



Request for Proposals
Burnaby Hospital Redevelopment Project -
Phase 1

Final as issued – June 22, 2020

SUMMARY OF KEY INFORMATION

RFP TITLE	The title of this RFP is: Burnaby Hospital Redevelopment Project - Phase 1 Proponents should use this title on all correspondence.
CONTACT PERSON	The Contact Person for this RFP is: Jag Tamber Email: jag.tamber@partnershipsbc.ca Please direct all Enquiries, in writing, to the above named Contact Person. No telephone or fax enquiries please.
ENQUIRIES	Proponents are encouraged to submit Enquiries at an early date and: <ul style="list-style-type: none"> ▪ for Enquiries of a technical nature: prior to 16:00 Pacific Time on the day that is 10 Business Days before the Submission Time for Technical Submissions ▪ for Enquiries of a financial nature: prior to 15:00 Pacific Time on the day that is five Business Days before the Submission Time for Financial Submissions to permit consideration by the Authority; the Authority may, in its discretion, decide not to respond to any Enquiry.
The following submissions are to be delivered at the times and location indicated below:	
SUBMISSION TIME FOR TECHNICAL SUBMISSIONS	December 17, 2020 at 11:00 Pacific Time
SUBMISSION TIME FOR FINANCIAL SUBMISSIONS	March 18, 2021 at 11:00 Pacific Time
SUBMISSION LOCATION	The Submission Location is: c/o Partnerships British Columbia Inc. Suite 1220, 800 West Pender Street Vancouver, BC V6C 2V6 Attention: Jag Tamber, Contact Person
DELIVERY HOURS	Deliveries will be accepted at the Submission Location on weekdays (excluding Statutory Holidays) from 08:30 to 16:00 Pacific Time
The following submissions are to be delivered at the times and location indicated below:	
SUBMISSION TIME FOR ADDITIONAL KEY INDIVIDUALS	July 13, 2020 at 16:00 Pacific Time

SUBMISSION TIME FOR COLLABORATIVE MEETING 1	July 27, 2020 at 16:00 Pacific Time
SUBMISSION TIME FOR COLLABORATIVE MEETING 2	August 24, 2020 at 16:00 Pacific Time
SUBMISSION TIME FOR INTERIM FINANCIAL REVIEW SUBMISSIONS	September 21, 2020 at 16:00 Pacific Time
SUBMISSION TIME FOR COLLABORATIVE MEETING 3	September 28, 2020 at 16:00 Pacific Time
SUBMISSION TIME FOR COLLABORATIVE MEETING 4	October 26, 2020 at 16:00 Pacific Time
INITIAL AIRS SUBMISSION TIME	December 17, 2020 at 11:00 Pacific Time
INTERIM AIRS SUBMISSION TIME	February 1, 2021 at 11:00 Pacific Time
FINAL AIRS SUBMISSION TIME	February 26, 2021 at 11:00 Pacific Time
GUARANTOR FINANCIAL INFORMATION SUBMISSION TIME	October 19, 2020 at 11:00 Pacific Time
INITIAL SECURITY PACKAGE REVIEW SUBMISSION TIME	November 9, 2020 at 11:00 Pacific Time
FINAL SECURITY PACKAGE REVIEW SUBMISSION TIME	February 8, 2021 at 11:00 Pacific Time
SUBMISSION LOCATION	By email to the Contact Person: jag.tamber@partnershipsbcc.ca

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1 INTRODUCTION

1.1 PURPOSE OF THIS RFP

The purpose of this request for proposals (**RFP**) is to invite eligible Proponents to prepare and submit Proposals for the Burnaby Hospital Redevelopment Project Phase 1 (the **Project**) under:

- (a) a project agreement (the **Project Agreement**) to undertake the design, build and partial financing of a new Outpatient/Inpatient Tower, an expansion to the Support Facilities Building, and a new energy centre (the **DBF Scope**); and
- (b) a construction management services agreement (**Construction Management Agreement**) to provide design and construction management services (the **CM Services**) for the renovations to the Support Facilities Building, the Nursing Tower, the existing steam boiler plant and demolition of the West Wing and Cascade Buildings (the **CM Scope**),

collectively referred to as the **Agreements**.

1.2 ELIGIBILITY TO PARTICIPATE IN THIS RFP

Through a request for qualifications (**RFQ**) issued December 5, 2019 by Fraser Health Authority (the **Authority**), the following consortia are qualified to participate in this RFP:

- (a) Canadian Turner Construction Company Ltd.;
- (b) EllisDon Design Build Inc.; and
- (c) Ledcor Design-Build (B.C.) Inc.

Only these three Proponents, subject to changes in Proponent Team membership as permitted by this RFP, may submit Proposals or otherwise participate in this RFP.

2 RFP PROCUREMENT PROCESS

2.1 ESTIMATED TIMELINE

The following is the Authority's estimated timeline for the Project:

Activity	Timeline
Issue RFP and Initial Draft Agreements to Proponents	June 22, 2020
Kick-Off Meeting (All Proponents)	July 8, 2020
Site Tour (if requested)	July 8, 2020
Submission Time for Additional Key Individuals	July 13, 2020 at 16:00 Pacific Standard Time
Submission Time for Collaborative Meeting 1	July 27, 2020 at 16:00 Pacific Standard Time
First Collaborative Meeting	Week of August 10, 2020
First Meeting with the City (if requested)	Week of August 17, 2020
Submission Time for Collaborative Meeting 2	August 24, 2020 at 16:00 Pacific Standard Time
Second Collaborative Meeting	Week of September 7, 2020
Second Meeting with the City (if requested)	Week of September 14, 2020
Submission Time for Interim Financial Review Submissions	September 21, 2020 at 16:00 Pacific Standard Time
Special Topic Meeting 1 (if requested)	Week of September 21, 2020
Submission Time for Collaborative Meeting 3	September 28, 2020 at 16:00 Pacific Standard Time
Third Collaborative Meeting	Week of October 5, 2020
Third Meeting with the City (if requested)	Week of October 13, 2020
Special Topic Meeting 2 (if requested)	Week of October 19, 2020
Guarantor Financial Information Submission Time	October 19, 2020 at 11:00 Pacific Standard Time
Submission Time for Collaborative Meeting 4 (if required)	October 26, 2020 at 16:00 Pacific Standard Time
Fourth Collaborative Meeting (if required)	Week of November 2, 2020
Initial Security Package Review Submission Time	November 9, 2020 at 11:00 Pacific Standard Time

Activity	Timeline
Issue Final Draft Project Agreement and Final Draft Construction Management Agreement	November 16, 2020
Submission Time for Technical Submissions	December 17, 2020 at 11:00 Pacific Standard Time
Initial AIRS Submission Time	December 17, 2020 at 11:00 Pacific Standard Time
Interim AIRS Submission Time	February 1, 2021 at 11:00 Pacific Standard Time
Final Security Package Review Submission Time	February 8, 2021 at 11:00 Pacific Standard Time
Final AIRS Submission Time	February 26, 2021 at 11:00 Pacific Standard Time
Invitation to Submit Financial Submission	February 26, 2021
Submission Time for Financial Submissions	March 18, 2021 at 11:00 Pacific Standard Time
Selection of Preferred Proponent	April 2021
Business-to-Business Networking Session	April 2021
Execution of Agreements	Spring 2021
Design and Construction Commences	Summer 2021
Substantial Completion – DBF Scope	Winter 2024
Substantial Completion – CM Scope	Summer 2025

This estimated timeline is subject to change at the discretion of the Authority.

2.2 COLLABORATIVE MEETINGS

The Authority will make available certain of its personnel, consultants and advisors (the **Authority Representatives**) to participate in collaborative discussions with the Proponents (the **Collaborative Meetings**). The Proponents will make available all necessary consultants, including architectural, clinical, mechanical and electrical to attend the Collaborative Meetings. The Authority expects the Collaborative Meetings to take place as follows:

- (a) the purpose of the Collaborative Meetings is to provide a process that will assist the Proponents to develop optimal solutions for the Project while minimizing the risk that a Proponent’s solution is unresponsive to the Authority’s requirements, and in particular:
 - (1) to permit the Proponent’s representatives to provide the Authority Representatives with comments and feedback on material issues such as affordability, schedule or provisions of

- the Initial Draft Project Agreement and the Initial Draft Construction Management Agreement (the **Initial Draft Agreements**); and
- (2) to permit a Proponent to discuss with the Authority potential solutions and approaches that the Proponent may be considering for various aspects of its Proposal;
- (b) in advance of each Collaborative Meeting, and no later than the Submission Time for Collaborative Meeting 1, Submission Time for Collaborative Meeting 2, Submission Time for Collaborative Meeting 3, and Submission Time for Collaborative Meeting 4 each Proponent is strongly encouraged to provide the Authority with:
- (1) a proposed meeting agenda (including any Authority Representatives a Proponent would like in attendance); and
- (2) a list of prioritized issues the Proponent would like to discuss, and any materials relevant to such issues;
- in electronic format such as PDF, Microsoft Excel 2010, or Microsoft Word 2010, or newer version, format, as appropriate, without security.
- Materials submitted after the Submission Time for Collaborative Meeting 1, Submission Time for Collaborative Meeting 2, Submission Time for Collaborative Meeting 3, and Submission Time for Collaborative Meeting 4 respectively, may not be reviewed by the Authority.
- The Authority may provide Proponents with comments on the agenda and a list of any prioritized issues the Authority would like to discuss.
- An example of the structure of the Collaborative Meetings, as well as an agenda and suggested submission items, are included in Appendix N.
- (c) the Authority will determine which Authority Representatives will be present at any Collaborative Meeting;
- (d) except as may be expressly stated otherwise in this RFP, including Section 11.5, the Authority will retain all information received from a Proponent during a Collaborative Meeting(s) as strictly confidential, and will not disclose such information to the other Proponents or any third-party. The Authority may disclose such information to its consultants and advisors who are assisting or advising the Authority with respect to the Project;
- (e) at each Collaborative Meeting, a Proponent may have such officers, directors, employees, consultants and agents of the Proponent and the Proponent Team members present as the Proponent considers reasonably necessary for effective communication with the Authority and to fulfil the objectives of the Collaborative Meeting provided that the Authority may, in its discretion, limit the number of participants at any one meeting.

- (f) to facilitate free and open discussion at the Collaborative Meetings, Proponents should note that any comments provided by or on behalf of the Authority during any Collaborative Meeting, including in respect of any particular matter raised by a Proponent, or which is included in any documents or information provided by a Proponent prior to or during the Collaborative Meeting, and any positive or negative views, encouragement or endorsements expressed by or on behalf of the Authority during the Collaborative Meetings to anything said or provided by Proponents, will not in any way bind the Authority and will not be deemed or considered to be an indication of a preference by the Authority even if adopted by the Proponent;
- (g) if for the purposes of the preparation of its Proposal, a Proponent wishes to rely upon anything said or indicated at a Collaborative Meeting, then the Proponent must submit an Enquiry describing the information it would like to have confirmed and request that the Authority provide that information to the Proponent in written form and, if such information relates to a clarification, explanation or change to a provision of this RFP or the Agreements, request an Addendum to this RFP clarifying and amending the provision in question;
- (h) by participating in the Collaborative Meetings a Proponent confirms its agreement with these procedures and acknowledges that the meetings are an integral part of the procurement process as described in this RFP and are in the interests of all parties;
- (i) the Authority anticipates holding four or more Collaborative Meetings with each Proponent prior to the Submission Time for Financial Submissions. Following the release of the RFP, the Authority will consult with each Proponent to confirm specific dates for Collaborative Meetings. If the Authority considers it desirable or necessary to schedule additional or fewer Collaborative Meetings, the Authority may, in its discretion, amend the anticipated schedule;
- (j) for convenience, the Authority may, as part of or in conjunction with, a Collaborative Meeting, invite other persons (e.g., neighbourhood representatives) to meet with Proponents. Proponents are advised that the confidentiality of the Collaborative Meetings is not expected to apply to such other persons;
- (k) Proponents may request that the Authority schedule additional Collaborative Meetings on specific topics (the **Special Topic Meetings**) by providing the request in writing to the Contact Person with proposed dates and details of the topic or topics to be discussed;
- (l) the Authority may identify additional Special Topic Meetings by providing a written notice to Proponents with proposed dates and details of the topic to be discussed; and
- (m) It is expected that Collaborative Meetings and Special Topics Meetings will be held in person in Burnaby or via videoconference with screen sharing capabilities unless otherwise permitted at the discretion of the Authority.

2.3 BUSINESS-TO-BUSINESS NETWORKING SESSION

The Authority intends to coordinate a session with the Preferred Proponent and local contractors, suppliers and businesses (**Business-to-Business Networking Session**) to provide an opportunity for:

- (a) local contractors, suppliers, businesses and potential employees, who might be interested in working with, or providing products and services to, the Preferred Proponent to meet the Preferred Proponent; and
- (b) the Preferred Proponent to enhance its knowledge, understanding and awareness of local goods, labour pool and services and to build relationships with local contractors, suppliers and businesses.

2.4 COMMENTS ON THE INITIAL DRAFT AGREEMENTS

Each Proponent should review the Initial Draft Agreements for the purpose of identifying any issues or provisions that the Proponent would like to see clarified or amended. Following such review:

- (a) the Authority will invite Proponents as part of the Collaborative Meeting process to discuss possible clarifications or amendments to the Initial Draft Agreements, including with respect to commercial, legal, and design and construction aspects of the Project;
- (b) Proponents should, by the Submission Time for Collaborative Meeting 1, Submission Time for Collaborative Meeting 2, Submission Time for Collaborative Meeting 3 and Submission Time for Collaborative Meeting 4, provide the Authority with a prioritized list of requested changes, if any, to the Initial Draft Agreements using the Proponent Comments Form attached as Appendix E, together with the agenda and issues list described in this Section 2.4; and
- (c) the Authority will consider all comments and requested clarifications or amendments received from the Proponents in the Collaborative Meetings and may respond to some or all of the comments received, and will amend the Initial Draft Agreements as the Authority may determine in its discretion.

Prior to the Submission Time for Technical Submissions, the Authority intends to issue by Addendum one or more revised drafts of the Agreements, including one that will be identified as the “Final Draft Project Agreement” and one that will be identified as the “Final Draft Construction Management Agreement” (collectively the **Final Draft Agreements**). The Authority may further modify the Final Draft Agreements by Addendum prior to the Submission Time for Financial Submissions. The Final Draft Agreements will be the common basis for the preparation of all Proposals, and Proponents should not in their Proposal make any modifications, changes or additions to the Final Draft Agreements except for modifications, changes

or additions to the Performance Specifications as provided for in Section 5.3 or modifications, changes or additions provided for in Section 9.2.

2.5 DATA ROOM

The Authority has established an electronic data room (the **Data Room**) in which it has placed documents in the possession of the Authority that the Authority has identified as relevant to the Project, and that may be useful to Proponents. The Data Room includes all files made available by the Authority on the Firmex, ARCHIBUS, and HoloBuilder websites. The Authority does not make any representation as to the relevance, accuracy or completeness of any of the information available in the Data Room, except as the Authority may advise in writing with respect to a specific document. The Authority will grant Proponents access to the Data Room and will require Proponents to execute an agreement to keep information contained in the Data Room confidential.

The information in the Data Room may be supplemented or updated from time to time. Although the Authority will attempt to notify Proponents of all updates, Proponents are solely responsible for ensuring they check the Data Room frequently for updates and to ensure the information used by the Proponents is the most current, updated information.

