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Title - Sujet Arch. Eng. Tech. Advisory Services	
Solicitation No. - N° de l'invitation EZ899-201765/A	Date 2021-03-05
Client Reference No. - N° de référence du client	GETS Ref. No. - N° de réf. de SEAG PW-\$TPV-019-8935
File No. - N° de dossier TPV-0-43205 (019)	CCC No./N° CCC - FMS No./N° VME
Solicitation Closes - L'invitation prend fin at - à 02:00 PM Pacific Daylight Saving Time PDT on - le 2021-03-30 Heure Avancée du Pacifique HAP	
F.O.B. - F.A.B. Plant-Usine: <input type="checkbox"/> Destination: <input checked="" type="checkbox"/> Other-Autre: <input type="checkbox"/>	
Address Enquiries to: - Adresser toutes questions à: Ngan, Ken (TPV)	Buyer Id - Id de l'acheteur tpv019
Telephone No. - N° de téléphone (604) 671-0219 ()	FAX No. - N° de FAX (604) 775-6633
Destination - of Goods, Services, and Construction: Destination - des biens, services et construction: PSPC - Sinclair Centre - Vancouver, BC	

Instructions: See Herein

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Au service du
GOUVERNEMENT,
au service des
CANADIENS.

Serving
GOVERNMENT,
serving
CANADIANS.

Sinclair Centre Redevelopment

Real Property Services

Date: March 2021

Request for Information

**Owner
Architecture/ Engineering
Technical Advisor**



Services publics et
Approvisionnement Canada

Public Services and
Procurement Canada

Canada

1. ESSENCE OF THE PROJECT

The Government of Canada has maintained presence at the Sinclair Centre site in downtown Vancouver for over one hundred years. In early 2016 it was determined that the historic buildings at Sinclair Centre *require significant mid-life upgrades* to essential engineering systems as well as building fabric in order to render them useful for current and future generations of Canadians. In parallel, a best-value analysis was undertaken for the *Government of Canada's long-term client office accommodation needs* in Metro Vancouver, which recommended Downtown Vancouver among a few possible options. These findings, combined with the changing role of government and the dynamic and accelerating evolution of the city of Vancouver, invite a *fundamental rethinking* of Sinclair Centre's *functional potential and symbolic opportunity*. To inform and support the many future accommodation options being analyzed by Public Services and Procurement Canada (PSPC) during the Downtown Vancouver Hub Project Identification Stage: Investment Analysis and Value-for-Money reports, the project team has undertaken a *study to determine full project potential* and the highest and best use of the Sinclair Hub facility, summarized in the following pages.

The purpose of this report is threefold. First, to *identify and summarize the purpose, principles and key characteristics of the project* following consultation with a diverse range of project stakeholders, and a comprehensive review of Government of Canada policy. Second, to *introduce the framework ("Four Pillars")* developed by the project team which grounds the project and informs all key decisions. Third, to *demonstrate opportunities* for the project through the presentation of three project concepts.

The following pages are the results of many months of analysis, thought, consideration, and intuition. *You will encounter the stories of the place: summaries of what is, but also ideas of what might be.* It is our belief that the opportunities of this project are unique. A rich past grounds this site and Vancouver's emergence as a dynamic gateway to the Pacific Rim prioritizes the exchange of ideas and possibilities. The Federal Government's renewed *commitment to a robust new energy policy* and action as a *catalyst for dramatic greenhouse gas reductions* incites a design focus and urgency for excellence. Grounding all of these is the potential for a *new relationship with Canada's First Peoples* where they can guide us in honoring the ancestors of this place and respecting and nurturing those yet to be born.

