



Interior Health

**REQUEST FOR
QUALIFICATIONS
for
CLINICAL SUPPORT BUILDING
DESIGN-BUILD PROJECT**

RFQ #3232

**VOLUME 1
PROJECT BRIEF**

April 29, 2010

partnerships
British Columbia

Table of Contents

1.	<i>Introduction</i>	3
1.1	Purpose of this Project Brief.....	3
1.2	Interior Health Authority	3
2.	<i>The Project</i>	4
2.1	Background to the Project.....	4
2.2	Project Overview – Description of the Project.....	4
2.3	Procurement Timeline.....	7

1. INTRODUCTION

1.1 Purpose of this Project Brief

This Project Brief provides background information on the Clinical Support Building to be constructed as part of the Interior Heart and Surgical Centre project in Kelowna, British Columbia.

The Clinical Support Building will be procured on a design-build basis. The Interior Health Authority (the Authority) has engaged Partnerships British Columbia Inc. (Partnerships BC) to manage the Competitive Selection Process for the Clinical Support Building Design-Build Project (the Project). Partnerships BC was established by the Government of B.C. to evaluate, structure and implement public, private partnership solutions which serve the public interest. Additional information about Partnerships BC is available at www.partnershipsbc.ca

This Project Brief, and all comments included in it, is intended only as a convenient summary and reference describing the Clinical Support Building Project, the business opportunity, the Authority, and the anticipated procurement 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.**

1.2 Interior Health Authority

The Authority was established as one of five geographically-based health authorities in 2001 by the Government of British Columbia. It is responsible for ensuring publicly-funded health services are provided to the people of the Southern Interior. The Authority serves a large geographic area covering almost 215,000 square kilometres and includes larger cities such as Kelowna, Kamloops, Cranbrook, Penticton and Vernon, and a multitude of rural and remote communities.

Additional information about Interior Health Authority is available at: <http://www.interiorhealth.ca>

2. THE PROJECT

2.1 Background to the Project

The Authority plans to develop the Interior Heart and Surgical Centre Project (the IHSC project) on the Kelowna General Hospital (KGH) campus. The IHSC project includes a combination of new construction and renovation of five buildings on the KGH campus. The full scope of the IHSC project is as detailed below:

- Fitout of the 5th and 6th floors of the Centennial Building (currently under construction);
- Renovations to the existing Royal Building;
- Renovations to the existing Strathcona Building;
- Construction of the Clinical Support Building; and
- Construction of the IHSC Building.

The location of these IHSC project components on the KGH campus is shown in Section 2.2.2. This RFQ opportunity is in relation to the Clinical Support Building component of the IHSC project only.

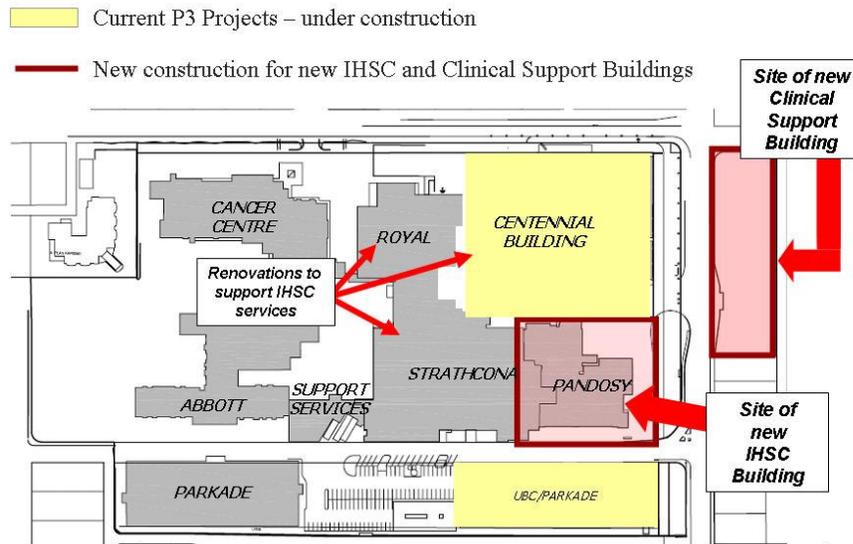
2.2 Project Overview – Description of the Project

2.2.1 Capital Cost

It is expected that the capital cost of the Clinical Support Building will be in the range of \$30 to 40 million dollars. The Authority will develop affordability parameters which will be included in the RFP.