2.6 INTERIM FINANCIAL REVIEW SUBMISSION

It is in the interests of the Authority and all Proponents to identify at an early stage of the procurement whether the Project, as defined in this RFP, is affordable within the limit set out in Section 5.

Accordingly, Proponents and the Authority may raise affordability at any Collaborative Meeting and will conduct an interim financial review as follows:

- (a) the purpose of the interim financial review (the **Interim Financial Review Submission**) is to give early warning of any difficulty in staying within the Project Price Ceiling, and to permit the Authority and the Proponents to consider and implement steps so that the Competitive Selection Process can proceed with confidence that Proposals will be within the Project Price Ceiling;
- (b) prior to the Submission Time for Interim Financial Review Submissions, each Proponent should submit an Interim Financial Review Submission to the Authority, containing its best estimate of the Proposal Nominal Cost to the Authority using the Affordability Model as described in Section 9.6 of Appendix B;
- (c) the Authority is expecting the Interim Financial Review Submission to be no more than 10 pages in length and to include anticipated cost pressures and possible options to achieve affordability, if applicable;

- (d) the Authority will retain each of the Interim Financial Review Submissions as strictly confidential, and will invite each Proponent, as part of the third Collaborative Meeting, to discuss any aspect of its submission, including any recommendations for amendment of the Project requirements if a Proponent determines that the Project as described will exceed the Project Price Ceiling; and
- (e) unless expressly referred to or included by reference in its Proposal, a Proponent's Interim Financial Review Submission will not be considered part of its Proposal and the Authority will not consider or evaluate it as to adequacy, quality, content or otherwise.

The Authority understands that the values indicated in a Proponent's Interim Financial Review Submission are not a commitment and that all aspects could change in the final Proposal.

2.7 SECURITY PACKAGE REVIEW SUBMISSIONS

Project Co will be required to provide a security package for the Project, acceptable to the Authority. The Authority has established a process by which it can review and provide feedback on Proponents' proposed security package in advance of the Financial Submission. The Authority is interested in ensuring that the security package supports the Financial Submission and will substantially satisfy the requirement to demonstrate that the Proponent's Financing Plan, including security, bonding, guarantees and insurance elements, is robust and deliverable from both the lender's and the Authority's perspectives.

Parent company guarantees from an investment grade entity as determined by Moody's, Standard & Poor's, Fitch or DBRS will be accepted. Parent company guarantees from a non-investment grade entity will be considered to have lower value. If the entity providing the parent company guarantee does not have a credit rating, the Authority will attempt to complete a shadow rating for the purposes of the Security Package Review Process outlined under Appendix Q.

Proponents should submit their proposed security package in accordance with the process described in Appendix Q.

2.8 PROPONENT'S CONTACT REPRESENTATIVE

The Authority intends to communicate solely with the Proponent's Contact Representative, and may disregard communications from other persons on behalf of the Proponent during the Competitive Selection Process.

Although the Authority may rely on the Proponent's Contact Representative's authority to bind the Proponent, execution of documents by the Proponent's Contact Representative is not required. The Authority may rely on the authority to bind the Proponent by any person or persons representing the Proponent.

3 KEY PROJECT ELEMENTS

Any description or overview of the Initial Draft Agreements or the Final Draft Agreements in this RFP is provided for convenience only and does not replace, supersede, supplement or alter the Initial Draft Agreements or the Final Draft Agreements. If there are any inconsistencies between the terms of the Final Draft Agreements and the description or overview of those terms set out in this RFP or the Initial Draft Agreements, the terms of the Final Draft Agreements will prevail.

3.1 DESIGN AND CONSTRUCTION – DBF SCOPE

The parties to the Project Agreement will be the Authority and Project Co.

Project Co will be responsible for all aspects of the design and construction of the DBF Scope in accordance with the Project Agreement, including the following:

- (a) obtaining necessary permits, approvals and authorizations related to the DBF Scope;
- (b) preparing the site, including civil works required to accommodate the DBF Scope;
- (c) fulfilling all design and construction obligations to accommodate the spaces, activities, functions, design features, and adjacencies in accordance with the requirements outlined in the Project Agreement;
- (d) performing demolition works related to the expansion of the Support Facilities Building (**SFB**);
- (e) connecting utilities and other site services;
- (f) testing and commissioning the New Tower, the SFB Expansion, and the new Energy Centre;
- (g) meeting substantial completion milestone requirements of each of the New Tower, the SFB Expansion, and the new Energy Centre; and
- (h) coordinating and facilitating the relocation of the clinical services into the new spaces.

Project Co will be required to manage the interface and integration between the design-build and construction management components, including having the responsibility to resolve any issues between the Design-Build Contractor (or **Design-Builder**) and the Construction Manager.

3.1.1 Equipment and Furniture

Project Co will be responsible for designing the Facilities to accommodate the installation, operation, repair and maintenance of all equipment and furniture required as part of the Facilities operations, or for the intended uses of the Facilities, in accordance with the Project Agreement. Project Co will complete the DBF Scope to accommodate equipment to the tolerances and specifications as specified or required by the manufacturers or suppliers of the equipment and furniture, and in accordance with the Project Agreement.

The Authority and Project Co will be responsible to procure and deliver the equipment and furniture in accordance with Appendix 2E [Clinical Equipment and Furniture] of the Project Agreement.

Project Co is required to coordinate equipment installation with the building construction schedule while allowing delivery/installation as close to the relevant Substantial Completion Date as possible. All equipment that is Project Co installed is expected to be installed prior to the relevant Substantial Completion Date unless otherwise noted in the equipment list.

3.2 DESIGN AND CONSTRUCTION MANAGEMENT SERVICES – CM SCOPE

The parties to the Construction Management Agreement will be the Authority and the Construction Manager. The trade contractors will enter into agreements with the Authority but will be managed by the Construction Manager. The Authority will only enter into the Construction Management Agreement after the Project Agreement has been executed.

The Construction Manager will be responsible for engaging the services of the Design Firm(s) and the Commissioning Authority. The Design Firm(s) and the Commissioning Authority for the CM Services will be the same individuals or firm(s) engaged by the Design-Builder under the Project Agreement.

At a high level, the CM Services includes the following services:

- (a) preconstruction period services including design services, management of design services, constructability reviews, managing the procurement of trade contractors, estimating, cost control, and scheduling;
- (b) construction period services including management of construction site, site safety, coordination of trade contractors and administration of trade contracts, project management, cost control, field design services, preparation for occupancy, commissioning, project close out, preparation of record drawings, and collecting and assembling operations and maintenance manuals and service manuals; and
- (c) post-construction services including assisting the Authority with post-occupancy review, preparing a cost summary report and warranty administration.

The services under the CM Scope will apply to the following construction activities:

- (a) renovation of levels 2 to 4 of the Support Facilities Building which include the following departments: pharmacy, food services, in-hospital replenishment and laundry/linen on level 2, consolidation of emergency department and relocation of diagnostic cardiology on level 3, conversion of labour/delivery to pre/post-operative area and renovations to support separate flows to the new operating room area from existing operating rooms on level 4;

- (b) installation of mechanical and electrical upgrades to the Support Facilities Building:
 - (1) replace existing HVAC system with new HVAC units and all associated duct work/shafts,
 - (2) replacement of the nurse call system throughout the Support Facilities Building, and
 - (3) upgrades to the existing telecommunications rooms and IMIT infrastructure to facilitate current and future service delivery;
- (c) renovation of levels 0 and 1 of the Nursing Tower which includes the following areas:
 - (1) level 0 south to permit relocation of University of British Columbia clinical academic campus facilities to the existing human resources area, and
 - (2) level 1, the existing clinic and maternity unit, to allow the relocation of a medical inpatient unit and various hospital administrative and support services;
- (d) integration of nurse call system across entire site;
- (e) repairs and reinforcement to the west and south perimeter walls of the existing steam boiler plant to accommodate the demolition of the West Wing Building; and
- (f) demolition of the Cascade Building and the West Wing Building.

The Financial Submission will include pricing for the Construction Manager services, including all pre-construction services, design services, construction services and post-construction services, summarized above and as described in the Construction Management Agreement. Pricing for construction trade contractors will not be included in the pricing for Construction Manager services and contracts for these contractors will be entered into directly by the Authority, although the Construction Manager will be responsible to administer these contracts as set out in the Construction Management Agreement.

The pre-construction services of the CM Services, including the design services will be required to be developed and completed concurrently with the design of the DBF Scope.

3.2.1 Equipment and Furniture

The Construction Manager's Design Firm(s) will be responsible for designing the renovated spaces to accommodate the installation, operation, repair and maintenance of all equipment and furniture required or the operations of the programs designated for those spaces, in accordance with the Construction Management Agreement.

The Authority and the Construction Manager will be responsible to procure and deliver the equipment and furniture in accordance with Appendix 2E [Clinical Equipment and Furniture] of the Construction Management Agreement.

3.3 INDICATIVE DESIGN

The Authority has completed an Indicative Design that is not to be relied upon by Proponents and does not relieve Project Co, the Construction Manager, or the Design Firm(s) in any way of responsibility for the design of the Project.

The Indicative Design was developed for the preparation of the Project budget and reflects the preliminary input from users with respect to program space requirements, general layout, adjacencies, and staff flows.

The Indicative Design will be uploaded to the Data Room. Any use by Proponents of any or all aspects of the Indicative Design will be at the Proponent's own risk.

An Indicative Design Critique report outlining the opportunities for improvement and innovation of the Indicative Design will also be uploaded to the Data Room.

3.4 PROJECT SCHEDULE

The Authority has developed a Project schedule based on the Indicative Design. The schedule was used for the preparation of the business case and the development of the Project Price Ceiling. The substantial completion dates identified in Section 2.1 are for general guidance purposes only. Proponents are responsible for developing their own Project schedule in accordance with Schedule 2 [Design and Construction Protocols], Schedule 3 [Design and Construction Specifications] of the Final Draft Project Agreement, Schedule 3 [Services] of the Final Draft Construction Management Agreement, and Appendix B of this RFP.

3.5 MUNICIPAL APPROVALS

In accordance with the Agreements, Project Co or the Construction Manager, as the case may be, will be responsible for obtaining all permits and approvals required for the design and construction of the Project, and for ensuring that its design for the Project complies with the applicable zoning and related City of Burnaby (the **City**) requirements.

The Authority has worked with City staff to allow a phased building permit application process for the Project. The City will, at the risk of Project Co or the Construction Manager, as the case may be, issue a permit for a portion of the proposed construction before the design, plans and supporting documents for the entire building or structure have been submitted and reviewed, provided sufficient information has been submitted to the City to demonstrate that the portion authorized to be constructed substantially complies, or can be made to substantially comply, with the applicable building code, by-laws and standards.

Included with the Data Room is a summary of the process along with a list of drawings and documentation to be submitted at each phase of the building permit application process, which includes those applicable items on the 'Building Permit Application Submission List' and Enhanced Building Permit Drawings and Third Party Review Information Guide. Although this process and the list of documents has been coordinated with the City, this is not a standard building permit application process typical in the City, and the Authority takes no responsibility related to the City's requirements or timelines for issuance of the permits. Proponents are expected to work closely with City staff to ensure that all requirements and conditions are met. Additional documentation may or may not be required.

The process outlined in the Data Room is for the building permit applications only and all other work permits required by the City are to be submitted in accordance with the City's standard practice. These include the demolition and all engineering permits. Proponents must refer to the City website for detailed information and requirements. It is the responsibility of Project Co or the Construction Manager, as the case may be, to coordinate the process with City staff.

In order to facilitate separate occupancies, the New Tower and SFB Expansion will require separate building permit applications. The renovation works of the CM Scope will require a third building permit application. As the CM Scope consists of ongoing renovation within the existing Support Facilities Building where specified areas must remain operational and multiple stages of construction and occupancy will be required; the Construction Manager will be required to submit proposed staging plans including construction safety and life safety plans along with construction and proposed occupancy schedules. Conceptual plans will be required for review and acceptance by the City prior to occupancy. Revised plans may be required as the Project progresses.

3.5.1 Communications with the City

The Authority has initiated preliminary discussions with respect to City requirements for the Project and the Competitive Selection Process as follows:

- (a) off-site servicing and services relocation;
- (b) City engineering department requirements; and
- (c) design guidelines.

Each Proponent will have the opportunity to meet separately and confidentially with City representatives prior to the Submission Time for Technical Submissions to allow Proponents to obtain information they may require for the preparation of Proposals. Proponents will need to provide a detailed agenda with specific discussion topics and questions one week prior to the meeting times indicated in Section 2.1.

Although the City will endeavour to provide accurate responses to questions to the best of its ability based on the information at hand, the responses are not binding on the City or the Authority, and are on a

without prejudice basis. All Proponent meetings with the City will include an Authority representative and may include the Fairness Reviewer, and will be coordinated through the Contact Person.

The City will not respond directly to questions from Proponents regarding the Project. All such requests for information from the City are to be submitted to the Contact Person through the Enquiry process outlined in Section 7.6.

3.6 PROJECT SITE CONSIDERATIONS

In submitting a Proposal, Proponents should satisfy themselves as to the Project Site conditions and the impact they could have on any or all of the Design and the Construction as defined in the Agreements.

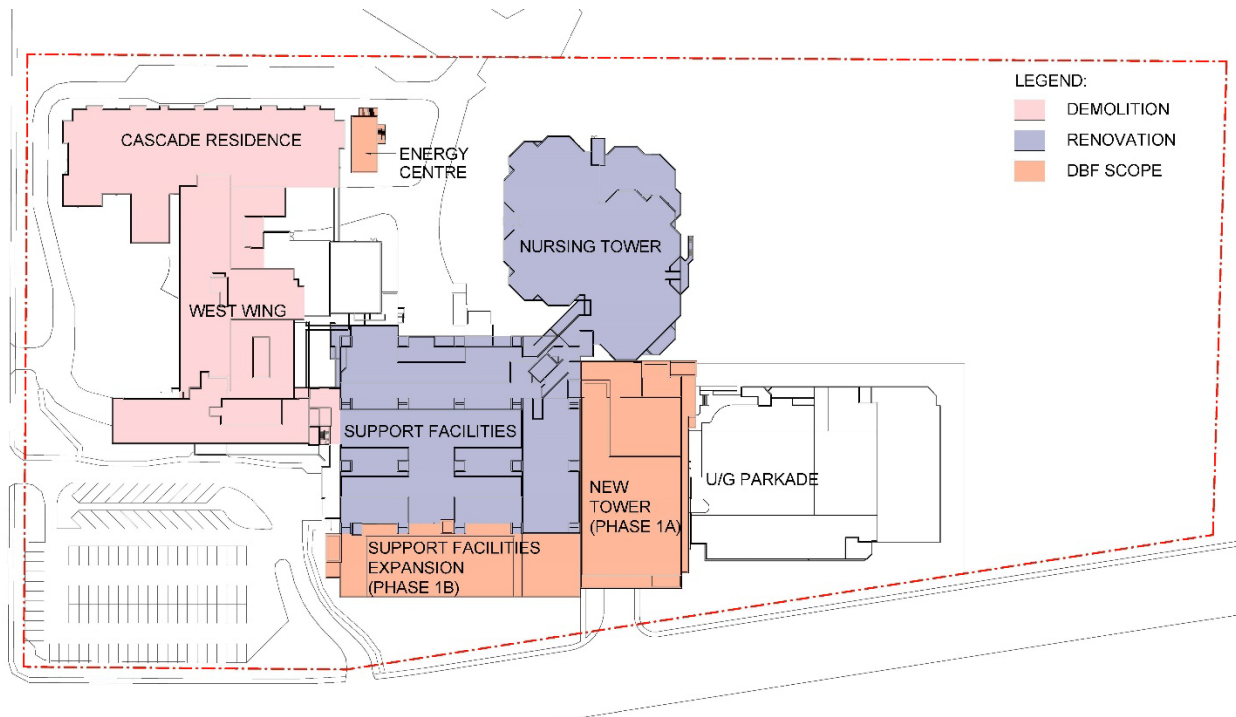
Project Co and the Construction Manager as the case may be, will be responsible for assessing the Project Site condition and performing any necessary Project Site preparation.

