

Okanagan Correctional Centre



Project Overview

Over the past decade British Columbia embarked on a significant capital investment program to develop, renovate and expand correctional facilities across the province. In 2012, the Province announced the construction of the Okanagan Correctional Centre (OCC). The 378-cell, multi-storey OCC will be approximately 29,000 square metres and designed to accommodate remanded and provincially sentenced inmates in a high-security environment. It will include 10 living units, comprised of 36 cells each to accommodate male inmates, and one living unit comprised of 18 cells for female inmates. In addition, three specialized living units have been designed for health care, segregation and specialized inmate management.

Integral to the rehabilitation of inmates, the facility incorporates well-designed, multi-purpose program spaces for workshops, skills-training and education, including culturally sensitive spaces designed for a range of aboriginal programs and activities.

Extensive use of glazing in the facility design will provide plentiful natural light, and the use of quality ventilation systems that deliver abundant fresh air will help to create calming environments for both employees and inmates. Employees will have access to outdoor courtyards and patios, a fitness centre and staff lounge facilities.

The use of wood materials and finishings will be featured prominently in non-secure areas of the facility to the extent permitted by the B.C. Building Code in a correctional environment, creating a welcoming environment for visitors, the public and staff. The exterior façade is designed to blend in with the natural scenery, and landscaping will utilize indigenous plants and materials.

“Once completed, the new Okanagan Correctional Centre will more than double corrections capacity in B.C.’s interior, further enhancing public safety for communities, correctional staff and inmates throughout the province.”

– Suzanne Anton, Attorney General and Minister of Justice

The OCC will generate significant economic benefits for the South Okanagan region, including the creation of up to 500 direct and 500 indirect construction jobs, as well as approximately 240 new, full-time correctional positions when the centre is operational. Completion is expected in fall 2016.

Partnership Highlights

The 32.5-year partnership agreement includes an estimated construction period of 2.5 years. Under the agreement, Plenary Justice is responsible for the following:

- Arranging a portion of financing for the design and construction period;
- Designing and building the correctional facility in accordance with the design and construction specifications outlined in the Project Agreement;
- Providing specified facility management and life cycle services during the 30-year operating period, including:
 - Plant services;
 - Help desk services;
 - Utility management services;
 - Roads, grounds and landscape maintenance services;
 - Environmental and sustainability services; and
 - Life cycle maintenance (major capital renewals and repairs).
- Maintaining the facility over the 30 years of the operations contract phase and returning it in a pre-specified hand back condition at the end of the term; and
- Obtaining LEED® Gold certification within 36 months following substantial completion of the facility.

Plenary Justice is incented to perform through a monthly payment mechanism that is based on the principles of performance, facility availability and service quality. If Plenary Justice does not meet the high-quality performance standards

specified in the Project Agreement, service payments can be reduced.

Expected Benefits

The final partnership agreement between the Ministry and Plenary Justice is expected to achieve value for taxpayer’s dollars of \$39.3 million when compared to the traditional procurement delivery method. Additional benefits from the partnership delivery method include:

- **Competition and innovation:** The competitive nature of the bidding process encouraged the bidding teams to develop innovative solutions in all aspects of the project from design and construction through to operations.
- **Schedule certainty:** The private partner receives a significant portion of their payment through monthly availability payments once the facility is available for use, incentivizing them to complete the project on time.
- **Cost certainty:** The Project Agreement is a fixed price contract, so responsibility for cost overruns rests with the private partner.
- **Integration:** The private partner is responsible for the design and construction, long-term operations, maintenance and rehabilitation of the asset. This creates opportunities and incentives to optimize the integration of these functions.
- **Life cycle maintenance:** The private partner is responsible for ensuring the facilities are maintained and rehabilitated over the duration of the Project Agreement otherwise the Annual Service Payment may be reduced.

Public Sector Partners

- Ministry of Technology, Innovation and Citizens’ Services, Shared Services BC

Private Sector Partner

Plenary Justice

- Consortium Lead: Plenary Group (Canada)
- Equity Providers: Plenary Group (Canada)
- Lenders: Canada Life Assurance Company, Great-West Life Assurance Company and Manufacturers Life Insurance Company
- Design: DGBK Architects
- Construction: PCL Constructors Westcoast Inc
- Facility Management Services: Honeywell Ltd. (Canada)