



Partnerships BC

Progressive Design Build

partnerships
British Columbia

Who we are

- Partnerships BC supports the public sector by working with owners to deliver complex public infrastructure in an evolving world.
- Primarily involved with health care, transportation and accommodation projects
- Projects have generated significant benefits for taxpayers
- Serve public sector clients on fee for service basis (hourly rates)
- Service integrator (with advisory firms) – 38 employees
- Stakeholder outreach
 - Consistent dialogue with industry associations, stakeholders and market
- Out of entity engagements
 - Other agencies, crowns, provinces, territories, municipalities and federal government

Partnerships BC's Services

- Project planning, including procurement analysis
 - Concept Plans
 - Business Cases
- Procurement management
- Design and construction oversight
- Contract administration
- Project communications support



Royal Inland Hospital

Who We Help: Sector Overview



Transportation

- Public Transit
- Bridges
- Highways
- Airports



Accommodation

- SRO Housing
- Correctional Centres
- Courthouse



Education

- Primary
- Secondary
- Post-Secondary



Health

- Hospitals
- Residential Care



Energy

- Hydro
- Biofuels
- Wastewater

In Procurement & Under Construction

In Procurement

- Broadway Subway Project
- Burnaby Hospital Redevelopment
- Cariboo Memorial Hospital Redevelopment
- Coast Mountain College Student Housing
- Kicking Horse Canyon Project – Phase 4
- Mills Memorial Hospital Redevelopment
- Royal Columbian Hospital Redevelopment
- Stuart Lake Hospital Redevelopment

Under Construction

- Pattullo Bridge
- Abbotsford Law Courts
- Highway 91/17 Upgrade
- New Westminster Secondary School Replacement
- Royal Columbian Hospital Redevelopment - Phase 1
- Royal Inland Hospital – Patient Care Tower
- Eric Hamber Secondary School Replacement

Projects in Advanced Planning

- Royal BC Museum
- Cowichan District Hospital
- Cowichan Secondary School
- Surrey Langley SkyTrain
- Dawson Creek and District Hospital



Evergreen Line

What is a Progressive DB?

*A Design Build procured with a
Progressive Design and Price*

Why Progressive DB?

- Experiencing a lack of market interest in the projects, likely due to:
 - Busy construction market (private and public sector projects)
 - Pursuit costs and time commitment by owners and proponents in our typical competitive DB process
- A Progressive DB may improve competition in current market
 - Improve attractiveness of public sector projects
 - Reduce bid costs and time commitment
 - Reduce risk associated with competing
- A Progressive DB approach has been used elsewhere with good results