As required based on the geo-environmental condition of the Project Site, Project Co will be responsible for assessing, developing, and executing its remediation strategy and demonstrating compliance afterwards, as described in the Project Agreement.

The Hospital will remain operational during construction. As described in the Agreements, Project Co and the Construction Manager, as the case may be, will be responsible for notifying and obtaining approval from the Authority for any activity that may interfere with the operation of the Hospital. This notification will include a work plan detailing the steps Project Co or the Construction Manager intends to take to minimize the extent of such interference and the temporary measures the Authority will be required to make to accommodate the interference.

The site plan shown in Figure 1 illustrates the existing major components within the Hospital including the Project Site where the New Tower, the SFB Expansion, and the Energy Centre will be constructed, and where the renovation and demolition works will take place.

Figure 1 – Site Plan



Upon request, the Authority may arrange separate tours of the Project Site with each Proponent during which they may answer questions related to Project Site conditions. If for the purposes of the preparation of its Proposal a Proponent wishes to rely upon any information obtained during a tour of the Project Site, then the Proponent must submit an Enquiry requesting that the Authority provide that information to the Proponent in written form. If such information relates to a clarification, explanation or change to a provision of this RFP or the Agreements, an Addendum to this RFP will be issued clarifying and amending the provision in question.

3.7 PARKING DURING CONSTRUCTION

The Authority has identified six parking spots, which will be made available for use by Project Co, the Design-Builder, the Construction Manager, and their respective subcontractor(s) and suppliers.

Project Co and the Construction Manager acknowledge that outside of the areas identified in the figure above, no contractor parking is available on the Hospital Campus and agrees that Project Co, the Design Firm, the Design-Builder, the Construction Manager, the subcontractor(s), the suppliers and their respective workers will not park on public streets within a one-kilometre radius of the Hospital Campus. Project Co and the Construction Manager will each be responsible for enforcing this requirement and for mitigating any complaints received by the Authority.

3.8 INDEPENDENT CERTIFIER

As set out in the Project Agreement, the Authority and Project Co will jointly appoint an Independent Certifier to certify payment. The responsibility of the Independent Certifier is further described in the Project Agreement.

3.9 EARLY WORKS AGREEMENT

A form of optional Early Works Agreement is included in the Data Room. The form sets out the scope and terms and conditions for performance of Early Works. Should the Preferred Proponent wish to undertake some or all of the Early Works, prior to execution of the Agreements, the Preferred Proponent will be required to enter into the Early Works Agreement substantially in the form included in the Data Room.

3.10 LEED®/ENERGY

Project Co will be required to obtain LEED® Gold Certification for the New Tower. The Authority has registered the Project with the 'US Green Building Council (USGBC) LEED v4.0 for Building Design and Construction: Healthcare' rating system. For clarity, the SFB Expansion, the Energy Centre, and the CM Scope will not be required to achieve LEED® Gold certification; however, if Project Co's design includes the Energy Centre within the New Tower it must be included in the LEED® Gold Certification of the New Tower. However the SFB Expansion, the Energy Centre, and the CM Scope will be required to be compliant with Step 1 for energy efficiency as defined in the BC Energy Step Code¹ as described in the Final Draft Agreements.

In addition, Appendix 2D [Energy and Carbon Guarantees] of Schedule 2 [Design and Construction Protocols] of the Project Agreement includes provisions for the following:

- (a) constructing the New Tower so as to not exceed the Energy Target and the Carbon Target;
- (b) a requirement for Project Co to validate energy consumption during a test period; and
- (c) a requirement for Project Co to apply to BC Hydro, FortisBC, USGBC, Clean BC, and any other applicable incentive programs (each a **Credit Provider**) and take all reasonable steps to obtain for the Authority the maximum benefits (funding, rebates, incentives and cost savings) offered by each Credit Provider under such program(s).

¹ http://energystepcode.ca/app/uploads/sites/257/2018/09/2018-Metrics_Research_Report_Update_2018-09-18.pdf

3.11 CLIMATE RISKS AND RESILIENCE

Each Proponent will prepare a report describing climate risks to the Project, and proposed design solutions to reduce climate risks. Proponents may utilize Special Topic Meetings to ask the Authority clarifying questions about key documents in the Data Room related to climate risk, including the Burnaby Hospital Climate Hazard Reference Document Summary (2020), and the 'Preliminary Climate Risk & Resilience Assessment Workshop' report (2019).

Project Co will undertake a Project Climate Risk & Resilience Assessment Workshop in collaboration with the Authority. The purpose of the workshop is to:

- (a) better understand climate vulnerability and risks;
- (b) prioritize design strategies and adaptation pathways that reduce climate risks and increase resilience to facility end life; and
- (c) inform the detailed design.

The workshop will be informed by, but not limited to, key information, results and recommendations from the Authority's Burnaby Hospital Climate Hazard Reference Document Summary (2020) and the 'Preliminary Climate Risk and Resilience Assessment Workshop' report (2019).

3.12 PERFORMANCE AND PAYMENT MECHANISM

Project Co will receive payment subject to and in accordance with the terms of the Project Agreement, including Schedule 8 [Payments] to the Project Agreement, and with the terms of the Construction Management Agreement. The overview of the payment streams is as follows.

- (a) For the DBF Scope, the Project Co will finance the 22.5% of the Proposal Nominal Cost related to the DBF Scope. The Authority will fund the remaining 77.5% of the Proposal Nominal Cost related to the DBF Scope. Project Co will receive monthly Construction Payments and at the Substantial Completion Date, Project Co will receive the Substantial Completion Payment. The monthly Construction Payments will be structured to cover 5% of the Net Cost to Date with remaining 95% to be financed by Project Co. Once the Project Co total amount reaches the 22.5% of the Proposal Nominal Cost related to the DBF Scope, the Net Cost to Date in the following months will be fully covered by the Authority.
- (b) For the CM Services the Authority will make monthly progress payments for the construction management services, and design services.

The payments from the Authority will be subject to deductions and holdbacks as specified in the Final Draft Agreements.

3.13 WOOD FIRST

As required by the *Wood First Act* (British Columbia), Project Co will be required to use wood wherever the building code requirements permit. Schedule 3 [Design and Construction Specifications] of the Project Agreement provides a matrix that indicates specific locations where wood will be used.

3.14 APPRENTICESHIP AND TRAINING

Project Co will be required to comply with the Province’s “Apprentices on Public Projects in British Columbia Policy and Procedures Guidelines” (the **Apprentices Policy**) in providing apprenticeships and skills training opportunities. The Apprentices Policy addresses the use of registered apprentices and reporting on registered apprentices and trainees.

The Apprentices Policy is available at https://www2.gov.bc.ca/assets/gov/business/economic-development/assets/apprentices-on-public-projects/policy_and_procedure_guidelines.pdf.

4 NOMINATED ADDITIONAL KEY INDIVIDUALS

Each Proponent must nominate in writing to the Contact Person the following Additional Key Individuals:

- (a) Construction Manager's Representative;
- (b) Electrical Design Engineer Lead
- (c) Mechanical Design Engineer Lead
- (d) Equipment Lead;
- (e) IMIT Lead;
- (f) Clinical Lead; and
- (g) Commissioning Authority Lead.

With the exception of the Construction Manager's Representative who will be dedicated to the CM Services, the Additional Key Individuals can be the same person for both the DBF Scope and CM Services of the Project.

For each of the Additional Key Individuals required by this Section 4 the Proponent should provide in writing to the Contact Person the credentials of the individual that include at a minimum, the following information:

- (a) name;
- (b) summary of education and professional qualifications/designation(s);
- (c) role and responsibility for the Project;
- (d) relevant experience and capability in relation to the Project;
- (e) two references (with up-to-date contact details including name, title, role, telephone numbers, email addresses, mailing address and preferred language of correspondence) with knowledge of the individual. At least one of the references should be the project lead for the owner and should be from a project actively worked on in the last three years. Proponents should confirm that each reference contact is aware their name is being included and is willing to provide a reference to the Authority; and
- (f) the percentage of time the individual will dedicate to undertake the Project at each major phase (i.e., procurement, design and construction, commissioning), in relation to current and anticipated

commitments to other projects that will proceed at the same time as the Project, and identify those other projects (including percentage of time committed to those projects).

The Proponent should provide the nominations of the Additional Key Individuals and all such information by the Submission Time for Additional Key Individuals.

The credentials of the Additional Key Individuals will be reviewed based on the demonstrated strength and relevance of the individual to undertake their respective obligations under the Agreements and are subject to the approval of the Authority, acting reasonably.

Each Proponent will provide to the Authority such additional credentials and information as may be requested by the Authority.

The Authority should provide each Proponent with a confidential response approving or rejecting the Additional Key Individuals and confirming each Proponent's continued status as Proponent (the **Notice of Continued Status**) within five Business Days of receiving the Additional Key Individuals or such longer period as may be required by the Authority. Receipt of a Notice of Continued Status is a condition of the Proponent's continued status as a Proponent and a Mandatory Requirement. The Authority may discuss the Additional Key Individuals at a Collaborative Meeting.

Until receipt of the Notice of Continued Status, the Proponent may change the Additional Key Individuals, and will provide further credentials and information for any other such Key Individuals.

After receipt of the Notice of Continued Status, any changes to Proponent Teams are subject to Section 7.12.

5 AFFORDABILITY

A key objective of the Competitive Selection Process is to achieve the Project scope while meeting the Project's Affordability Requirement.

5.1 AFFORDABILITY REQUIREMENT

The Affordability Requirement consists of a mandatory Project Price Ceiling for the Project of \$286,924,000 as calculated in the Affordability Model.

Project approvals by the Authority have been based on this Affordability Requirement.

5.2 AFFORDABILITY MODEL

The Authority has developed an Affordability Model for the Proponents to use to determine their Proposal Nominal Cost to test against the Project Price Ceiling.

Proponents are to incorporate the Affordability Model into their Financial Model and ensure that inputs to the Affordability Model are consistent with the outputs from the Financial Model.

The Affordability Model workbook includes instructions on how it is to be populated and run. The Affordability Model is available in the Data Room and is to be completed by linking to the appropriate outputs from the Proponent's Financial Model. The Authority reserves the right to recalculate or make such adjustments to the Affordability Model as may be required by the Authority in its analysis.

5.3 SCOPE LADDER

If not all of the elements of the DBF Scope are achievable within the Affordability Requirement, a Proponent may propose to reduce the DBF Scope of the Project by one or more of the scope items set out in an approved list (the Scope Ladder).

Proponents proposing reductions to the scope of the Project should limit their proposed reductions to items identified by the Authority in the Scope Ladder, and reductions should only be made in the following order:

- (a) tier 1 changes (items within tier 1 may be used in any order);
- (b) tier 2 changes (items within tier 2 may be used in any order but may only be used if all tier 1 items have been used); and
- (c) tier 3 changes (items within tier 3 may be used in any order but may only be used if all tier 1 and tier 2 items have been used).

The following table outlines the Scope Ladder items.

Item	Summary Description	Reference to Schedule 3 of the Final Draft Project Agreement
Tier 1		
1	Delete requirement for FEMA analysis for the New Tower (only).	As defined in the following clauses 5.2.1.3
2	Delete the Requirements for Wi-Fi access points, cabling, and conduits in the underground parking stalls (Infrastructure to support WiFi only is to be removed).	
3	Substitute vinyl composite flooring in lieu of rubber.	
4	Replace Indigo Clean Light Spectrum lighting with conventional operating room fixtures in new OR's.	As defined in the following clauses 7.9.6.1, 7.9.7, 7.9.6, 7.9.8, 7.9.10
5	Remove the Requirement for Multi-mode fibre cabling in the Intra-Building Fibre Backbone and use Single-mode fibre cabling.	As defined in the following clauses 7.10.9.4
6	Delete Nursing Tower new electrical feed, electrical room and distribution replacement.	As defined in the following clauses 7.9.6.1, 7.9.7, 7.9.6, 7.9.8, 7.9.10
Tier 2		
7	In lieu of installing four new elevators, supply and install three new elevators and shell the fourth new elevator installing the shaft and rough in components only.	
8	Delete Phase 2 electrical service (including transformer) provisions from Phase 1.	As defined in the following clauses 1.1.1.15, 7.9.6.1, 7.9.7, 7.9.6, 7.9.8, 7.9.10
Tier 3		
9	In lieu of macerators in each of the 24-bed inpatient rooms, provide macerators in soiled	

Item	Summary Description	Reference to Schedule 3 of the Final Draft Project Agreement
	utility rooms and isolation rooms only. Rough in to remain in all rooms.	
10	Remove the Requirement for designing and building the CPPS, concrete-encased conduit and manholes pathway following the perimeter of the property servicing each building with two diverse entry points (N/S or E/W). (Appendix 3R); Proponents selecting to remove this Requirement will still need to satisfy the Authority Requirement for redundant and diverse communications pathways to and between the MERs.	As defined in the following clauses: 1.1.1.36 Additional Clauses: 1.2.73, 7.9.6.1(12), 7.10.6.10(3), 7.10.7.7(5), 7.10.7.7(7), 7.10.7.7(8), 7.10.7.8, 7.10.7.7
11	Build three out of four OR's and leave one as a shell space for future completion.	As defined in the following clauses: 1.2.224, 3.1.5.1(13)(f), 5.1.1.1(1)(l), 5.6.3.3, 5.6.4.2, 5.6.6.16(1)(f), 5.8.5.1(2)(g), 5.11.2.5(4)(i), 6.8.2.1(11), 6.10.3.7, 6.10.7.1(12), 6.11.3.17(3), 6.13.1.2, 7.4.4.1(28), 7.5.8.1(1)(p), 7.8.3.3, 7.8.3.4, 7.9.4.2, 7.9.7.2(54), 7.9.9.1(1), 7.9.15.1(11), 7.9.15.1(15), 7.9.15.1(16), 7.9.15.1(56), 7.9.15.1(57), 7.9.15.2(30), 7.9.21.1(6), 7.10.15.3(2)(i), 7.11.7.3(4)(i),

6 PROPOSAL REQUIREMENTS

6.1 PARTICIPATION AGREEMENT

As a condition of participating in this RFP each Proponent must sign and deliver to the Contact Person a participation agreement, substantially in the form attached as Appendix F (the **Participation Agreement**) or otherwise acceptable to the Authority, in its discretion. Proponents will not be permitted to participate in Collaborative Meetings or participate further in the Competitive Selection Process unless and until they have signed and delivered a Participation Agreement as required by this Section 6.1.

6.2 PROPOSAL FORM AND CONTENT

Proposals should be in the form and include the content described in Appendix B. Each Proponent may only submit one Technical Submission and, if invited to do so, one Financial Submission.