2.2.2 Site

The Clinical Support Building will be located on a site across Pandosy Street to the east of the main KGH campus as indicated on the right hand side of the image below.



2.2.3 Scope of the Project

The Clinical Support Building will be a three-storey structure, approximately 7,850m², designed to house the laboratory and clinical support departments currently located in the existing Pandosy Building. It will be connected with the Centennial Building, which is currently under construction, and the rest of the campus, through an enclosed bridge.

This site is currently being pre-loaded beyond the footprint of the proposed Clinical Support Building to enable a future structure of equal height to adjoin this structure, should future growth require the expansion in this area. See section 2.2.4.

The following table indicates the expected pre-load and construction period. A detailed project schedule is provided in Section 2.3 of this document.

Clinical Support Building Pre-load	April 2010 – December 2010
Clinical Support Building Construction	January 2011 – March 2012

The Centennial Building on the KGH campus is currently under construction as a public private partnership project and includes the provision of lifecycle and maintenance services across the KGH campus. It is contemplated that there may be a degree of integration with these services if these services are extended to include the Clinical Support Building. There will be a degree of interface between the enclosed bridge and the Centennial Building.

2.2.4 Pre-load/Geotech

A geotechnical review was completed for the proposed location of the Clinical Support Building. Geotechnical issues and recommendations are summarized as follows:

- Existing soil consists of compressible silts and sands;
- Pre-loading and soil densification of new building locations is required; and
- The Clinical Support Building has been limited to three stories to enable future growth adjacent to this new building.

The performance of the pre-load will determine when the pre-load is removed. This could affect the project schedule.

2.2.5 Parking and Site Requirements

With the introduction of the new Coronary Revascularization Program at KGH, patient and visitor volumes will increase, bringing with them an increase in demand for parking. The location of the Clinical Support Building will also displace parking. The intent is to accommodate 118 stalls as part of the Project, utilizing area on level 1 of the Clinical Support Building, and new surface parking proposed by the demolition of houses on adjacent property owned by the Authority.

The City of Kelowna has established an easement along Pandosy for road widening. The widening of Pandosy Street has been included in the project development.

The Project has based the electrical site servicing on the assumption that the current public private partnership (including construction of the Centennial Building) will be upgrading the electrical substation with sufficient capacity to accommodate the Clinical Support Building.

2.2.6 Development Permit / Rezoning Requirements

The Authority met with the City of Kelowna Planning Department to introduce the concept for the Project, and in particular the overall site coverage, parking requirements, building heights and bridge system that are proposed. The City has recommended that a new custom zoning be created for the KGH campus to address these conditions.

This zoning process is estimated to take eight to twelve months to complete and is expected to be complete prior to the award of the Design-Build Agreement.

2.2.7 Wood First Legislation

As contemplated by the Wood First Act (British Columbia), the Design-Builder will be required to use wood in the Project, consistent with that legislation.



2.3 Procurement Timeline

The following is the Authority’s estimated timeline for the Competitive Selection Process and the Project:

Activity	Timeline
Issue RFQ	April 29, 2010
Introductory Project Meeting	May 19, 2010
RFQ Closing Time	June 10, 2010
Respondent interviews/presentations (optional)	Week of June 14, 2010
Announce Shortlist	July 22, 2010
Issue RFP and Draft Design-Build Agreement to Proponents	August 2, 2010
Issue Final Draft Design-Build Agreement	September 30, 2010
Closing Date for Proposals	October 11, 2010
Selection of Preferred Proponent	November 11, 2010
Contract Award	December 2, 2010
Construction Commences (subject to pre-load results)	December 2010
Substantial Completion	March 2012

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