Request for Information (RFI)

Owner Architectural and Engineering Technical Advisor Services **Sinclair Centre Redevelopment – Downtown Vancouver, BC**

Background of the RFI:

Public Services and Procurement Canada (PSPC) is issuing a Request for Information (RFI) for the provision of **Owner Architectural and Engineering Technical Advisor (Technical Advisor)** services for the planning, schematic design and design/build delivery compliance of the redevelopment of the Sinclair Centre in Downtown Vancouver BC. The purpose of this RFI is to gather information from industry on their views of the proposed Technical Advisor services being contemplated.

The Technical Advisor is a subcontracted role; undertaken to protect the government's interests by simulating early design options, preparing a basis for design/build/operate procurement and ensuring that the design, technical and build contractors are adhering sufficiently to the project specification. The Technical Advisor team will work with the project team to:

- develop design options;
- prepare operational specifications based on project objectives;
- provide subject matter expertise;
- aid in the preparation and evaluation of the Request for Qualification (RFQ) and Request for Proposal (RFP) for a potential public-private-partnership proponent. (Design Build Finance Operate Maintain); and,
- participate in the operational/implementation phase as the owner's advisor on contract implementation and management.

Technical Advisor Scope of Services:

Phase 1: Pre-planning / Schematic Design Services: Years 1 and 2

- Collecting / reviewing existing documentation
- Project definition / program direction
- Conceptual design options / technical studies
- City of Vancouver early design engagement / support City shadow rezoning
- Preparation of government agency and Federal Heritage Buildings Review Office (FHBRO) submissions and approvals
- Indigenous benefits strategizing / engagement
- Early project public and stakeholder engagement / presentations
- Schematic Design (25%) with Class C cost estimate

Phase 2: Public Private Partnership (DBFOM) RFP Preparation Services: Year 2 and 3

- Define standard of performance for design, construction and operation
- Preparation of design and technical specifications for DBFOM procurement
- DBFoM - RFP preparation, management, review and award assistance

Phase 3: Oversight Services: Year 3 to 10

- Oversight of DBFOM design and construction from award to occupancy

- Coordination FHBRO submissions / approvals during proponent design phase
- Reviewing the design documents and carrying out PSPC monitoring and oversight responsibilities during construction and commissioning.
- Document control and coordination / project records / quality assurance

Phase 4: Functional Programming / Design / Fit up / Furniture, Fixtures and Equipment (FFE) Services: Year 5 to 10

- Facility design / workplace policy design and implementation
- Functional program / user group meetings / room data sheets
- Interior architecture / design and construction administration
- Furniture, fixtures and equipment surveying, design and implementation

Phase 5: Post Occupancy Services: Year 8 to 10

- Managing closeout documents, occupancy of the building and verification of the performance of building design and systems
- Leading facility management / Building Information Modelling (BIM)
- Information handover
- Occupancy satisfaction survey

Technical Advisor Procurement Schedule:

Request for Information	March 2021 – approx 3 weeks
Request for Proposal: Phase 1 (Qualifications)	April 2021 – approx 4-6 weeks
Request for Proposal: (<i>Shortlisted Teams</i>): Phase 2	Summer 2021 approx 6 weeks
Preferred Team Selected	Summer 2021
Award	Summer 2021

Project Purpose:

The intent of the Sinclair Centre Redevelopment is to establish new office accommodation by maximizing the development potential of the Sinclair Centre site. The objective is to co-locate and consolidate a number of Federal Government departments currently distributed among different premises within the Metro Vancouver Area. This new centralized office development provides an opportunity to showcase a new form of sustainable government workplace.

Sinclair Centre is located at 757 West Hastings Street, Vancouver, British Columbia. It occupies a full downtown city block (Block 15) with West Cordova to the north, Granville to the east, West Hastings to the south, and Howe Street to the west. Four early twentieth-century government buildings occupy the site, the former Main Post Office, the Customs Examining Warehouse, the R.V. Winch Building and the Public / Federal Building. Between 1983 and 1986, these four structures were amalgamated and connected by a glazed atrium to create the Sinclair Centre: a mixed-use rehabilitation project comprised of retail, food services and Federal Government offices.

