footprint



4.3.3 Zoning Considerations

The Riverview Lands are zoned appropriately for this Project.

4.3.4 Indicative Design

The Authority's compliance team has developed an indicative design for the Valleyview Project. This indicative design will serve several purposes, including testing the functional program to ensure that it fits within the available space, providing input to a quantity surveyor estimate to confirm affordability, and supporting the refinement of key departmental adjacencies and work flows. The indicative design is not intended to restrict Proponents in their design of the Project. Indeed, the Authority wishes to permit and encourage innovative design solutions from Proponents that offer benefits to the Authority.

4.3.5 Cultural and Heritage Elements in Design

The Riverview Lands are of significant cultural and importance to First Nations and the community. The Authority will work with BC Housing and the Kwikwetlem First Nation ("KFN") to develop a set of design guidelines that will be reflective of the KFN values and/or culture.

4.3.6 Project Schedule

The current lease of the Willingdon location which houses both the Maples and PAC programs expires in early 2019. The expiration of this lease requires a fast-tracked and firm design and construction schedule, which will see Substantial Completion in late 2018.

4.4 PROJECT ELEMENTS

Table 1 identifies and describes the elements of the Project that will be delivered by the Design-Builder, and the elements that will be delivered, managed or owned by the Authority.

Table 1: Project Elements

Project Element	Description
Elements to be delivered by the Design-Builder:	
Design and Construction	Design, construct and commission the Facility including: <ul style="list-style-type: none"> Obtain all permits and approvals, including the development permit; Manage the design development process; Comply with all relevant building codes and requirements; Build to achieve LEED® Gold certification; and Achieve Substantial Completion by late 2018.
Utilities	Connect to services and other private utilities (e.g., electrical, gas, communications) located on the Riverview Lands.
Commissioning	Commission the building at the end of construction to enable resident programs to move in. The procurement and installation of furniture (other than millwork) and equipment (except as specified in the Design-Build Agreement) are outside the Design-Builder's scope.
Elements to be delivered, managed or owned by the Authority:	
Site and Building	The Authority is the owner of the building under a long-term agreement with BC Housing.
Demolition	The Authority will be responsible to demolish the existing Valleyview Pavilion.
Facilities Maintenance	The Authority will provide ongoing delivery of hard and soft facility maintenance functions and activities.
Program Delivery	The respective ministries are responsible for program delivery during operations.
Furniture and Equipment	The Authority will be responsible for the specification, procurement, and commissioning of selected furniture and equipment for the Project.

5 THE COMPETITIVE SELECTION PROCESS

The Authority intends the competitive selection process to be a two-stage process as follows:

- Request for Qualifications (“**RFQ**”); and
- Request for Proposals (“**RFP**”).

The accompanying RFQ is being issued by the Authority for the purpose of inviting interested parties to submit Responses to the RFQ indicating their interest in, and qualifications for, the Project. Based on these Responses, the Authority intends to select, in accordance with the terms of the RFQ, a shortlist of up to three Proponents to be invited to participate in the next stage of the competitive selection process, the RFP stage.

The Authority has engaged Partnerships British Columbia Inc. (Partnerships BC) to manage the competitive selection process for this Project.

Additional information about Partnerships BC is available at www.partnershipsbc.ca.



6 PROJECT SCHEDULE

Table 2 provides the Authority's estimated timeline for the competitive selection process and the Project.

Table 2: Project Schedule

Activity	Timeline
RFQ issue date	March 24, 2016
Introductory Project Meeting	April 7, 2016
RFQ Submission Time	May 4, 2016
Respondent interviews (if required)	Week of May 16th
Announce Shortlisted Respondents	June 2016
Issue RFP and Initial Draft Design-Build Agreement to Proponents	June 2016
Collaborative Meetings	July through September 2016
Issue Final Draft Design-Build Agreement to Proponents	September 2016
Submission Time for Technical Submissions	October 2016
Submission Time for Financial Submissions	November 2016
Selection of Preferred Proponent	December 2016
Contract Execution	December 2016
Construction Commences	January 2017
Substantial Completion	Late 2018

All dates in the above timeline are subject to change at the discretion of the Authority.