6.3 INTEREST RATE MOVEMENT PROTECTION

The Authority is willing to provide interest rate movement protection to Proponents from the Submission Time for Financial Submissions to Contract Execution, if certain conditions are met. In order to qualify for this protection, Proponents must satisfy the Advance Interest Rate Submission (**AIRS**) requirements described in Appendix K.

7 SUBMISSION INSTRUCTIONS

7.1 SUBMISSION TIMES AND SUBMISSION LOCATION

With respect to the delivery of Proposals:

- (a) **Technical Submission:** Proponents must submit the Technical Submission to the Submission Location by the Submission Time for Technical Submissions. The Technical Submission should be made up of the following:
 - (1) the cover letter and all attachments to the Technical Submission as described in the Technical Submission section of Appendix B; and
 - (2) the portion of the Proposal Requirements described in the Technical Submission section of Appendix B.
- (b) **Advance Interest Rate Submission:** If a Proponent intends to submit an AIRS, the Proponent is to submit the AIRS in accordance with the provisions of this RFP, including Appendix K.
- (c) **Security Package Review Submission:** If a Proponent intends to submit a security package as part of the Security Package Review Process, the Proponent is to submit the security package in accordance with the provisions of this RFP, including Appendix Q.
- (d) **Financial Submission:** If invited to do so pursuant to Section 8.2, Proponents must submit the Financial Submission to the Submission Location by the Submission Time for Financial Submissions. The Financial Submission should be made up of the following:
 - (1) a completed Proposal Declaration Form in the form attached as Appendix C;
 - (2) the cover letter and all attachments to the Financial Submission as described in the Financial Submission section of Appendix B;
 - (3) one or more commitment letters, substantially in the form of Appendix G, which should include confirmation of the Credit Spread that will be applicable to such facility until Contract Execution;
 - (4) the portion of the Proposal Requirements described in the Financial Submission section of Appendix B;
 - (5) the completed Proposal Price Forms as described in Appendix B;
 - (6) if and to the extent required in order to keep the Proposal from exceeding the Affordability Requirement, written descriptions of:

- i. proposed amendments to the scope of the Project, made in accordance with Section 5.3; and
 - ii. amendments to its Technical Submission if reasonably required as a direct result of such scope changes; and
- (7) an independent Financial Model audit, for the benefit of, and reliance of, the Authority.

7.2 NUMBER OF COPIES

For its Technical Submission, a Proponent should submit four bound copies numbered 1 through 4 (including one copy marked as “Master”), and three electronic copies (USB flash drive) in PDF, .DWG or Microsoft Excel 2010 or newer version, format, as appropriate, without security, with a label describing its contents, appropriately packaged and clearly marked “Request for Proposals for Burnaby Hospital Redevelopment Project – Phase 1”. For its Technical Submission, a Proponent should submit drawings according to the requirements described in Appendix B.

For its Financial Submission, a Proponent should submit three bound copies numbered 1 through 3 (including one copy marked as “Master”), and three electronic copies (USB flash drive) in PDF, or Microsoft Excel 2010 or newer version, format, as appropriate, without security, with a label describing its contents, appropriately packaged and clearly marked “Request for Proposals for Burnaby Hospital Redevelopment Project – Phase 1”.

7.2.1 Electronic Copies

To facilitate the Authority’s evaluation, Proponents should provide the electronic copies of their Technical Submission and Financial Submission in a number of separate files. As a minimum breakdown, and with reference to Appendix B, Proponents should provide individual files for the following Proposal Requirement sections:

- (a) Technical Submission
 - (1) Entire Technical Submission
 - (2) Package 1: Transmittal Package (Technical)
 - (3) Package 2: Project Management
 - (4) Package 3: Approach and Schedules
 - (5) Package 3: Design and Construction
 - (6) Package 4: Design Scored Elements
 - (7) Package 5: Resiliency Scored Elements

- (8) Package 6: Innovation and Sustainability Scored Elements
- (9) Package 7: Construction Management Services
- (b) Financial Submission
 - (1) Package 8: Transmittal Package (Financial)
 - (2) Package 9: Financial Submission

In addition, Proponents should provide individual files for each drawing or sketch logically organized in folders for each discipline with a reference to the specific Proposal Requirement section.

7.3 NO FAX OR EMAIL SUBMISSION

Proposals submitted by fax or email will not be accepted, except as specifically permitted in this RFP.

7.4 LANGUAGE OF PROPOSALS

Proposals should be in English. Any portion of a Proposal not in English may not be evaluated.

7.5 RECEIPT OF COMPLETE RFP

Proponents are responsible to ensure that they have received the complete RFP, as listed in the table of contents of this RFP, plus any Addenda. A submitted Proposal will be deemed to have been prepared on the basis of the entire RFP issued prior to the Submission Time for Technical Submissions. The Authority accepts no responsibility for any Proponent lacking any portion of this RFP.

7.6 ENQUIRIES

All enquiries regarding any aspect of this RFP should be directed to the Contact Person by email (each an **Enquiry**).

Proponents are encouraged to submit Enquiries using the Enquiry Form (Appendix M) at an early date to permit consideration by the Authority:

- (a) for Enquiries of a technical nature: prior to 11:00 Pacific Time on the day that is ten Business Days before the Submission Time for Technical Submissions; and
- (b) for Enquiries of a financial nature: prior to 11:00 Pacific Time on the day that is five Business Days before the Submission Time for Financial Submissions.

The Authority may, in its discretion, decide not to respond to any Enquiry.

The following applies to any Enquiry:

- (a) responses to an Enquiry will be in writing;
- (b) all Enquiries, and all responses to Enquiries from the Contact Person, will be recorded by the Authority;
- (c) the Authority is not required to provide a response to any Enquiry;
- (d) a Proponent may request that a response to an Enquiry be kept confidential by clearly marking the Enquiry “Commercial in Confidence” if the Proponent considers that the Enquiry is commercially confidential to the Proponent;
- (e) if the Authority decides that an Enquiry marked “Commercial in Confidence”, or the Authority’s response to such an Enquiry, must be distributed to all Proponents, then the Authority will permit the enquirer to withdraw the Enquiry rather than receive a response and if the Proponent does not withdraw the Enquiry, then the Authority may provide its response to all Proponents;
- (f) notwithstanding Sections 7.6 (d) and (e):
 - (1) if one or more other Proponents submits an Enquiry on the same or similar topic to an Enquiry previously submitted by another Proponent as “Commercial in Confidence”, the Authority may provide a response to such Enquiry to all Proponents; and
 - (2) if the Authority determines there is any matter which should be brought to the attention of all Proponents, whether or not such matter was the subject of an Enquiry, including an Enquiry marked “Commercial in Confidence”, the Authority may, in its discretion, distribute the Enquiry, response or information with respect to such matter to all Proponents.

Information offered from sources other than the Contact Person with regard to this RFP is not official, may be inaccurate, and should not be relied on in any way, for any purpose.

7.7 ELECTRONIC COMMUNICATION

Proponents should only communicate with the Contact Person by email. Other methods of communication, including telephone or fax, are discouraged. The Contact Person will not respond to any communications sent by fax.

The following provisions will apply to any email communications with the Contact Person, or the delivery of documents to the Contact Person by email where such email communications or deliveries are permitted by the terms of this RFP:

- (a) the Authority does not assume any risk or responsibility or liability whatsoever to any Proponent:

- (1) for ensuring that any electronic email system being operated for the Authority or Partnerships BC is in good working order, able to receive transmissions, or not engaged in receiving other transmissions such that a Proponent's transmission cannot be received; or
 - (2) if a permitted email communication or delivery is not received by the Authority or Partnerships BC, or received in less than its entirety, within any time limit specified by this RFP; and
- (b) all permitted email communications with, or delivery of documents by email to, the Contact Person will be deemed as having been received by the Contact Person on the dates and times indicated on the Contact Person's electronic equipment.

7.8 ADDENDA

The Authority may, in its discretion through the Contact Person, amend this RFP at any time by issuing a written Addendum. Written Addenda are the only means of amending or clarifying this RFP, and no other form of communication whether written or oral, including written responses to Enquiries as provided by Section 7.6, will be included in, or in any way amend, this RFP. Only the Contact Person is authorized to amend or clarify this RFP by issuing an Addendum. No other employee or agent of the Authority is authorized to amend or clarify this RFP. The Authority will provide a copy of all Addenda to all Proponents.

7.9 INTELLECTUAL PROPERTY RIGHTS

(a) Grant of Licence

Subject to Section 7.9 (b), by submitting a Proposal, each Proponent will, and will be deemed to have:

- (1) granted to the Authority a royalty-free licence without restriction to use for this Project any and all of the information, ideas, concepts, products, alternatives, processes, recommendations, suggestions and other intellectual property or trade secrets (collectively the **Intellectual Property Rights**) contained in the Proponent's Proposal, or that are otherwise disclosed by the Proponent to the Authority; and
- (2) in favour of the Authority, waived or obtained, a waiver of all moral rights contained in the Proposal.

Proponents will not be responsible or liable for any use by the Authority or any sub-licensee or assignee of the Authority of any Intellectual Property Rights contained in a Proposal.

(b) Exceptions to Licence

The licence granted under Section 7.9 (a) does not extend to Third Party Intellectual Property Rights to non-specialized third-party technology and software that are generally commercially available. By submitting a Proposal, each Proponent represents to the Authority that it owns or has, and will continue to own or have at the Submission Time for Technical Submissions, all necessary rights to all Third Party Intellectual Property Rights contained in its Proposal or otherwise disclosed by the Proponent to the Authority and, subject to the foregoing exceptions, has the right to grant a licence of such Third Party Intellectual Property Rights in accordance with Section 7.9 (a).

7.10 DEFINITIVE RECORD

The electronic conformed version of the RFP document in the custody and control of the Authority prevails.

7.11 AMENDMENTS TO PROPOSALS

A Proponent may:

- (a) amend any aspect of its Technical Submission by delivering written notice, or written amendments, to the Submission Location prior to the Submission Time for Technical Submissions;
- (b) amend any aspect of its Financial Submission by delivering written notice, or written amendments, to the Submission Location prior to the Submission Time for Financial Submissions; and
- (c) in its Financial Submission, amend its Technical Submission as contemplated in Section 7.1 (d).

A Proponent may not amend any aspect of its Proposal except as set out above.

7.12 CHANGES TO PROPONENT TEAMS

If for any reason a Proponent wishes or requires to add, remove or otherwise change a member of its Proponent Team after it was shortlisted by the Authority under the RFQ, or there is a material change in ownership or control (which includes the ability to direct or cause the direction of the management actions or policies of a member) of a member of the Proponent Team, or there is a change to the legal relationship among any or all of the Proponent and its Proponent Team members, then the Proponent must submit a written application to the Authority for approval, including supporting information that may assist the Authority in evaluating the change. The Authority, in its discretion, may grant or refuse an application under this Section 7.12, and in exercising its discretion the Authority will consider the objective of achieving a competitive procurement process that is not unfair to the other Proponents. For clarity:

- (a) the Authority may refuse to permit a change to the membership of a Proponent Team if the change would, in the Authority's judgment, result in a weaker team than was originally shortlisted; or
- (b) the Authority may, in the exercise of its discretion, permit any changes to a Proponent Team, including changes as may be requested arising from changes in ownership or control of a Proponent or a Proponent Team member, or changes to the legal relationship among the Proponent and/or Proponent Team members, such as the creation of a new joint venture or other legal entity or relationship in place of the Proponent Team originally shortlisted.

The Authority's approval may include such terms and conditions as the Authority may consider appropriate.

7.13 VALIDITY OF PROPOSALS

By submitting a Proposal, each Proponent agrees that:

- (a) its Proposal, including all prices and input costs (with the exception of permitted adjustments to interest rates and credit margins in accordance with the terms of this RFP), will remain fixed and irrevocable from the Submission Time for Financial Submissions until midnight at the end of the 120th day following the Submission Time for Financial Submissions (the **Proposal Validity Period**); and
- (b) after the expiry of the Proposal Validity Period, all prices and input costs (except senior debt margins) in its Proposal may not be adjusted unless the Proponent provides notice to the Authority of any proposed adjustment and demonstrates to the satisfaction of the Authority that the Proponent has used its best efforts to continue to maintain the prices and input costs firm and valid, but that despite such best efforts, the specified adjustments to the prices and input costs are required solely as a direct result of one or more events that:
 - (1) are external to the Proponent and the Proponent Team members;
 - (2) could not have been prevented by, and are beyond the control of, the Proponent and any of its Proponent Team members; and
 - (3) constitute a material adverse change to the conditions underlying the prices and input costs that are subject to the adjustment.

A Proponent may indicate in its Proposal a Proposal Validity Period that exceeds 120 days.

7.14 MATERIAL CHANGE AFTER SUBMISSION TIME FOR FINANCIAL SUBMISSIONS

A Proponent will give immediate notice to the Authority of any material change that occurs to a Proponent or Proponent Team after the Submission Time for Financial Submissions, including a change to its membership or a change to the Proponent's financial capability.

7.15 ACCEPTABLE EQUIVALENTS

The Performance Specifications are intended to generally be performance-based, but include in some instances specific requirements related to Design and Construction, such as room types and sizes, adjacencies, access requirements, products, materials, equipment and technical systems (including structural, foundation, mechanical (HVAC), information technology and electrical) that the Authority considers are important to meet the Authority's objectives. However, the Authority wishes to provide some flexibility for Proponents to propose equivalent alternatives that when considered by the Authority in its discretion, continue to meet the Authority's objectives (each an **Acceptable Equivalent**).

A Proponent may submit an Enquiry marked "Commercial in Confidence – Acceptable Equivalent" that identifies the applicable section(s) in the Performance Specifications that contain the requirement(s) and the Proponent's proposed equivalent that it considers will be equal to or better than the specified requirement(s) and that will still meet the Authority's objectives, along with supporting materials. The Authority may, in its discretion, request clarification, further information or additional supporting materials for the proposed equivalent.

The Authority may, in its discretion:

- (a) respond to indicate that the proposed equivalent is acceptable;
- (b) respond to indicate that the proposed equivalent is acceptable subject to the Proponent's compliance with any conditions identified by the Authority;
- (c) respond to indicate that the Authority does not consider the proposed equivalent to be acceptable;
- (d) request clarification, further information or additional material;
- (e) not respond to the Enquiry; or
- (f) provide any other response in accordance with Section 7.6.

The provisions of Section 7.6 relating to "Commercial in Confidence" Enquiries will apply, including with respect to withdrawal of an Enquiry, Enquiries by more than one Proponent on the same or similar topics, or the Authority's determination if there is a matter which should be brought to the attention of all Proponents.

If the Authority responds to a “Commercial in Confidence – Acceptable Equivalent” Enquiry, or responds to any Enquiry that is not “Commercial in Confidence”, regarding a proposed equivalent to indicate that the proposed equivalent is acceptable, a Proponent may make its Technical Submission on the basis of the response, and the use of the Acceptable Equivalent will not in and of itself be a failure to meet the requirements set out in Appendix A.

Unless the Authority responds to indicate that a proposed equivalent is acceptable, a Proponent is at risk that the use of a proposed equivalent will not substantially meet the requirements set out in Appendix A and that the Authority may not invite the Proponent to provide a Financial Submission.

The Authority will be under no obligation to provide the indication of acceptability of the proposed equivalent to the Proponent or to any other Proponent.

Despite any indication by the Authority of the acceptability of an equivalent, Project Co remains responsible for fulfilling all of its obligations and responsibilities under the Project Agreement.

