

Northern Sport Centre Information Meeting



Agenda

Project Introduction

Cliff Dezell, George Paul, and
Charles Jago

Project Overview

Steve Hollett

Background and Project Scope

Jonathan Huggett

Funding

Sue-Anne Fimrite

Procurement Process

Sue-Anne Fimrite

Lunch Break

Site tour beginning at 1:00pm

Includes NSC Site & Campus

Introduction and Welcome

Cliff Dezell, George Paul and Charles Jago

Northern Sport Centre Ltd.

Project Introduction

- Project under consideration since 2003
- Project has undergone significant community and stakeholder consultation and analysis
- The Province, City of Prince George, and UNBC are fully committed to the success of the NSC

Community and Stakeholders Consultation

The project team has consulted with the following stakeholders

- Pacific Sport North
- Spirit of British Columbia, Prince George Committee
- Initiatives Prince George
- City of Prince George
- UNBC
- Community Sport, Business and Education Groups

Project Vision

- Provide sports facility
 - Equivalent opportunities as other communities
- Attract and retain athletes and students in North
- Promote education, health, sport, and wellness
 - Develop related research capacities
- Enhance existing competitive and recreational sport facilities

PBC Overview

Steve Hollett

Chief Project Advisor

Partnerships British Columbia

Partnerships BC

- Serves public sector agencies by delivering value for money projects
- Advises on public private partnership feasibility
- Manages competitive procurement process
- Building a centre of expertise in BC
 - Implement Best Practices
 - Develop market

PBC Involvement

- Provide business and procurement advice to NSCL
- PBC has provided support on a number of smaller, local partnerships such as
 - Whistler WWTP Upgrade
 - Sierra Yoyo Desan Road Upgrade
 - Britannia Mine Water Treatment Plant

