

Surrey Pretrial Services Centre Expansion Project



“The Province is taking action to meet the growing demand for correctional capacity with a \$185-million capital plan, the single largest investment in our history. This state-of-the-art project is part of that plan and will enhance the safety and efficiency of the centre’s operations.”

– Honourable Shirley Bond, Solicitor General of B.C.

Project Overview

The Surrey Pretrial Services Centre Expansion project (the Project) will deliver a new correctional facility expansion that will connect with the existing Surrey Pretrial Services Centre. The Project involves the construction of 216 high-security inmate cells and renovations to the existing 149-cell pretrial services centre located in Surrey, British Columbia (B.C.). Additionally, new security enhancements and state of the art technologies will be introduced to support correctional staff in the delivery of programs and services.

The expansion will be built to achieve Leadership in Energy and Environment Design Gold certification, which will be the highest level of sustainability achieved to date in a correctional facility in B.C. Expected benefits from the design include abundant natural light, improved indoor air quality, reduced energy consumption and water use. In addition, a reduction in the cost of operating the facility is expected throughout the life of the facility.

The design of the new addition and the renovations to the existing building will feature B.C. wood products to the extent permitted by the B.C. Building Code in a correctional environment, and in keeping with the Wood First Act.

Partnership Highlights

Following a competitive process in June 2011, the Authority entered into a performance-based, fixed price project agreement with Brookfield Infrastructure Partnerships Surrey (BIPS). BIPS will design, build, finance and maintain (DBFM) the Project for a term of 32.5 years, which includes 2.5 years of construction. The capital cost of the Project is estimated to be \$90 million and construction will be completed by November 2013.

Once the Project is constructed, BIPS will provide a range of facilities management services including plant services, help desk, utility management, roads, grounds and landscaping services for the 30-year operating period. The Authority will then pay BIPS a monthly service payment; those payments will be based on performance, facility availability and service quality. Service payments can be reduced if BIPS does not meet the high-quality standards contained in the project agreement.

Expected Benefits

The final project agreement between the Authority and BIPS is estimated to achieve a value for taxpayers’ dollars of \$15 million (net present cost).

Significant factors contributing to value for money include efficiencies from competitive construction pricing, integrating the design, build and finance teams and an efficient allocation of risk.

Additional benefits from the DBFM partnership delivery method include:

- Competition and innovation: The competitive nature of the bidding process encouraged proponent teams to develop innovative solutions in all aspects of the Project from design and construction through to operations.
- Schedule certainty: BIPS will receive a portion of its payment through monthly service payments once the facility is available for use, thereby providing a financial incentive to complete the Project on time.
- Cost certainty: The project agreement is a fixed-price contract for a term of 32.5 years, inclusive of 2.5 years construction.

- Integration: BIPS is responsible for the design and construction, long-term operations, maintenance and rehabilitation of the facility. This creates opportunities and incentives to integrate these functions to optimize performance of the facility over the duration of the project agreement.
- Life cycle maintenance: BIPS is responsible and accountable for ensuring the facilities are maintained and rehabilitated over the duration of the project agreement otherwise the monthly service payment may be reduced.

The Province maintains control and decision-making over services and owns the facility over the life of the Project, and all correctional services will continue to be funded by the Province and delivered by BC Corrections.

Public Sector Partners

Collectively referred to as the Authority:

- The Ministry of Public Safety and Solicitor General
- The Ministry of Labour, Citizens’ Services and Open Government
- Shared Services BC

Private Sector Partner

Brookfield Infrastructure Partnerships Surrey:

- Brookfield Financial Corporation
- Brookfield Infrastructure Partners L.P.
- Forum Equity Partners Holdings Inc.
- The Canada Life Assurance Company
- PCL Constructors Westcoast Inc.
- DGBK Architects
- Jug Island Consulting Inc.
- Honeywell Limited

Partnerships BC’s Role

Partnerships BC acted as the procurement manager for the Project and are assisting the Authority with its responsibilities during the design and construction phase.