Project Principles:

- Lead by example
- Think systemically
- Embrace government policy and mandates
- Build capacity through collaboration and exchange

- Focus on the creation of diverse and wide ranging forms of long term value and partnerships
- Understand and integrate the project with the rich and varied context that surround it
- Adopt solutions that mutually reinforce the unique cultural, social, indigenous, historical, urban and economic value of the site
- Turn waste into resources
- Create more than we consume

Four Pillars:

Having defined the Project Purpose and Principles, Public Services and Procurement Canada (PSPC) established the “Four Pillars” to provide context and guide the future development of the project. Each pillar established baseline project criteria for a specific subject area, provides focused technical direction so that sophisticated and nuanced design solutions are developed, and ensures that no single area of concern dominates the project.

The Four Pillars are:

- 1.) Heritage Conservation, Cultural Expression and Indigenous Community Engagement
- 2.) Sustainability Leadership
- 3.) Workplace Transformation
- 4.) Urban Integration

See attached **Project Brief** for greater insight and detail (Appendix A).

Estimated Value of Project: The approximate early estimated Class D / Construction cost of this project is \$350-400 million.

Estimated Size of the Project: Building Design: 75,000sm gfa (*Masterplanning: approx 125,000sm gfa*)

Project Schedule:

- Preplanning: 2021-2022
- Design: 2021-2023
- Core/Shell Construction: 2023 to 2029
- Facility Programming / Internal Architecture / Tenant Fit up / FFE: 2025-2030

Purpose of this RFI:

The purpose of this RFI is to:

- Gather information and interest in this planned project
- Provide awareness of this planned project to the local business community and industry
- Initiate an industry and community consultative process
- In order to facilitate this information-gathering exercise, a Community and Industry Engagement event will be scheduled. This event will provide stakeholders the opportunity to meet and discuss partnering, sub-contracting, and skills development, etc.

Industry Engagement Questions:

For the purpose of this project, Canada is interested in determining the current and future capacity for the provision of Owner Architectural and Engineering Technical Advisor professional services for this project.

Please consider the following questions in your response to this RFI.

Company Background:

- What roles would interest your company in the development of this project?
- Compared to other current or planned projects in the Vancouver market, how attractive is the Vancouver Hub project to you? (i.e., from a financial perspective, opportunity for future work, high profile project, etc.) What would make it more attractive?

Essence of the Project:

- What do you see as the major or unique design or construction risks for this Project? Are these risks transferable? How?
- Are there any considerations or innovative strategies that could be incorporated related to:
 - sustainability / climate action / ghg reductions
 - tall wood, modular / panelized components
 - heritage conservation
 - workplace transformation
 - socio / economic benefits
 - Indigenous engagement
 - urban integration
- What opportunities exist with the architecture / engineering / construction industry to further the Government of Canada's mandate to advance indigenous reconciliation, for indigenous engagement and realization of indigenous benefits?
- What type of information related to the project, its goals, its essence would be considered beneficial for the success of the project?
- What technical information regarding the Project and existing conditions do you consider to be critical in facilitating a successful outcome for the Project?
- Do you foresee any additional services that could be included in the base project scope of work? Are there any included that make this project less attractive to you?
- What is the approximate percentage of project effort for each of the 5 phases of the project:
 1. Schematic Design – Core and Shell
 2. DBFOM RFP Preparation
 3. Oversight – Core and Shell
 4. Facility Programming / Interior Architecture + Design + Construction Administration / Fitup FFE
 5. Post Occupancy
- What perspectives do you have on the current and future state of innovative new building and sustainability concepts, such as carbon neutrality, tall wood, panelization, modular construction etc. in the Pacific Northwest, BC, Canada, North America and international architectural and engineering, manufacturing and construction industry relative to projects today and in 5 years?

Schedule:

- Do you have any perspectives in relation to the proposed timetable?