Following selection of the Preferred Proponent, the Project Agreement will, in accordance with Section 9.2, be amended to include all Acceptable Equivalent(s) used by that Preferred Proponent, or negotiated by the Authority and the Preferred Proponent, whether or not proposed by any other Proponent.

8 EVALUATION

8.1 MANDATORY REQUIREMENTS

The Authority has determined that the following are the Mandatory Requirements:

- (a) the Proponent must have signed and delivered to the Contact Person the Participation Agreement in accordance with Section 6.1;
- (b) the Proponent must have received a Notice of Continued Status;
- (c) the Technical Submission must be received at the Submission Location before the Submission Time for Technical Submissions and, the Financial Submission must be received at the Submission Location before the Submission Time for Financial Submissions;
- (d) the Proposal Nominal Cost as at the Submission Time for Financial Submissions must not exceed the Project Price Ceiling; and
- (e) Proponents proposing reductions to the scope of the Performance Specifications must do so in accordance with Section 5.3.

Subject to Section 8.2, the Authority reserves the right to evaluate any Proposal where the Scope Ladder has been exhausted and the Affordability Requirement have not been met, but will do so only in the event that the Proposals received from all the Proponents do not meet the Affordability Requirement as per Sections 8.1 (d) and (e) above.

8.2 EVALUATION OF PROPOSALS

The Authority will evaluate Proposals in the manner set out in Appendix A. The Authority will not evaluate a Proposal if it has been rejected, or if the applicable Proponent has been disqualified, in accordance with this RFP.

The Authority may, in its discretion, take any one or more of the following steps, at any time and from time to time, in connection with the review and evaluation, including ranking, of any aspect of a Proposal, including if the Authority considers that any Proposal, including the Technical Submission or the Financial Submission, or any part of a Proposal, requires clarification or more complete information, contains defects, ambiguities, alterations, qualifications, omissions, inaccuracies or misstatements, or does not for any reason whatsoever satisfy the Authority that the Proposal meets any requirements of this RFP at any time, or for any other reason the Authority in its discretion deems appropriate and in the interests of the Authority and this RFP, or either of them:

- (a) waive any such defect, ambiguity, alteration, qualification, omission, inaccuracy, misstatement or failure to satisfy, and any resulting ineligibility on the part of the Proponent, or any member of the Proponent Team;
- (b) independently consider, investigate, research, analyze, request or verify any information or documentation whether or not contained in any Proposal;
- (c) request interviews or presentations with any, all or none of the Proponents to clarify any questions or considerations based on the information included in Proposals during the evaluation process, with such interviews or presentations conducted in the discretion of the Authority, including the time, location, length and agenda for such interviews or presentations;
- (d) conduct reference checks relevant to the Project with any or all of the references cited in a Proposal and any other persons (including persons other than those listed by Proponents in any part of their Proposals) to verify any and all information regarding a Proponent, inclusive of its directors/officers and Key Individuals, and to conduct any background investigations that it considers necessary in the course of the Competitive Selection Process, and rely on and consider any relevant information from such cited references in the evaluation of Proposals;
- (e) conduct credit, criminal record, litigation, bankruptcy, taxpayer information and other checks;
- (f) not proceed to review and evaluate, or discontinue the evaluation of any Proposals, including any Technical Submission or Financial Submission, and disqualify the Proponent from this RFP; and
- (g) seek clarification or invite more complete, supplementary, replacement or additional information or documentation from any Proponent or in connection with any Proposal, including with any Technical Submission or Financial Submission or any part of their component packages.

Without limiting the foregoing or Appendix A, the Authority may, in its discretion (and without further consultation with the Proponent), reject any Proposal which in the opinion of the Authority: (i) is materially incomplete or irregular, (ii) contains omissions, exceptions or variations (including any modifications, changes or additions to the Final Draft Agreements, other than as provided for in Sections 5.3 or 9.2) not acceptable to, or material to, the Authority, (iii) contains any false or misleading statement, claims or information, or (iv) contains any false statements, criminal affiliations or activities by a Proponent or Proponent Team member.

To enable the Authority to take any one or more of the above-listed steps, the Authority may enter into separate and confidential communications of any kind whatsoever, with any person, including any Proponent. The Authority has no obligation whatsoever to take the same steps, or to enter into the same or any communications in respect of all Proponents and Proposals, or in respect of any Proponent, including the Proponent whose Proposal is the subject of the review or evaluation, as the case may be.

The review and evaluation, including the scoring and ranking, of any Proposal may rely on, take into account and include any information and documentation, including any clarification, more complete, supplementary and additional or replacement information or documentation, including information and documentation obtained through any of the above-listed investigations, research, analyses, checks, and verifications.

Proponents may not submit any clarifications, information or documentation in respect of the Technical Submission after the Submission Time for Technical Submissions and in respect of the Financial Submission after the Submission Time for Financial Submissions, without the prior written approval of the Authority or without an invitation or request by the Authority.

If any information, including information as to experience or capacity, contained in a Proposal is not verified to the Authority's satisfaction, the Authority may, in its discretion, not consider such cited experience, capacity or other information.

The Authority is not bound by industry custom or practice in taking any of the steps listed above, in exercising any of its discretions, in formulating its opinions and considerations, exercising its discretions in making any decisions and determinations, or in discharging its functions under or in connection with this RFP, or in connection with any Proponent, Proposal, or any part of any Proposal, including any Technical Submission or Financial Submission.

As part of the evaluation of a Technical Submission, the Authority may identify that the Authority is not satisfied that the Technical Submission meets one or more requirements of the Final Draft Agreements. The Authority may, but is not required to, reject that Proposal in accordance with the terms of this RFP. If the Authority does not exercise its discretion to reject the Proposal, the Authority may provide to the Proponent a list of the items that the Authority is not satisfied meet the requirements of the Final Draft Agreements. The Proponent will, if selected as Preferred Proponent, be required to comply with the requirements of the Final Draft Agreements, including by rectifying any non-compliances (material or otherwise) in its Proposal. By submitting its Financial Submission, a Proponent that has received such a list will be deemed to have agreed to comply with the requirements of the Final Draft Agreements, including by rectifying any non-compliances (material or otherwise) in its Proposal.

If the Authority identifies that the Proponent's energy model containing the Proponent's Energy Target and Carbon Target as described in Appendix 2D [Energy and Carbon Guarantees] of the Final Draft Project Agreement, does not reflect the Technical Submission, or substantially satisfy the requirements of the Final Draft Project Agreement, the Authority may, prior to the Financial Submission, require a Proponent to re-submit the energy model containing the Proponent's Energy Target and Carbon Target, with supporting documentation, acceptable to the Authority. The Authority may, in its discretion, exchange written documentation with the Proponent regarding the evaluation of the energy model containing the

Proponent's Energy Target and Carbon Target, or may require a meeting with the Proponent. The process will be repeated until the energy model is acceptable to the Authority.

The Authority is not responsible for identifying all areas in which a Technical Submission does not meet the requirements of the Final Draft Agreements. Irrespective of whether the Authority has identified or has failed to identify any such areas, a Proponent is not relieved in any way from meeting the requirements of this RFP, and if selected as Preferred Proponent will not be relieved from meeting all requirements of the Final Draft Agreements, including by rectifying any non-compliances (material or otherwise) in its Proposal.

The Authority will, subject to the provisions of this RFP, invite each Proponent that has delivered a Technical Submission that has not been rejected to submit a Financial Submission.

9 SELECTION OF PREFERRED PROPONENT AND AWARD

9.1 SELECTION AND AWARD

If the Authority selects a Preferred Proponent, the Proponent with the highest ranked Proposal will be selected as the Preferred Proponent, and the Authority will invite the Preferred Proponent to enter into final discussions to settle all terms of the Agreements, based on the Preferred Proponent's Proposal, including any clarifications that the Preferred Proponent may have provided during the evaluation of Proposals.

If for any reason the Authority determines that it is unlikely to reach final agreement with the Preferred Proponent, then the Authority may terminate the discussions with the Preferred Proponent and proceed in any manner that the Authority may decide, in consideration of its own best interests, including:

- (a) terminating the procurement process entirely and proceeding with some or all of the Project in some other manner, including using other contractors; or
- (b) inviting one of the other Proponents to enter into discussions to reach final agreement for completing the Project.

Any final approvals required by the Authority, such as from the Province, will be conditions precedent to the final execution or commencement of the Agreements.

9.2 FINAL DRAFT AGREEMENTS

It is the intention of the Authority that:

- (a) any issues with respect to the Initial Draft Agreements will be discussed during the Collaborative Meetings and fully considered prior to issuance of the Final Draft Agreements; and
- (b) once issued, the Final Draft Agreements will not be further substantively modified and will be executed by the Preferred Proponent without further substantive amendment, except for changes, modifications and additions:
 - (1) relating to the determination by the Authority, in its discretion, of which:
 - i. parts, if any, of the Proposal are to be incorporated by reference or otherwise, into the Agreements or otherwise pursuant to express provisions of the Agreements; or
 - ii. modifications, changes or additions, if any, requested by a Proponent pursuant to Section 5.3 that are acceptable to the Authority;

- (2) to those provisions or parts of the Final Draft Agreements that are indicated as being subject to completion or finalization, or which the Authority determines in its discretion require completion or finalization, including provisions that require:
 - i. modification or the insertion or addition of information relating to the Project Co's or the Construction Manager's formation (e.g., corporate, partnership or trust structure) and funding structure; and
 - ii. modification or the insertion or addition of information in order to reflect accurately the nature of the Project Co's relationships with its principal subcontractors (including the Design-Builder) and lenders and the Construction Manager's relationships with its principal subcontractors (including the Design Firm(s));
- (3) required by the Authority to complete, based on the Proposal, any provision of the Final Draft Agreements, including changes, modifications and additions contemplated in or required under the terms of the Final Draft Agreements;
- (4) that are necessary to create or provide for legally complete, enforceable and binding agreements;
- (5) that enhance clarity in legal drafting;
- (6) that reflect Acceptable Equivalents in accordance with Section 7.15; or
- (7) that may be required as a consequence of Changed Funding Arrangements.

The Authority also reserves the right, in its discretion, to negotiate changes to the Final Draft Agreements and to the Preferred Proponent's Proposal.

Upon Contract Execution, the Agreements, and the instruments and documents to be executed and delivered pursuant to it, supersede (except as expressly incorporated therein) the RFP and the Proposal submitted in respect of Project Co.

9.3 PREFERRED PROPONENT SECURITY DEPOSIT

Subject to the terms of this RFP:

- (a) the Authority will invite the Preferred Proponent to deliver the Preferred Proponent Security Deposit on or before the date and time specified by the Authority, such date not to be earlier than five Business Days after notification of the appointment of the Preferred Proponent; and
- (b) the Preferred Proponent's eligibility to remain the Preferred Proponent is conditional upon the Preferred Proponent delivering the Preferred Proponent Security Deposit to the Authority on or before the date and time specified by the Authority.

9.4 RETURN OF SECURITY DEPOSIT

Subject to Section 9.5, the Authority will return the Preferred Proponent Security Deposit to the Preferred Proponent:

- (a) within 10 Business Days after receipt by the Authority of notice of demand from the Preferred Proponent, if:
 - (1) the Authority exercises its right under Section 11.1 to terminate this RFP prior to entering into the Agreements for reasons unrelated to the Preferred Proponent or any member of the Preferred Proponent's Proponent Team; or
 - (2) the Authority fails, within the Proposal Validity Period, to execute and deliver an agreement substantially in the form of the Final Draft Agreements finalized by the Authority in accordance with Section 9.2, provided that such failure is not the result of:
 - i. the failure of the Preferred Proponent to satisfy any conditions set out in the Final Draft Agreements; or
 - ii. any extensions to the Proposal Validity Period arising from any agreement by the Authority to negotiate changes to the Final Draft Agreements pursuant to Section 9.2;
or
- (b) within 10 Business Days after Contract Execution with such Preferred Proponent.

9.5 RETENTION OF SECURITY DEPOSIT

Notwithstanding any receipt by the Authority of the notice described in Section 9.4, the Authority may, in its discretion, draw on, retain and apply the proceeds of the Preferred Proponent Security Deposit for the Authority's own use as liquidated damages, if:

- (a) the Proponent or any Proponent Team member is in material breach of any term of this RFP or the Participation Agreement; or
- (b) after receipt of written notice from the Authority:
 - (1) the Preferred Proponent fails to execute and deliver an agreement substantially in the form of the Final Draft Agreements finalized by the Authority in accordance with Section 9.2; or
 - (2) Contract Execution fails to occur within 30 days (or such longer period as the parties may agree) of receipt of such notice from the Authority,unless:

- (3) any such failure was the result of a significant event which could not have been reasonably prevented by, or was beyond the reasonable control of, the Preferred Proponent; and
- (4) the Preferred Proponent demonstrates to the Authority's satisfaction, acting reasonably, that the occurrence of such significant event would materially frustrate or render it impossible for the Preferred Proponent to perform its obligations under the Agreements for a continuous period of 180 days as if the Agreements was in force and effect.

9.6 COMMUNICATION REGARDING PROGRESS TO CONTRACT EXECUTION

Between selection as Preferred Proponent and Contract Execution, the Preferred Proponent must communicate regularly with the Authority with respect to progress towards Contract Execution and also keep the Authority fully apprised on any credit market issues or other circumstances that could lead to material changes in Base Rates and Credit Spreads.

9.7 CHANGED FUNDING ARRANGEMENTS

Without limiting the Authority's rights under this RFP, if at any time after selection of the Preferred Proponent the Proposal Nominal Cost exceeds the Project Price Ceiling, the Authority may request the Preferred Proponent to seek alternative funding arrangements, subject to the review and approval of the Authority; or the Authority may obtain additional or other funding; or the Authority and the Preferred Proponent may together seek any alternative funding arrangements (collectively, the **Changed Funding Arrangements**), and the parties may negotiate the Changed Funding Arrangements and any related matter.

9.8 SPREAD DECREASE ON CREDIT SPREAD HOLD FACILITIES

With respect to Credit Spread Hold Facilities, if the Preferred Proponent or any affiliate (the **Affiliated Persons**) of the Preferred Proponent is able to secure financing for the Project on terms more favourable than the terms submitted at the Submission Time for Financial Submissions, the resulting gain will accrue 50 per cent to the Preferred Proponent and 50 per cent to the Authority.

9.9 PARTIAL COMPENSATION FOR PARTICIPATION IN THIS RFP

Upon execution of the Project Agreement, the Authority will pay \$2,000,000 (inclusive of any GST or other tax payable) to each unsuccessful Proponent that:

- (a) complied with the Mandatory Requirements;
- (b) received an invitation to submit a Financial Submission;

- (c) has not withdrawn from the Competitive Selection Process or been disqualified by the Authority in accordance with the terms of this RFP; and
- (d) provides to the Authority written acknowledgment of:
 - (1) the disclaimers, limitations and waivers of liability and claims contained in this RFP, including Section 11.13; and
 - (2) the grant of Intellectual Property Rights to the Authority and waiver of moral rights pursuant to Section 7.9.

If the Authority exercises its right under Section 11.1 to terminate the RFP process prior to entering into the Project Agreement with a Proponent, the Authority will pay to each Proponent that satisfies the requirements (to the extent applicable) set out in (a) – (d) above, the lesser of:

- (a) \$2,000,000 (inclusive of any GST or other tax payable); and
- (b) the substantiated out-of-pocket costs reasonably incurred by the Proponent in preparing its Proposal,

provided that if the Authority exercises such rights after the selection of a Preferred Proponent, the Preferred Proponent must have delivered the Preferred Proponent Security Deposit in accordance with Section 9.3 to be entitled to receive any such payment.