Progressive DB Procurement

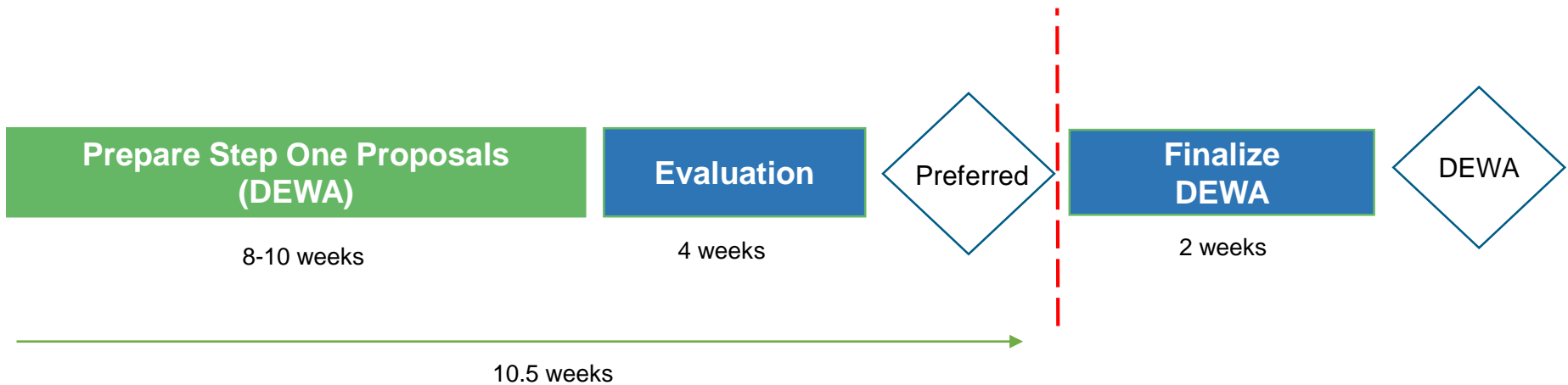
Two Stage Competitive Selection Process

- **Stage One: Request for Qualifications (RFQ)**
 - No significant changes to the current RFQ process
 - Goal is to shortlist up to three qualified respondents to participate in the next stage of the competitive selection process
- **Stage Two: Request for Proposals (RFP)**
 - **Step One** - select a preferred proponent to enter into a Design Early Works Agreement (DEWA)
 - **Step Two** - design development proceeds under DEWA and RFP process continues to receive proposal(s) to finalize DBA

RFP Step One – DEWA

- Step One is a quick process geared towards bringing in some competition in the design fee while minimizing the time commitment and pursuit costs
- Step One proposals are expected to address:
 - teams' ability to collaborate during Step Two and implementation;
 - design-builder management;
 - design process; and
 - price of design.
- The conclusion of Step One will be selection of the preferred proponent to execute the DEWA and participate in Step Two of the RFP