- Do you see any potential for innovation related to scheduling/phasing of the project to minimize the impact on occupants, accelerate project delivery, leverage economies of scale, etc.? Please provide any similar project examples.

RFP Rated Requirements:

- What information would you require before you could make decision to pursue this Project?
- Would you be pursuing international team members to complement your team, to achieve project requirements?
- What qualifications of potential project participants would you consider to be to the benefit project success?

Other:

- Do you have any other feedback which you think should be taken into account in considering the procurement of the Project and enhancing its attractiveness to the market?

Please identify any other issues, concerns, or recommendations not addressed above.

Answers to the above, or questions regarding this RFI must be submitted electronically and to the contracting representative named above. Questions should be received no later than 12 calendar days from initial posting *in order to allow sufficient time to provide a response. Enquiries received after that time may not be addressed.*

Important Note to Respondents:

Respondents may submit their responses to the PSPC Contracting Authority, identified below, preferably via email.

Ken Ngan
Supply Specialist, Real Property Contracting
Public Services and Procurement Canada
219 – 800 Burrard Street
Vancouver, B.C. V6Z 0B9
E-mail address/ Telephone: ken.ngan@pwgsc.gc.ca / 604-671-0219

A point of contact for the Respondent should be included in your responses.

Online Community and Industry Engagement Session:

Date: Tuesday March 23, 2021
Time: 9:30am PDT
Location: Online via MS Teams Meeting

We encourage all interested consultants to attend this online engagement session.

You may attend either by phone (audio) or by computer (audio and/or video), though we recommend you take advantage of the video as we will present visuals.

The details for logging in to this online engagement session will be made available to all interested consultants who express an interest in attending by contacting the Contracting Authority before 3:00 pm PDT on March 22, 2021.

If you wish to attend, please email Ken Ngan at ken.ngan@pwgsc.gc.ca.

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This RFI is neither a call for tender nor a Request for Proposal (RFP). No agreement or contract will be entered into based on this RFI. The issuance of this RFI is not to be considered in any way a commitment by the Government of Canada, nor as authority to potential respondents to undertake any work that could be charged to Canada. This RFI is not to be considered as a commitment to issue a subsequent solicitation or award contract(s) for the work described herein.

This RFI is not intended to constitute, or be interpreted as, a call for tenders, a call for proposals, or as a pre-qualification process. Submission of a response to this RFI or participation in a meeting is not intended to, nor does it, create any contractual or other legally binding obligation or duty, including any obligation or duty to accept or reject information, to enter into negotiations or decline to enter into or continue negotiations, or to award or decline to award a contract. Participation in this RFI and the submission of a response to this RFI is not a pre-condition to participation in a subsequent commercial process, if any.

Respondents are requested to provide their comments, concerns, and, where applicable, alternative recommendations regarding how the requirements or objectives described in this RFI could be satisfied. Respondents should explain any assumptions they make in their responses.

There is no formal structure or format that a response to this RFI should meet. The respondent should feel free to submit whatever information it feels would make a useful and relevant contribution to PSPC's analysis of this project and the development of solicitation documents to procure a solution to fulfill its requirements.

This RFI will not result in the creation of any source list. Therefore, whether or not any potential supplier responds to this RFI will not preclude that supplier from participating in any future procurement.

All responses will be treated as confidential, subject to the provisions of the Access to Information Act (R.S. 1985, c. A-1) and the Privacy Act (R.S., 1985, c. P-21).

PSPC will in no way make any direct attribution of any information obtained from respondents that has been identified by respondents as "confidential" or "proprietary" within their responses.

Responses will not be formally evaluated. However, PSPC will review all responses received by the RFI closing date. PSPC may, at its discretion, review responses received after the EOI closing date.

A review team composed of representatives of PSPC will review the responses received. PSPC reserves the right to hire any independent consultant or use any resources that it considers necessary to review any response, in part or in its entirety. Not all members of the review team will necessarily review all responses.