In determining whether to make available the partial compensation described in this Section 9.9, the Authority considered the potential value of obtaining the licence to the Authority of rights to the Intellectual Property Rights and the waiver of moral rights pursuant to Section 7.9. Accordingly, the Authority may in its discretion offer to pay up to \$2,000,000 (inclusive of any GST or other tax payable) to a Proponent that is not otherwise entitled to payment under this Section 9.9 on conditions established by the Authority in its discretion. The conditions may include the Authority reviewing the Intellectual Property Rights (such as for a Proposal that was rejected) and being satisfied with the value of such rights and the Proponent entering into an agreement with the Authority granting licence rights to the Authority. Such offer and resulting arrangements will not be governed by this RFP.

9.10 DEBRIEFS

The Authority will, following Contract Execution, upon request from a Proponent within 60 days of Contract Execution, conduct a debriefing for that Proponent.

10 CONFLICT OF INTEREST AND RELATIONSHIP DISCLOSURE

10.1 RESERVATION OF RIGHTS TO DISQUALIFY

The Authority reserves the right to disqualify any Proponent that in the Authority's opinion has a conflict of interest or an unfair advantage (including access to any confidential information not available to all Proponents), whether real, perceived, existing now or likely to arise in the future, or may permit the Proponent to continue and impose such conditions as the Authority may consider to be in the public interest or otherwise required by the Authority.

10.2 RELATIONSHIP DISCLOSURE

Each Proponent, including each member of the Proponent Team, should fully disclose all relationships they may have with the Authority, any Restricted Party, or any other person providing advice or services to the Authority with respect to the Project or any other matter that gives rise, or might give rise, to a conflict of interest or an unfair advantage:

- (a) by submission of completed Relationship Disclosure Forms with its Proposal in accordance with Appendix B; and
- (b) at any time during the Competitive Selection Process by written notice addressed to the Contact Person promptly after becoming aware of any such relationship.

At the time of such disclosure, the Proponent will include sufficient information and documentation to demonstrate that appropriate measures have been, or will be, implemented to mitigate, minimize or eliminate the actual, perceived or potential conflict of interest or unfair advantage, as applicable. The Proponent will provide such additional information and documentation and implement such additional measures as the Authority or the Conflict of Interest Adjudicator (the **COI Adjudicator**) may require in its discretion in connection with the consideration of the disclosed relationship and proposed measures.

10.3 USE OR INCLUSION OF RESTRICTED PARTIES

The Authority may, in its discretion, disqualify a Proponent, or may permit a Proponent to continue and impose such conditions as the Authority may consider to be in the public interest or otherwise required by the Authority, if the Proponent is a Restricted Party, or if the Proponent uses a Restricted Party:

- (a) to advise or otherwise assist the Proponent respecting the Proponent's participation in the Competitive Selection Process; or
- (b) as a Proponent Team member or as an employee, advisor or consultant to the Proponent or a Proponent Team member.

Each Proponent is responsible to ensure that neither the Proponent nor any Proponent Team member uses or seeks advice or assistance from any Restricted Party, or includes any Restricted Party in the Proponent Team.

10.4 CURRENT RESTRICTED PARTIES

At this RFP stage, and without limiting the definition of Restricted Parties, the Authority has identified the following persons as Restricted Parties, including their former and current employees who fall within the definition of Restricted Party:

- (a) AnalysisWorks Inc.;
- (b) Boughton Law Corporation (COI Adjudicator);
- (c) Bunt & Associates Engineering Ltd.;
- (d) C.E.S Engineering Ltd.;
- (e) CFT Engineering Inc.;
- (f) Colliers Project Leaders;
- (g) Complex Projects Consulting Inc.;
- (h) Cornerstone Planning Group;
- (i) Diamond Head Consulting Ltd.;
- (j) DLA Piper (Canada) LLP (Legal Advisor);
- (k) Ed Morano + Associates;
- (l) Fast+Epp Structural Engineers Inc.;
- (m) GUNN Consultants Inc.;
- (n) IBI Group Architects (Canada) Inc.;
- (o) ILM Hardware Consulting;
- (p) Jeri L Lynch Consulting Inc.;
- (q) Light House Sustainability Society;
- (r) Pinchin Ltd.;
- (s) PricewaterhouseCoopers LLP;
- (t) RBC Capital Markets LLC;
- (u) reLoad Sustainable Design Ltd.;

- (v) R.F. Binnie & Associates Ltd.;
- (w) R. Kim Perry & Associates Inc.;
- (x) RTAqs-Ross Templeton + Associates;
- (y) RWDI AIR Inc.;
- (z) Singleton Urquhart Reynolds Vogel LLP (Fairness Reviewer);
- (aa)SSA Quantity Surveyors Ltd.;
- (bb)Summit BIM Consulting Ltd.;
- (cc) WSP Global Inc.; and
- (dd) the Authority and Partnerships BC.

This is not an exhaustive list of Restricted Parties. Additional persons may be added to, or deleted from, the list during any stage of the Competitive Selection Process through an Addendum.

10.5 CONFLICT OF INTEREST ADJUDICATOR

The Authority has appointed a COI Adjudicator to provide decisions on conflicts of interest, unfair advantage or exclusivity issues, including whether any person is a Restricted Party. The Authority may, at its discretion, refer matters to the COI Adjudicator.

10.6 REQUEST FOR ADVANCE DECISION

A Proponent or a prospective member or advisor of a Proponent who has any concerns regarding whether a current or prospective employee, advisor or member of that Proponent is, or may be, a Restricted Party, or has a concern about any conflict or unfair advantage it may have, is encouraged to request an advance decision by submitting to the Contact Person, not less than 10 Business Days prior to the Submission Time for Technical Submissions, by email, the following information:

- (a) names and contact information of the Proponent and the person for which the advance opinion is requested;
- (b) a description of the relationship that raises the possibility or perception of a conflict of interest or unfair advantage;
- (c) a description of the steps taken to date, and future steps proposed to be taken, to mitigate the conflict of interest or unfair advantage, including the effect of confidential information; and
- (d) copies of any relevant documentation.

The Authority may make an advance decision or may refer the request for an advance decision to the COI Adjudicator. If the Authority refers the request to the COI Adjudicator, the Authority may make its own submission to the COI Adjudicator.

If a Proponent or prospective team member or advisor becomes a Restricted Party, it may be listed in an Addendum or in subsequent Competitive Selection Process documents as a Restricted Party.

10.7 THE AUTHORITY MAY REQUEST ADVANCE DECISIONS

The Authority may also independently make advance decisions, or may seek an advance decision from the COI Adjudicator, where the Authority identifies a potential conflict, unfair advantage, or a person who may be a Restricted Party. The Authority will, if it seeks an advance decision from the COI Adjudicator, provide the COI Adjudicator with relevant information in its possession. If the Authority seeks an advance decision from the COI Adjudicator, the Authority will give notice to the Proponent, and may give notice to the possible Restricted Party so that it may make its own response to the COI Adjudicator.

The onus is on the Proponent to clear any potential conflict, unfair advantage, or Restricted Party, or to establish any conditions for continued participation, and the Authority may require that the Proponent make an application under Section 10.6.

10.8 DECISIONS FINAL AND BINDING

The decision of the Authority or the COI Adjudicator, as applicable, is final and binding on the persons requesting the ruling and all other parties including Proponents, Proponent Team members and the Authority. The Authority or the COI Adjudicator, as applicable, has discretion to establish the relevant processes from time to time, including any circumstances in which a decision may be amended or supplemented.

The Authority may provide any decision by the Authority or the COI Adjudicator regarding conflicts of interest to all Proponents if the Authority, in its discretion, determines that the decision is of general application.

10.9 SHARED USE

A Shared Use Person is a person identified by the Authority as eligible to do work for more than one Proponent, including a person who has unique or specialized information or skills such that the Authority considers in its discretion their availability to all Proponents to be desirable in the interests of the Competitive Selection Process. Any Shared Use Person will be required to agree not to enter into exclusive arrangements with any Proponent.

No Shared Use Persons have been identified for this Project.

10.10 EXCLUSIVITY

Unless permitted by the Authority in its discretion or permitted as a Shared Use Person, each Proponent will ensure that no member of its Proponent Team, or any Affiliated Person of any member of its Proponent Team, participates as a member of any other Proponent Team.

If a Proponent contravenes the foregoing, the Authority reserves the right to disqualify the Proponent or may permit the Proponent to continue and impose such conditions as may be required by the Authority. Each Proponent is responsible, and bears the onus, to ensure that the Proponent, its Proponent Team members and their respective Affiliated Persons do not contravene the foregoing.

A Proponent or a prospective Proponent Team member who has any concerns regarding whether participation does or will contravene the foregoing is encouraged to request an advance decision in accordance with this Section 10.10 through the following process:

- (a) to request an advance decision on matters related to exclusivity, the Proponent or prospective Proponent Team member should submit to the Contact Person, not less than 10 Business Days prior to the Submission Time for Technical Submissions by email, the following information:
 - (1) names and contact information of the Proponent or prospective Proponent Team member making the disclosure;
 - (2) a description of the relationship that raises the possibility of non-exclusivity;
 - (3) a description of the steps taken to date, and future steps proposed to be taken, to mitigate any material adverse or potential material adverse effect of the non-exclusivity on the competitiveness or integrity of the Competitive Selection Process; and
 - (4) copies of any relevant documentation.

The Authority may require additional information or documentation to demonstrate to the satisfaction of the Authority in its discretion that no such non-exclusivity exists or, if it does, that measures satisfactory to the Authority in its discretion have been or will be implemented to eliminate or mitigate any risk to the competitiveness or integrity of the Competitive Selection Process.

10.10.1 Exclusivity – the Authority May Request Advance Decisions

The Authority may also independently make advance decisions, or may seek an advance decision from the COI Adjudicator, where the Authority identifies a matter related to exclusivity. The Authority will, if it seeks an advance decision from the COI Adjudicator, provide the COI Adjudicator with relevant information in its possession. If the Authority seeks an advance decision from the COI Adjudicator, the Authority will give notice to the Proponent so that it may make its own response to the COI Adjudicator.

The onus is on the Proponent to clear any matter related to exclusivity or to establish any conditions for continued participation, and the Authority may require that the Proponent make an application under Section 10.10.

10.10.2 Exclusivity – Decisions Final and Binding

The decision of the Authority or the COI Adjudicator, as applicable, is final and binding on the persons requesting the ruling and all other parties including Proponents, Proponent Team members and the Authority. The Authority or the COI Adjudicator, as applicable, has discretion to establish the relevant processes from time to time, including any circumstances in which a decision may be amended or supplemented.

The Authority may provide any decision by the Authority or the COI Adjudicator regarding matters related to exclusivity to all Proponents if the Authority, in its discretion, determines that the decision is of general application.

11 RFP TERMS AND CONDITIONS

11.1 NO OBLIGATION TO PROCEED

This RFP does not commit the Authority to select a Preferred Proponent or enter into a Project Agreement, and the Authority reserves the complete right to at any time reject all Proposals, and to terminate this RFP and the Competitive Selection Process and proceed with the Project in some other manner.

11.2 NO CONTRACT

Other than to the extent provided in the Participation Agreement, this RFP is not a contract between the Authority and any Proponent, nor is this RFP an offer or an agreement to purchase work, goods or services. No contract of any kind for work, goods or services whatsoever is formed under, or arises from this RFP, or as a result of, or in connection with, the submission of a Proposal, unless the Authority and the Preferred Proponent execute and deliver the Project Agreement, and then only to the extent expressly set out in the Project Agreement.

11.3 FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

All documents and other records in the custody of, or under the control of, the Authority are subject to the Freedom of Information and Protection of Privacy Act (**FOIPPA**) and other applicable legislation.

By submitting a Proposal, the Proponent represents and warrants to the Authority that the Proponent has complied with applicable laws, including by obtaining from each person any required consents and authorizations to the collection of information relating to such individual and to the submission of such information to the Authority and the use, distribution and disclosure of such information as part of the Proposal for the purposes of, or in connection with, this RFP and the Competitive Selection Process.

11.4 COST OF PREPARING THE PROPOSAL

Subject to Section 9.9, each Proponent is solely responsible for all costs it incurs in the preparation of its Proposal, including all costs of providing information requested by the Authority, attending meetings and conducting due diligence.

11.5 CONFIDENTIALITY OF INFORMATION

Subject to the confidentiality conditions in Schedule 1 of the Participation Agreement, all information pertaining to the Project received by any Proponent or Proponent Team member through participation in this RFP is confidential and may not be disclosed without written authorization from the Contact Person,

and in no event will a Proponent discuss the Project with any member of the public or the media without the prior written approval of the Authority. Except as expressly stated in this RFP, and subject to FOIPPA or other applicable legislation, all documents and other records submitted in response to this RFP will be considered confidential; however, such information or parts thereof may be released pursuant to requests under FOIPPA or other applicable legislation.

The Authority has engaged Partnerships BC. Partnerships BC has been and continues to be involved in other projects, and the Authority may receive information in respect of other projects which may be relevant to the Project. Subject to the terms of this RFP, including limitations on “Commercial in Confidence” information under Section 2.2 and Section 7.6, the Authority may in its discretion disclose information that is available from this Project to Partnerships BC and other projects and may obtain information from other projects.

11.6 GENERAL RESERVATION OF RIGHTS

The Authority reserves the right, in its discretion, to:

- (a) amend the scope of the Project and/or modify, cancel or suspend the Competitive Selection Process at any time for any reason;
- (b) accept or reject any Proposal based on the Authority’s evaluation of the Proposals in accordance with Appendix A, and in particular the Authority is not obliged to select the Proposal with the lowest Proposal Nominal Cost;
- (c) reject a Proposal that fails to meet the Mandatory Requirements;
- (d) waive a defect, irregularity, non-conformity or non-compliance in or with respect to a Proposal or failure to comply with the requirements of this RFP except for Mandatory Requirements (but subject to the Authority’s right with respect to the Affordability Requirement as set out in Section 8.1), and accept that Proposal even if such a defect, irregularity, non-conformity or non-compliance or failure to comply with the requirements of this RFP would otherwise render the Proposal null and void;
- (e) reject, disqualify or not accept any or all Proposals without any obligation, compensation or reimbursement to any Proponent or any of its team members subject to any payment required pursuant to Section 9.9;
- (f) re-advertise for new Proposals to this or a modified RFP, call for quotes, proposals or tenders, or enter into negotiations for this Project or for work of a similar nature;
- (g) make any changes to the terms of the business opportunity described in this RFP;
- (h) negotiate any aspects of a Preferred Proponent’s Proposal; and

- (i) amend, from time to time, any date, time period or deadline provided in this RFP, upon written notice to all Proponents.

11.7 NO COLLUSION

Proponents and Proponent Team members, their employees and representatives involved with the Proposal, will not discuss or communicate, directly or indirectly, with any other Proponent or any director, officer, employee, consultant, advisor, agent or representative of any other Proponent (including any Proponent Team member of such other Proponent) regarding the preparation, content or representation of their Proposals.

By submitting a Proposal, a Proponent, on its own behalf and as authorized agent of each firm, corporation or individual member of the Proponent and Proponent Team, represents and confirms to the Authority, with the knowledge and intention that the Authority may rely on such representation and confirmation, that its Proposal has been prepared without collusion or fraud, and in fair competition with Proposals from other Proponents.