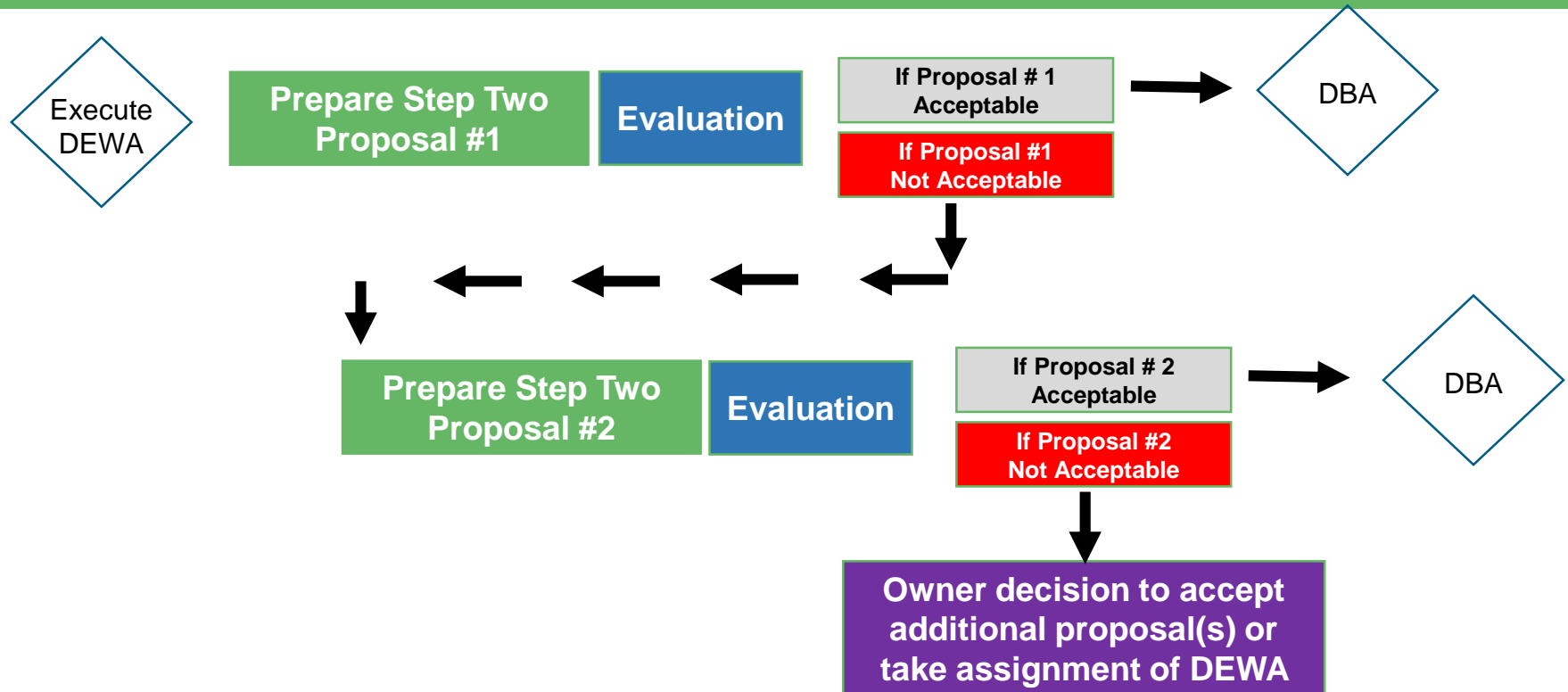
Progressive DB – RFP Step One



RFP Step Two – DBA

- Require a series of proposals, with both a pricing and technical component, at different stages of the design development process
- The owner evaluates each proposal and may:
 - Accept the proposal and execute the DBA
 - Reject the proposal and continue with the RFP process
- If the owner or proponent determines that execution of the DBA is unlikely:
 - The process is terminated;
 - The design team and design are transferred to the owner in accordance with the DEWA;
 - The owner and design team proceed to complete the design; and
 - The owner proceeds to construction in a different manner.

Progressive DB – RFP Step Two



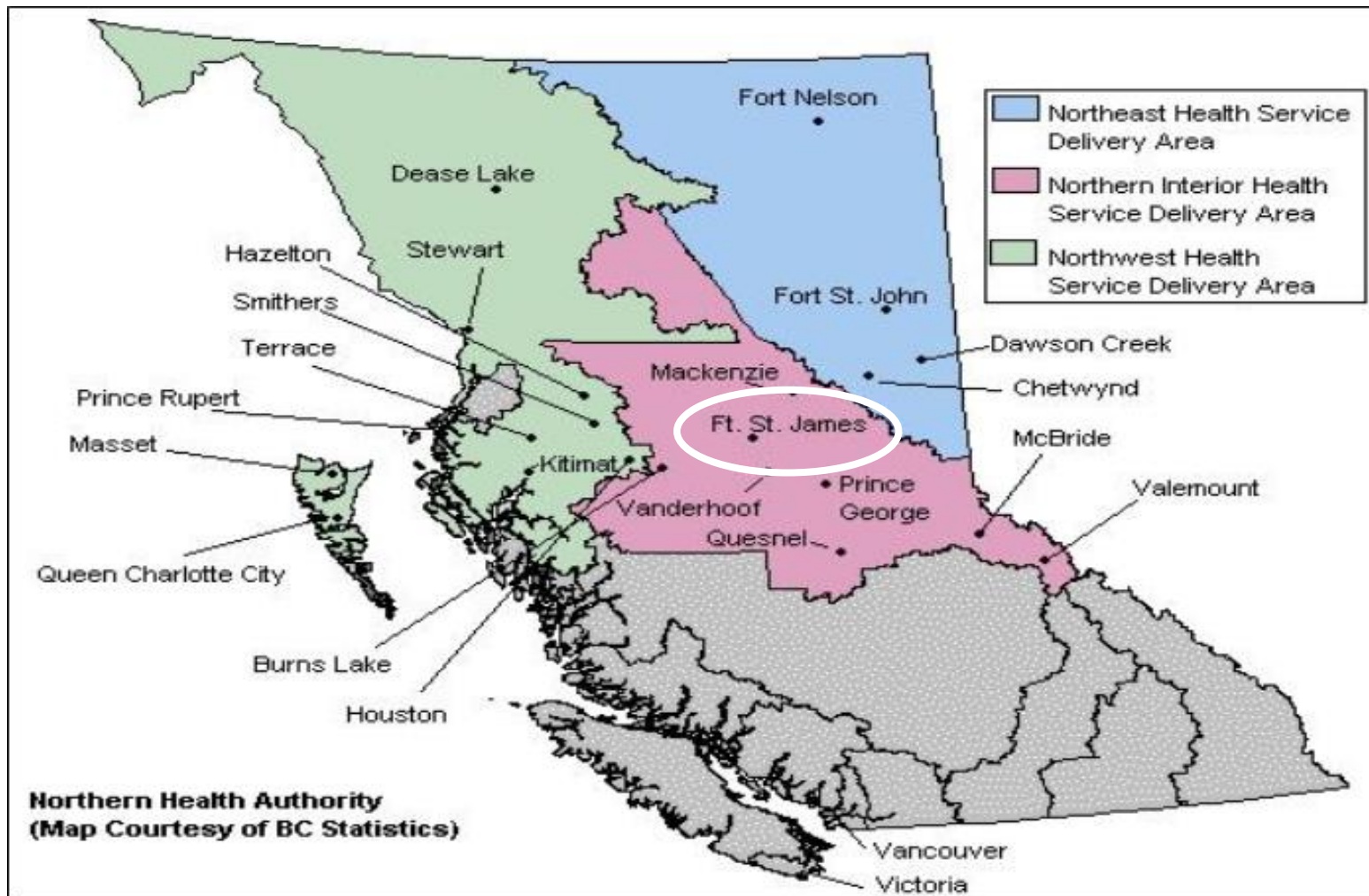
Design Development Process (under DEWA until DBA is executed)