Background and Project Scope

Jonathan Huggett

Consultant

Partnerships British Columbia

Education, Health
and Research

Trail system

Coaches & sport
development

Northern
Sport
Centre

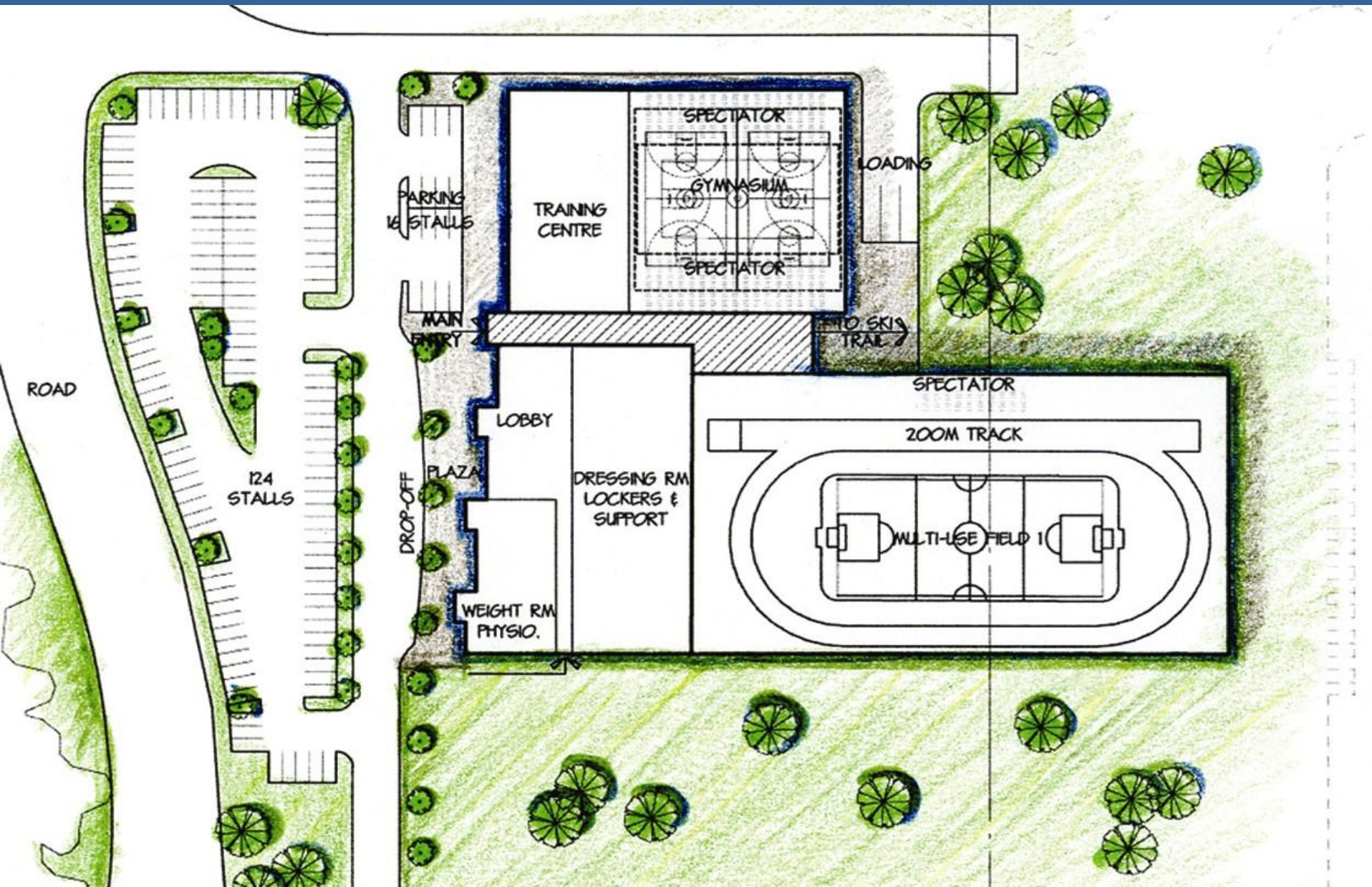
Private & public
partnerships

Physiological testing,
strength training, and
athlete services

Gymnasium with spectator
seating, indoor track,
multi-use field







Key Components

- Gymnasium – two courts with spectator seating (with a minimum of 2,000 seats in a retractable single seat format)
- Indoor 6-lane track with straightaways for sprints
- Field House – indoor multi-use field with spectator seating (with a minimum of 500 seats in a retractable single seat format)
- Weight training room

Key Components

- Physiotherapy and sport medicine/athlete testing and research facilities
- Secure storage and space (technical support, e.g. ventilated wax room, secure rifle room) for Nordic Centre of Excellence sports (biathlon & cross-country skiing)
- Conference room and seminar room
- Outdoor playing field (regulation size soccer pitch)

Ancillary Spaces

- Locker and changing rooms
- First-aid room
- Office space (general, elite sports, inter-university coaches and officials)
- Public washrooms
- Concessions/retail space
- Ticket sales booth
- Laundry room
- Mechanical and electrical rooms
- Coordinating with the cross-country ski trail system

Other Technical Issues

- A “Showcase for Wood”
- LEED certification

Governance and Funding

Sue-Anne Fimrite

Senior Project Consultant

Partnerships British Columbia

Project Team

Stakeholder Endorsement	City of Prince George and UNBC
Corporate Direction	NSCL Full Board
Executive Management	NSCL Executive
Procurement / Business Advisor	Partnerships BC
Legal Advisor	Clark Wilson LLP
Technical Advisors	TBD
Conflict of Interest Adjudicator	Les Peterson, QC
Fairness Auditor	Joan Young

Project Schedule

Issue Request For Qualification	June 29, 2005
Information Meeting and Site Visit	July 13, 2005
Closing Date for Submissions	July 29 2005
Notice of Short-Listed Proponents	September 2005
Signing of Agreement	December 2005
Target Date for Operations to Commence at NSC	Early 2007

Governance Structure

- Project to be managed over the long term by Northern Sport Centre Limited (NSCL)
 - Official ownership of NSC retained by UNBC
 - NSCL is jointly controlled and funded by UNBC and the City of Prince George
 - Incorporated on March 30, 2005
- Next Steps
 - Community Charter requirements fulfilled

Current Sources of Funding

Source	Amount
Province of BC	\$20.5 Million under Major Post Secondary Training Facilities Initiative
Northern Sport Centre Limited	\$10 Million in Capital Plus \$600K annual

KPMG Business Plan

Business plan completed in June 2004

- Included preliminary capital and operating cost numbers
- Preliminary capital cost \$32 Million
- Preliminary annual operating cost \$900K
 - Suggest sharing of risk
 - UNBC \$300K per year
 - City of Prince George \$300K per year
 - Private Operator \$300K per year

Procurement Process

Procurement Process

1. Market Sounding (Completed)
2. Request for Qualifications (July 29, 2005)
3. Strategic Partnering (September 2005)

Strategy and Vision

- Important for NSCL to know how potential partners approach
 - Financing Requirements
 - Revenue / Operating Cost risk share
 - Operating Challenges
 - Recommendation re Environmental Sustainability
 - Showcase of Wood
 - Approach to Staffing
- NSC is a unique facility

Evaluation Criteria of RFQ

Section	Evaluation Criteria	Points Allocation
1.0	Financial Submission	Pass/Fail
2.0	Technical Submission	
2.1	Proponent Organization and Structure	20 points
2.2	Demonstrated Experience	50 points
2.3	Strategy and Vision for the Project	30 points
	Total Points Available	100 points

NSCL Options

- Proceed to negotiate with two potential partners (Strategic Partnering)
- Proceed to negotiate with one partner (Early Partnering)

Strategic Partnering

- Potential partners and NSCL work together to draft Project Agreement
- Potential partners will submit final proposals in response to the Project Agreement negotiated
- NSCL will evaluate and determine successful proponent
- Commercial / Financial Close December 2005

Question and Answer Session

www.unbc.ca/nsc

www.partnershipsbc.ca