11.8 NO LOBBYING

Proponents, Proponent Team members, and their respective directors, officers, employees, consultants, agents, advisors and representatives will not engage in any form of political or other lobbying whatsoever in relation to the Project, this RFP, or the Competitive Selection Process, including for the purpose of influencing the outcome of the Competitive Selection Process. Further, no such person (other than as expressly contemplated by this RFP) will attempt to communicate in relation to the Project, this RFP, or the Competitive Selection Process, directly or indirectly, with any representative of the Authority, the Government of British Columbia (including any Minister or Deputy Minister, any member of the Executive Council, any Members of the Legislative Assembly), any Restricted Parties, or any director, officer, employee, agent, advisor, consultant or representative of any of the foregoing, as applicable, for any purpose whatsoever.

In the event of any lobbying or communication in contravention of this Section 11.8, the Authority in its discretion may at any time, but will not be required to, reject any and all Proposals submitted by that Proponent without further consideration and the Proponent will not be eligible for, or receive, the partial compensation as set out in Section 9.9.

11.9 OWNERSHIP OF PROPOSALS

All Proposals submitted to the Authority become the property of the Authority and will be received and held in confidence by the Authority, subject to the provisions of FOIPPA and this RFP.

11.10 DISCLOSURE AND TRANSPARENCY

The Authority is committed to an open and transparent procurement process. To assist the Authority in meeting its commitment, Proponents will cooperate and extend all reasonable accommodation to this endeavour.

The Authority expects to publicly disclose the following information during this stage of the Competitive Selection Process:

- (a) the RFP;
- (b) the number of Proponents; and
- (c) the name of Proponents.

Following Contract Execution, the Authority expects to publicly disclose:

- (a) the Fairness Reviewer's report;
- (b) a Project Report; and
- (c) the final Agreements excluding those portions that may be redacted pursuant to the application of FOIPPA. For clarity, the Authority expects that the final Agreements will be redacted consistent with precedent and does not expect to redact Schedule 8 [Payments] of the Agreements.

Each Proponent agrees that:

- (a) to ensure that all public information generated about the Project is fair and accurate and will not inadvertently or otherwise influence the RFP process, the disclosure of any public information generated in relation to the Project, including communications with the media and the public, must be coordinated with, and is subject to prior written approval of, the Authority;
- (b) it will notify the Authority of any and all requests for information or interviews received from the media; and
- (c) it will ensure that all of the Proponent Team members and others associated with the Proponent comply with the requirements of this RFP.

11.11 FAIRNESS REVIEWER

The Authority has appointed John R. Singleton, Q.C. (the **Fairness Reviewer**) to monitor the Competitive Selection Process. The Fairness Reviewer will act as an independent observer of the fairness of the implementation of the Competitive Selection Process, up to the selection of a Preferred Proponent. The Fairness Reviewer will provide a written report to the Authority that the Authority will make public.

The Fairness Reviewer will be:

- (a) provided with full access to all documents, meetings and information related to the evaluation processes under this RFP that the Fairness Reviewer, in its discretion, decides is required; and
- (b) kept fully informed by the Authority of all documents and activities associated with this RFP.

Proponents may contact the Fairness Reviewer directly with regard to concerns about the fairness of the Competitive Selection Process.

11.12 LEGAL ADVISOR

DLA Piper (Canada) LLP is a Restricted Party. By submitting a Proposal, the Proponent, and each member of a Proponent Team, expressly consents to DLA Piper (Canada) LLP continuing to represent the Authority for all matters in relation to this RFP and the Project, including any matter that is adverse to the Proponent, or any member of a Proponent Team or any of their respective related parties, despite any information of the Proponent, or any member of a Proponent Team or any of their respective related parties, and any solicitor-client relationship that the Proponent, or any member of a Proponent Team or any of their respective related parties, may have had, or may have, with DLA Piper (Canada) LLP in relation to matters other than this RFP and the Project. This Section 11.12 is not intended to waive any of the Proponent's, or relevant member of a Proponent Team's, rights of confidentiality or solicitor-client privilege. The Authority reserves the right at any time to waive any provision of this Section 11.12.

11.13 LIMITATION OF DAMAGES

Each Proponent on its own behalf and on behalf of the Proponent Team and any member of a Proponent Team:

- (a) agrees not to bring any Claim against the Authority or any of its employees, advisors or representatives for damages in excess of the amount equivalent to the reasonable costs incurred by the Proponent in preparing its Proposal for any matter in respect of this RFP or Competitive Selection Process, including:
 - (1) if the Authority accepts a non-compliant proposal or otherwise breaches, or fundamentally breaches, the terms of this RFP or the Competitive Selection Process; or
 - (2) if the Project or Competitive Selection Process is modified, suspended or cancelled for any reason (including modification of the scope of the Project or modification of this RFP or both) or the Authority exercises any rights under this RFP; and

- (b) waives any and all Claims against the Authority or any of its employees, advisors or representatives for loss of anticipated profits or loss of opportunity if no agreement is made between the Authority and the Proponent for any reason, including:
- (1) if the Authority accepts a non-compliant proposal or otherwise breaches or fundamentally breaches the terms of this RFP or the Competitive Selection Process; or
 - (2) if the Project or Competitive Selection Process is modified, suspended or cancelled for any reason (including modification of the scope of the Project or modification of this RFP or both) or the Authority exercises any rights under this RFP.

This Section 11.13 does not limit the Authority's obligation to make payment under Section 9.9, but in no event will the Authority's liability exceed the amount calculated pursuant to Section 9.9.

12 DEFINITIONS AND INTERPRETATION

12.1 DEFINITIONS

Capitalized terms in this RFP that are not defined in this Section 12.1 have the meaning given in the Project Agreement and Construction Management Agreement. For the purposes of the RFP, if terms are defined in the RFP, the Project Agreement and the Construction Management Agreement, the definition in the RFP shall govern.

In this RFP:

“Acceptable Credit Rating Agency” means Moody’s Investor Services, Standard & Poor’s, Dominion Bond Rating Service, or Fitch Ratings, Ltd.

“Acceptable Equivalent” has the meaning set out in Section 7.15.

“Addenda” or **“Addendum”** means an addendum to this RFP issued by the Contact Person as described in Section 7.8.

“Additional Key Individuals” has the meaning set out in Section 4.

“Adjusted Proposal Nominal Cost” has the meaning set out in Appendix A.

“Adjustment Credit Facilities” means Senior Financing Agreement and any reinvestment product associated with the unused portion of a Senior Financing Agreement proposed to be adopted by a Proponent. It excludes Junior Credit Facilities, partner loan, short-term cash on deposit or any other investment product. The term “unused portion of a Senior Financing Agreement specifically refers to a funding arrangement where bond proceeds are raised at Contract Execution. The “unused portion” refers to those funds that are drawn, but not deployed.

“Advance Interest Rate Submission” or **“AIRS”** has the meaning set out in Section 6.3.

“Affiliated Persons”, or affiliated person, or persons affiliated with each other, are:

- (a) a corporation and
 - (1) a person by whom the corporation is controlled,
 - (2) each member of an affiliated group of persons by which the corporation is controlled, and
 - (3) a spouse or common-law partner of a person described in subparagraph (1) or (2);
- (b) two corporations, if
 - (1) each corporation is controlled by a person, and the person by whom one corporation is controlled is affiliated with the person by whom the other corporation is controlled,

- (2) one corporation is controlled by a person, the other corporation is controlled by a group of persons, and each member of that group is affiliated with that person, or
- (3) each corporation is controlled by a group of persons, and each member of each group is affiliated with at least one member of the other group;
- (c) a corporation and a partnership, if the corporation is controlled by a particular group of persons each member of which is affiliated with at least one member of a majority-interest group of partners of the partnership, and each member of that majority-interest group is affiliated with at least one member of the particular group;
- (d) a partnership and a majority-interest partner of the partnership;
- (e) two partnerships, if
 - (1) the same person is a majority-interest partner of both partnerships,
 - (2) a majority-interest partner of one partnership is affiliated with each member of a majority-interest group of partners of the other partnership, or
 - (3) each member of a majority-interest group of partners of each partnership is affiliated with at least one member of a majority-interest group of partners of the other partnership;
- (f) a person and a trust, if the person
 - (1) is a majority-interest beneficiary of the trust, or
 - (2) would, if this subsection were read without reference to this paragraph, be affiliated with a majority-interest beneficiary of the trust; and
- (g) two trusts, if a contributor to one of the trusts is affiliated with a contributor to the other trust and
 - (1) a majority-interest beneficiary of one of the trusts is affiliated with a majority-interest beneficiary of the other trust,
 - (2) a majority-interest beneficiary of one of the trusts is affiliated with each member of a majority-interest group of beneficiaries of the other trust, or
 - (3) each member of a majority-interest group of beneficiaries of each of the trusts is affiliated with at least one member of a majority-interest group of beneficiaries of the other trust.

“**Affordability Model**” means the affordability model described in Section 5.2.

“**Affordability Requirement**” means the Project Price Ceiling.

“**Agreements**” has the meaning set out in Section 1.1.

“**Apprentices Policy**” has the meaning set out in Section 3.14.

“**Authority**” means Fraser Health Authority.

“**Authority Representatives**” has the meaning set out in Section 2.2.

“**Base Rate**” means the base interest rate for any proposed senior debt facility as shown in the Proponent’s Financial Model.

“**Base Security Package**” has the meaning set out in Appendix Q.

“**BC Hydro**” means British Columbia Hydro and Power Authority.

“**Benchmarks**” has the meaning set out in Appendix K.

“**Building Permit Application Submission List**” refers to the document named as such in the Data Room.

“**Burnaby Hospital**” or “**Hospital**” means the existing Burnaby hospital.

“**Burnaby Hospital Climate Hazard Reference Document Summary**” refers to the document named as such in the Data Room.

“**Business Day(s)**” means a standard day for conducting business, excluding government holidays and weekends.

“**Business-to-Business Networking Session**” has the meaning set out in Section 2.3.

“**Carbon Performance Adjustment**” has the meaning set out in Appendix P.

“**Cascade Building**” means the building called the “Burnaby Hospital Cascade Building” identified as such on Figure 1.

“**Changed Funding Arrangements**” has the meaning set out in Section 9.7.

“**City**” means the City of Burnaby.

“**Claim**” means any claim, demand, suit, action, or cause of action, whether arising in contract, tort or otherwise, and all costs and expenses relating thereto.

“**Clean BC**” refers to the climate action strategy that describes how the Province of British Columbia intends to achieve the provincial 2030 greenhouse gas (GHG) reduction goals.

“**Clinical Lead**” means the individual responsible for leading the clinical planning during procurement, design and construction phases of the Project, and has active participation throughout the procurement, design development process and as needed until the end of construction.

“**CM**” means a construction management services model.

“**CM Scope**” has the meaning set out in Section 1.1.

“**CM Services**” has the meaning set out in Section 1.1.

“**Collaborative Meetings**” has the meaning set out in Section 2.2.

“**Commissioning Authority**” means the firm managing the commissioning related activities for the Project (both the DBF Scope and the work related to the CM Scope) and has active participation throughout the procurement, design development process and as needed until the end of construction.

“**Commissioning Authority Lead**” means the individual managing the commissioning related activities for the Project (both the DBF Scope and the work related to the CM Scope) and has active participation throughout the procurement, design development process and as needed until the end of construction.

“**Competitive Selection Process**” means the overall process for the selection of a Preferred Proponent for the Project including, but not limited to, this RFP stage.

“**Conflict of Interest Adjudicator**” or “**COI Adjudicator**” means the person described in Section 10.5.

“**Construction Management Agreement**” has the meaning set out in Section 1.1.

“**Construction Manager**” means an individual, corporation, joint venture, partnership or other legal entity who may enter into the Construction Management Agreement with the Authority and has the same parent company as the Design-Builder.

“**Construction Manager's Representative**” means the individual responsible for leading the construction management services during the design and construction of the CM Scope of the Project, and has active participation throughout the procurement, design development process and as needed until the end of construction.

“**Construction Payments**” has the meaning set out in Section 3.12.

“**Contact Person**” means the person identified as such in the Summary of Key Information.

“**Contract Execution**” means the time when the Agreements and all financing and other agreements related to the Project have been executed and delivered and all conditions to the effectiveness of the Construction Management Agreement, the Project Agreement and Project financing agreements have been satisfied.

“**Credit Provider**” has the meaning set out in Section 3.10.

“**Credit Rating**” means a credit rating from an Acceptable Credit Rating Agency.

“**Credit Spread**” means for any debt facility the rate of interest applicable to the amount of such debt facility as shown in the Financial Model minus the applicable Base Rate.

“**Credit Spread Hold Facilities**” means form(s) of lending facility, if any, for which a Proponent will hold the Credit Spread from Financial Submission to Contract Execution.

“**Credit Spread Refresh Lock-in Date**” has the meaning set out in Appendix K.

“**Data Room**” has the meaning set out in Section 2.5.

“**DBF**” means a design-build-finance procurement model.

“**DBF Scope**” has the meaning set out in Section 1.1.

“**Design-Build Agreement**” means the design and construction agreement between Project Co and the Design-Builder.

“**Design-Build Construction Lead**” means the individual responsible for leading the Design-Builder during construction of the DBF Scope, as identified in the Proponent’s RFQ response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“**Design-Build Director**” means the individual responsible for leading the Design-Builder during the DBF Scope, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“**Design-Builder**” or “**Design-Build Contractor**” of a Proponent means an individual, corporation, joint venture, partnership or other legal entity who will have the direct responsibility to design and build the DBF Scope, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“**Design Firm(s)**” means the firm(s) engaged by the Design-Builder and the Construction Manager to design the Project, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“**Early Works**” means work in advance of executing the Agreements.

“**Early Works Agreement**” has the meaning set out in Section 3.9.

“**Enhanced Building Permit Drawings and Third Party Review Information Guide**” refers to the document named as such in the Data Room.

“**Enquiry**” has the meaning set out in Section 7.6.

“**Enquiry Form**” has the meaning set out in Section 7.6.

“Equipment Lead” means the individual responsible for leading the equipment planning and procurement for the Project, and has active participation throughout the procurement, design development process and as needed until the end of construction.

“Energy Centre” means the building or section of a building to be called the “Burnaby Hospital Energy Centre”, and all related structures, utility connections, landscaping and other improvements to be constructed by Project Co pursuant to the Project Agreement.

“Energy Performance Adjustment” has the meaning set out in Appendix P.

“Facilities” means the New Tower, the SFB Expansion and the Energy Centre.

“Fairness Reviewer” has the meaning set out in Section 11.11.

“Final AIRS” has the meaning set out in Appendix K.

“Final AIRS Submission Time” means the date and time identified as such in the Summary of Key Information.

“Final Draft Agreements” has the meaning set out in Section 2.4

“Final Draft Construction Management Agreement” has the meaning set out in Section 2.4

“Final Draft Project Agreement” has the meaning set out in Section 2.4.

“Final Security Package Submission” has the meaning set out in Appendix Q.

“Final Security Package Review Submission Time” means the date and time identified as such in the Summary of Key Information.

“Financial Model” has the meaning set out in Section 9.5 of Appendix B.

“Financial Submission” has the meaning set out in Appendix B.

“Financing Plan” has the meaning set out in Section 9.5.1 of Appendix B.

“Form A1” also referred to as the Proposal Price Forms, refers to the tab named as such in the Affordability Model spreadsheet in the Data Room.

“Form A2” also referred to as the Proposal Price Forms, refers to the tab named as such in the Affordability Model spreadsheet in the Data Room.

