

Wood Innovation and Design Centre Project



Project Overview

The iconic, six-storey Wood Innovation and Design Centre will showcase British Columbia's expertise and global reputation as a leader in wood construction and design and engineered wood products. Its construction will catalyze new wood product development, commercialization and adoption and will advance B.C.'s expertise in wood-related products.

The primary structure will be 100 per cent wood, and the project will use a full complement of wood from all corners of the Province of British Columbia, including Douglas-fir, cedar, hemlock, pine and spruce. All engineered wood products, such as glulam columns and beams, cross-laminated timber and laminated veneer lumber, are produced in B.C.

Once complete, the \$25 million building will house academic and research programming with the University of Northern British Columbia, as well as office space for industry and potential provincial use.

Once complete, the Wood Innovation and Design Centre will stand 29.25 metres tall, making it North America's tallest contemporary wood structure. Programming provided at the Centre will advance the Province's Wood First Agenda and the building is designed to meet Leadership in Energy and Environmental Design (LEED) Gold or equivalent standards.

The building is being constructed in downtown Prince George on a site selected and donated by the City of Prince George. An estimated 250 jobs will be created during the life of the project, the majority of which will be in Prince George. Construction began in 2013, and completion is expected in fall 2014.

"The Wood Innovation and Design Centre is an integral component of the City of Prince George's economic development and downtown revitalization strategies. We value the strategic partnerships that have enabled this project to move forward and know that its completion will create many new opportunities and markets for our community."

– Shari Green, Mayor of the City of Prince George

Partnership Highlights

The winning proposal was selected by an evaluation team comprised of leading experts in wood building design and construction, environment, engineering and other technical areas.

During the design and construction of the facility, the Province will make monthly progress payments to the Design-Builder. The amount, timing and terms and conditions of those payments are set out in the Design-Build Agreement. Any costs in excess of the fixed-price agreement are the responsibility of the Design-Builder, protecting the taxpayer from cost overruns.

Expected Benefits

Integrating design and construction, enabling effective risk transfer and implementing a fixed-priced contract creates certainty that the project will be delivered on time and on budget.

Benefits of using a Design-Build approach include:

- **Responsibility:** Responsibility for cost overruns and schedule delays rest with the private partner, not the taxpayer.
- **Integration:** The private partner is responsible for the design and construction of the facility, creating opportunities and incentives to optimize integration of these functions.
- **Innovation:** Bidders compete to propose the most creative and cost-effective way to deliver a project and the bidder with the best proposal is awarded the contract. The competitive nature of the process incents bidders to propose more innovative designs than what might have been achieved if government prescribed its own design.

- **Certainty:** Taxpayers know they are going to get a project that is delivered on time and on budget through a pay-for-performance contract.

Public Sector Partners

- Ministry of Jobs, Tourism, Innovation and Skills Training
- City of Prince George

Private Sector Partner

PCL Constructors Westcoast 1057 Inc.

- PCL Constructors Westcoast Inc.
- Michael Green Architecture Inc.
- Equilibrium Consulting Inc.
- B.R. Thorson Consulting Ltd.
- RDH Building Engineering Ltd.
- MMM Group Ltd.
- Opus DaytonKnight Consultants Ltd.
- Equity Plumbing + Heating Ltd.
- Houle Electric Limited

Partnership BC's Role

Partnerships BC managed the competitive selection process for this project.

Partnerships BC serves its clients through the planning, delivery and oversight of major infrastructure projects such as hospitals, roads, bridges and accommodations projects.