Stuart Lake Hospital Redevelopment Project

STH Redevelopment Project

- Design and build a new hospital:
 - Nine in-patient acute beds;
 - Eighteen long-term care beds;
 - Emergency care, medical imaging, laboratory, and supporting services; and
 - Ambulatory Services, including Primary Care Clinic.
- Demolition of existing hospital
- Construction of surface parking (85 stalls), landscaping, and a redundant emergency access
- Project's estimated design build ceiling \$90-95 million.

Fort St. James



RFQ and Step One Schedule

Activities	Timeline
RFQ issue date	April 9, 2020
RFQ Submission Time	June 18, 2020
Announce Shortlisted Respondents	July 2020
Issue RFP to Proponents	July 2020
Proponent Meetings (Including Collaborative)	August 2020
Step One Proposals Submitted	September 2020
Selection of Preferred Proponent	December 2020



Cariboo Memorial Hospital Redevelopment Project

CMH Redevelopment Project

- Project is compromised of two major phases
- Phase 1 – Design and build new addition to CMH:
 - Medical/surgical inpatient units, maternal care, emergency department, retail space, and parking (273 stalls)
 - Project's estimated design build price ceiling \$135 - \$140 million.
- Phase 2 – Construction management services for renovations to existing hospital:
 - UBC academic space, psychiatry unit, ambulatory care, reception, health information management
 - Construction costs for Phase Two are estimated to be in the range of \$25- \$30 million

Williams Lake

Exhibit 1: IH Health Service Delivery Areas



RFQ and Step One Schedule

Activities	Timeline
RFQ issue date	April 29, 2020
RFQ Submission Time	July 15, 2020
Announce Shortlisted Respondents	August 2020
Issue RFP to Proponents	September 2020
Proponent Meetings (Including Collaborative)	September - October 2020
Step One Proposals Submitted	November 2020
Selection of Preferred Proponent	January 2020

Contact

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