In addition to any other expressed or implied rights, PSPC reserves the right to:

- .1 Cancel this RFI process at any time;
- .2 Cancel this RFI process at any time and issue a new RFI for the same or similar information;
- .3 Make amendments to the timing and/or structure of this RFI process, including the closing date of the RFI, at its exclusive discretion;

- .4 Request additional supporting information or clarification from any or all respondents, and/or provide to respondents additional clarification and information pertinent to this RFI;
- .5 Contact any customer or reference provided within a respondent's submission; and
- .6 Not consider any response, in its entirety, containing information which PSPC in its opinion, believes to contain misrepresentations or any other inaccurate, suspicious or misleading information.

Changes to the RFI may occur and will be advertised on the Government Electronic Tendering System (buyandsell.gc.ca). PSPC may provide written answers to questions received on or before the RFI closing date by means of RFI addenda and or Questions and Answers Posted on Buyandsell.gc.ca. Canada asks Respondents to visit Buyandsell.gc.ca regularly to check for changes, if any.



SINCLAIR CENTRE REDEVELOPMENT

March 2021

Project Brief: *Introduction*

PD 1	Project Information
PD 2	Project Background
PD 3	Project Objectives
PD 4	Project Program
PD 5	Appendix A:
	<ul style="list-style-type: none">• RFI: Sinclair Centre Redevelopment Project Brief: Executive Summary, Early 2021• 2 Phase RFP (Phase 1 - Qualifications): Sinclair Centre Redevelopment Project Brief, Spring 2021• 2 Phase RFP (Phase 2): Sinclair Centre Redevelopment Project Identification Stage: Sinclair Centre Option Design Definition and Analysis, Spring / Summer 2021

Description of the Project

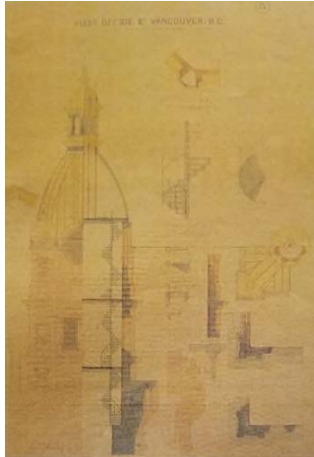
PD 1 Project Information

1.1 Description

This project is for the design, heritage conservation, new construction, tenant fit-up and operations of office space at the Sinclair Centre site (757 West Hastings Street) in downtown Vancouver, BC.

In the immediate term, Public Services and Procurement Canada (PSPC) intends to retain an independent team of architects, engineers and design professionals for the provision of the technical advisory services required for the duration of project. The project is anticipated to be delivered using a public-private partnership (*Design-Build-Finance-Operate-Maintain*) model. Sinclair Centre site has the redevelopment potential of approximately 125,000sm gfa.

The redevelopment of the Sinclair Centre site provides an opportunity to revitalize the site by enhancing heritage conservation, upgrading seismic requirements, integrating Indigenous, social and cultural considerations, advancing sustainability and greenhouse gas (GHG) emission reductions, and transforming federal office space to meet the needs of the future.



1.2 Schedule

The Project schedule with indicative dates are outlined in the tables below.

Owner Architectural and Engineering Technical Advisor Services Procurement Phase

Request for Information	Early 2021
2-Phase Request for Proposals: (Phase 1 – Qualifications)	Spring 2021
2-Phase Request for Proposals: (Phase 2)	Spring / Summer 2021
Award	Summer / Fall 2021

Project Approval and Delivery

Pre Design / Indicative Schematic Design	Summer 2021 – Fall 2022
P3 RFP: Preparation / Procurement	Fall 2021 – Fall 2023
P3: Award / Design + Construction (Core/Shell)	Fall 2023 – Fall 2028
Functional Planning / Design / Construction	2025-2031
Occupancy	2029-2031

PD 2 Project Background

2.1 Building Description, Location and Occupancy

The Sinclair Centre site is a full city block with four buildings. The original Post Office building of Sinclair Centre has been in service since 1905. In the subsequent 114 years, major building upgrades to all buildings have been undertaken, with the 1986 retail centre development (building an atrium connecting the four buildings) as the most recent example. Several building components have now reached the end of their useful life and any major work in the building will trigger major system (mechanical, electrical, architectural), heritage, seismic and structural upgrades. The Sinclair Centre site has long been recognized for its strategic value and heritage significance. In 1983, prior to the development of the retail centre, an evaluation of the four

buildings was conducted by the Federal Heritage Buildings Review Office (FHBRO). Three of the buildings have a heritage designation: the Post Office and Clock Tower is designated as 'Classified', and the Winch Building and Customs Examining Warehouse are designated as 'Recognized'.

PD 3 Project Objectives

3.1 Project Purpose + Principles

PSPC in its investigations of the options and feasibility for establishing new office accommodation has identified four project pillars for the potential redevelopment at Sinclair Centre. The project team scope of services will include:

- **Heritage Conservation, Cultural Expression and Indigenous Community Engagement**
 - Review heritage conservation options that include preservation/rehabilitation/restoration
 - Understand the history and past of the location and buildings
 - Investigate strategies to revive and restore this site into the future
 - Further Government of Canada's mandate to advance indigenous reconciliation, for indigenous engagement and realization of indigenous benefits
 - Leverage project pre-planning base reference documents and reports (Heritage Conservation Guidelines, Heritage Building Recording information, Building Condition Assessment Reports – see PD5 Appendix A)
- **Sustainability Showcase**
 - Support current baseline and aspirational Federal Government and City of Vancouver sustainability strategy targets
 - Identify climate change action opportunities
 - Identify opportunities for innovation
 - Technology and systems for energy harnessing/creation, clean energy, resilient infrastructure
 - Application of systems/innovation strategies that support manufacturing/jobs creation
 - Achieve Government of Canada Federal Sustainability Development Strategy 2022-2030+ targets and Real Property Sustainability Handbook strategies (carbon neutral, whole building life cycle assessments, LEED platinum or equivalent) , LEED CI Silver / Fitwel Star 1 or equivalent)
- **Workplace Transformation**
 - Support Federal Workplace of the future transformation initiatives
 - Explore improving indoor environmental quality, health, happiness and productivity in the workplace
 - Achieve Government of Canada workplace targets (LEED CI Silver / Fitwel Star 1 / Well Silver or equivalent)
- **Urban Integration**
 - Align program size, massing, possibilities, opportunities and diversity with City of Vancouver Central Waterfront Hub Framework



- Identify and understand all local, municipal, provincial, community, stakeholder, partnership opportunities, influences and interests



PD 4 Indicative Program

4.1 Project Size, Scale and Functional Planning

Gross Floor Area: approx. 75,000-125,000sm

Floor Space Ratio: approx. 16-24

Occupancy:

- Office Space for Government of Canada (Private / Special Purpose, Semi-Private, Public Facing)
- Ground Floor: Public / Retail
- Parking: approx. 1-2 levels of underground bike parking, car parking and loading

(information to be made available to proponents at 2-Phase RFP)

PD 5 Appendix A

5.1 Essence of the Project

Four Pillars

Conceptual Opportunities

Scope of Services

Reference Documents / Reports / Studies

See / Refer to:

- RFI:** Sinclair Centre Downtown Vancouver Hub Project Brief: Executive Summary, Dec 2020
- 2-Phase RFP (Phase 1- Qualifications):** Sinclair Centre Downtown Vancouver Hub Project Brief, Spring 2021
- 2-Phase RFP (Phase 2):** Downtown Vancouver Hub Project Identification Stage: Sinclair Centre Option Design Definition + Analysis, Spring 2021