“Form A3” also referred to as the Proposal Price Forms, refers to the tab named as such in the Affordability Model spreadsheet in the Data Room.

“Form A4” also referred to as the Proposal Price Forms, refers to the tab named as such in the Affordability Model spreadsheet in the Data Room.

“FortisBC” means the brand name “FortisBC” which is shared by Terasen Inc. and FortisBC Inc., and refers collectively to their respective natural gas and electricity businesses.

“Freedom of Information and Protection of Privacy Act” or **“FOIPPA”** has the meaning set out in Section 11.3.

“GST” means Goods and Services Tax.

“Guarantor” means an entity providing financial and/or performance support to the Design-Builder and the Construction Manager by way of a guarantee, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“Guarantor Financial Information Submission Time” means the date and time identified as such in the Summary of Key Information.

“Hospital Campus” means the lands and buildings collectively known as the Burnaby Hospital campus.

“IMIT Lead” means the individual responsible for leading the IMIT design, procurement, commissioning, and integration for the Project, and has active participation throughout the procurement, design development process and as needed until the end of construction.

“Indicative Design” means the indicative design for the Project developed by the Authority.

“Indicative Design Critique” refers to the document named as such in the Data Room.

“Initial AIRS” has the meaning set out in Appendix K.

“Initial AIRS Submission Time” means the date and time identified as such in the Summary of Key Information.

“Initial Draft Agreements” means the draft Project Agreement labeled “Initial Draft Project Agreement” and the draft Construction Management Agreement labeled “Initial Draft Construction Management Agreement” each of which are posted in the Data Room.

“Initial Draft Construction Management Agreement” means the draft Construction Management Agreement labeled “Initial Draft Construction Management Agreement” and posted in the Data Room.

“Initial Draft Project Agreement” means the draft Project Agreement labeled “Initial Draft Project Agreement” and posted in the Data Room.

“Initial Security Package Submission” has the meaning set out in Appendix Q.

“Initial Security Package Review Submission Time” means the date and time identified as such in the Summary of Key Information.

“Innovative CM Scope Transfer Proposals” has the meaning set out in Section 6.1 of Table 3 of Appendix A.

“Innovative Proposals” has the meaning set out in Section 6.2 of Table 3 of Appendix A.

“Intellectual Property Rights” has the meaning set out in Section 7.9.

“Interim AIRS” has the meaning set out in Appendix K.

“Interim AIRS Submission Time” means the date and time identified as such in the Summary of Key Information.

“Interim Financial Review Submission” has the meaning set out in Section 2.6.

“Junior Credit Facilities” means any credit facility provided to Project Co by an affiliate of Project Co.

“Key Individual(s)” of a Proponent means the specific individuals, exclusive to the Proponent, filling the following roles (or equivalent), as identified in:

- (a) the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP:
 - Project Co Representative;
 - Design-Build Construction Lead;
 - Design-Build Director; and
 - Lead Architect; or
- (b) the Proponent’s Notice of Continued Status and as may have been changed pursuant to this RFP.
 - Project Co Representative;
 - Design-Build Construction Lead;
 - Design-Build Director;
 - Lead Architect;
 - Construction Manager's Representative;
 - Electrical Design Engineer Lead
 - Mechanical Design Engineer Lead;

- Equipment Lead;
- IMIT Lead;
- Clinical Lead; and
- Commissioning Authority Lead.

Key Individuals may fill multiple roles provided they have the qualifications and experience for all the roles. A Key Individual role may only be filled by one individual.

“Lead Architect” means the individual employed or engaged by the Design Firm who is responsible for leading the design of the Project, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“Mandatory Requirements” means the requirements described in Section 8.1.

“NPV” means net present value.

“New Tower” means the building to be called the “Burnaby Hospital Outpatient/Inpatient Tower”, and all related structures, utility connections, landscaping and other improvements to be constructed by Project Co pursuant to the Project Agreement.

“Notice of Continued Status” has the meaning set out in Section 4.

“Nursing Tower” means the building called the “Burnaby Hospital Nursing Tower” identified as such on Figure 1.

“Participation Agreement” has the meaning set out in Section 6.1.

“Partnerships BC” means Partnerships British Columbia Inc.

“Performance Specifications” means the specifications for the design, and construction of the Facilities as set out in the Project Agreement, including Schedule 3 [Design and Construction Specifications].

“Preferred Proponent” means the Proponent selected by the Authority pursuant to this RFP to finalize the Agreements.

“Preferred Proponent Security Deposit” means an irrevocable letter of credit in the amount of \$250,000 in the form set out in Appendix H or in such other form acceptable to the Authority in its discretion.

“Preliminary Climate Risk & Resilience Assessment Workshop” refers to the document named as such in the Data Room.

“Project” has the meaning set out in Section 1.1.

“Project Agreement” has the meaning set out in Section 1.1.

“Project Climate Risk & Resilience Assessment Workshop” has the meaning set out in Section 3.11.

“Project Co” means the entity that enters into the Project Agreement with the Authority and leads the Project team through the term of the Project Agreement.

“Project Co Representative” means the individual responsible for leading Project Co to enter into the Project Agreement with the Authority and through the term of the Project Agreement, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“Project Price Ceiling” has the meaning set out in Section 5.1.

“Project Report” means a report summarizing key information about the Project such as the project background, objectives and scope, the project delivery options analyzed, a description of the competitive selection process and the key elements of the Agreements.

“Project Site” means that portion of the Burnaby Hospital campus that aligns with the Project Site as shown on the site plan and is the place where the construction of the New Tower, SFB Expansion, and Energy Centre, and the renovation and demolition works under the CM Scope is to be performed.

“Proponent” means one of the consortia identified in Section 1.2.

“Proponent Team” means a Proponent Team Lead and its Design-Builder, Construction Manager, its Guarantor(s), and its Key Individuals, as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“Proponent Team Lead” means the entity responsible for leading the Proponent Team:

- (a) throughout the Competitive Selection Process for the Project;
- (b) entering into the Agreements; and
- (c) throughout the implementation of the Agreements,

as identified in the Proponent’s RFQ Response and as may have been changed pursuant to the RFQ or as may be changed pursuant to this RFP.

“Proponent’s Contact Representative” means, for a Proponent, the person who under the RFQ for such Proponent was the “Respondent’s Representative” (as such term is used in the RFQ), as such person may be changed from time to time by the Proponent by written notice to the Authority, and who is fully authorized to represent the Proponent in any and all matters related to this RFP.

“Proposal” means a proposal submitted in response to this RFP.

“Proposal Declaration Form” means a form substantially as set out in Appendix C or as otherwise acceptable to the Authority.

“Proposal Nominal Cost” means the nominal value of the Construction Payments and the Substantial Completion Payment that would be payable under the Project Agreement and the monthly payments that would be payable under the Construction Management Agreement, as calculated using the Affordability Model.

“Proposal Price Forms” refers to tabs Form A1, Form A2, Form A3, and Form A4 in the Affordability Model spreadsheet in the Data Room.

“Proposal Requirements” means the requirements described in Appendix B.

“Proposal Validity Period” has the meaning set out in Section 7.13.

“Province” means Her Majesty the Queen in Right of the Government of British Columbia.

“Relationship Disclosure Form” means a form substantially as set out in Appendix D or as otherwise acceptable to the Authority.

“Request for Proposals” or **“RFP”** means this request for proposals including all appendices, as may be amended by Addenda.

“Request for Qualifications” or **“RFQ”** has the meaning set out in Section 1.2.

“Restricted Party” means those persons (including their former and current employees) who had, or currently have, participation or involvement in the Competitive Selection Process or the design, planning or implementation of the Project, and who may provide a material unfair advantage or confidential information to any Proponent that is not, or would not reasonably be expected to be, available to other Proponents.

“Scope Ladder” has the meaning set out in Section 5.3.

“Scored Elements” has the meaning set out in Appendix A.

“Scored Elements Adjustment” has the meaning set out in Appendix A.

“Security Package Review Process” has the meaning set out in Appendix Q.

“Senior Credit Facility” means the senior credit facilities and any other credit facilities provided for in Senior Financing Agreements.

“**Senior Debt Base Rate Benchmark**” has the meaning set out in Appendix K.

“**Senior Debt Credit Spread Benchmark**” has the meaning set out in Appendix K.

“**Senior Debt Credit Spread Refresh Facility**” means form(s) of lending facility, if any, in respect of which the Credit Spread will be determined on the Credit Spread Refresh Lock-in Date. For a Senior Debt Credit Spread Refresh Facility, the credit spread on the facility will be reset on the Credit Spread Refresh Lock-in Date to reflect the movement in the Credit Spread Benchmark as defined in Appendix K.

“**SFB Expansion**” means the new expansion of the Support Facilities Building, and all related structures, utility connections, landscaping and other improvements to be constructed by Project Co pursuant to the Project Agreement.

“**Shared Use Person**” has the meaning set out in Section 10.9.

“**Special Topic Meetings**” has the meaning set out in Section 2.2.

“**Submission Location**” means the submission location identified as such in the Summary of Key Information.

“**Submission Time for Additional Key Individuals**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Collaborative Meeting 1**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Collaborative Meeting 2**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Collaborative Meeting 3**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Collaborative Meeting 4**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Financial Submissions**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Interim Financial Review Submission**” means the date and time identified as such in the Summary of Key Information.

“**Submission Time for Technical Submissions**” means the date and time identified as such in the Summary of Key Information.

“**Summary of Key Information**” refers to the Section titled as such.

“**Support Facilities Building**” or “**SFB**” means the building called the “Burnaby Hospital Support Facilities Building” identified as such on Figure 1.

“**Swapped Senior Debt Base Rate Benchmark**” has the meaning set out in Appendix K.

“**Technical Submission**” has the meaning set out in Appendix B.

“**Third Party Intellectual Property Rights**” means all Intellectual Property Rights of any person which is not a member of, or a related party to, a member of the Proponent Team.

“**Total Energy & Carbon Performance Adjustment**” has the meaning set out in Appendix P.

“**USGBC**” means the United States Green Building Council.

“**West Wing Building**” means the building called the “Burnaby Hospital West Wing Building” identified as such on Figure 1.

12.2 INTERPRETATION

In this RFP:

- (a) any action, decision, determination, consent, approval or any other thing to be performed, made, or exercised by or on behalf of the Authority, including the exercise of “discretion” or words of like effect, unless the context requires it, is at the sole, absolute and unfettered discretion of the Authority;
- (b) the use of headings is for convenience only and headings are not to be used in the interpretation of this RFP;
- (c) a reference to a Section or Appendix, unless otherwise indicated, is a reference to a Section of, or Appendix to, this RFP;
- (d) words imputing any gender include all genders, as the context requires, and words in the singular include the plural and vice versa;
- (e) the word “including” when used in this RFP is not to be read as limiting;
- (f) a reference to a “person” includes a reference to an individual, legal personal representative, corporation, body corporate, firm, partnership, trust, trustee, syndicate, joint venture, limited liability company, association, unincorporated organization, union or government authority; and
- (g) each Appendix attached to this RFP is an integral part of this RFP as if set out at length in the body of this RFP.

This RFP may be subject to the terms of one or more trade agreements.

APPENDIX A EVALUATION OF PROPOSALS

The Authority will evaluate the Proposals in accordance with this Appendix A.

1. TECHNICAL SUBMISSIONS

Subject to the terms of this RFP, including Sections 8.1 and 8.2, the Authority will evaluate each Technical Submission to determine whether the Authority is satisfied that the Technical Submission substantially meets the following requirements:

- (a) the provisions of this RFP, including the requirements set out in:
 - (1) Appendix B of this RFP; and
 - (2) the Final Draft Agreements;
- (b) demonstration that the Proponent has a good understanding of the Project, the obligations of Project Co under the Project Agreement and the obligations of the Construction Manager under the Construction Management Agreement; and
- (c) demonstration that the Proponent is capable of:
 - (1) performing the obligations and responsibilities of Project Co and the Construction Manager; and
 - (2) delivering the Project in accordance with the Project Agreement and the Construction Management Agreement.

If the Authority is not satisfied that the Technical Submission substantially meets the above requirements, the Authority may reject the Proposal and not evaluate it further.

- (a) Design Scored Elements:

The Authority will also evaluate and score each Technical Submission against the criteria described in Table 1 of this Appendix A. Table 1 describes these criteria and indicates the maximum points available for each criterion and the weighting of each sub-criterion where applicable. Where weightings are not indicated, sub-criterion will be weighted equally.

Points will be awarded for how effectively the Proposal responds to the design requirements set out in Schedule 3 [Design and Construction Specifications] of the Project Agreement in a manner consistent with the evaluation considerations described in Table 1.

- (b) Resiliency Scored Elements:

The Authority will also evaluate and score each Technical Submission against the criteria described in Table 2 of this Appendix A. Table 2 describes these criteria and indicates the

maximum points available for each criterion and the weighting of each sub-criterion where applicable. Where weightings are not indicated, sub-criterion will be weighted equally.

Points will be awarded for how effectively the Proposal responds to the climate conditions in the Pacific Climate Institute 2080 weather file in a manner consistent with the evaluation considerations described in Table 2.

(c) Innovation Scored Elements:

The Authority will also evaluate and score each Technical Submission against the criteria described in Table 3 of this Appendix A. Table 3 describes these criteria and indicates the maximum points available for each criterion and the weighting of each sub-criterion where applicable. Where weightings are not indicated, sub-criterion will be weighted equally.

Points will be awarded for the extent to which the Proposal benefits the Authority in a manner consistent with the evaluation considerations described in Table 3.

Table 1 – Design Scored Elements Evaluation Criteria and Weighting		
Related Section in Appendix B	Criteria	Points
Operational Efficiencies		
4.1	Travel Distance and Corridor Efficiency (45 Points)	
	<p>Travel Distance and Corridor Efficiency</p> <p>Travel Distance and Corridor Efficiency will be applied to the following Travel Routes, as described below, and will be scored.</p> <p>Unless otherwise specified, measurement will be from the centre of each area/room.</p>	
4.1.a	<p>Medical Inpatient Unit</p> <p>Utility Room-Soiled C1.3.14 Patient Room C1.2.3 Patient Room-Bariatric C1.2.5 Patient Room-Bariatric/AIR C1.2.7</p> <p>Utility Room-Soiled to Patient-Rooms. Distance shall be the average measurement of the closest and furthest Patient Room to each Utility Room-Soiled. Distances shall be measured from centerline of door openings.</p>	5

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.	
4.1.b	<p>Maternal/Child Unit</p> <p>Patient Room-LDRP B1.2.7 Patient Room-LDRP-AIR B1.2.10</p> <p>Patient Room-LDRP to existing/new Operating Room (OR). Distance shall be measured from closest LDRP room to the closest OR, and furthest LDRP room to closest OR, and take the average. Distances shall be measured from centerline of door openings.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	5
4.1.c	<p>Emergency Department</p> <p>Treatment Room G1.3.7 Treatment Room-AIR G1.3.8 Utility Room-Soiled G1.3.14</p> <p>Treatment Rooms to Utility Soiled Room. Distance shall be the average measurement of the closest and furthest ED Zone 1 treatment room to each soiled utility room on the floor. Distances shall be measured from centerline of door openings.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	5
4.1.d	<p>Emergency Department</p> <p>Resuscitation Room G1.3.1 Vestibule-Ambulance Entrance G1.1.3</p> <p>Resuscitation Room to Vestibule-Ambulance Entrance. Distance shall be the average measurement of each Resuscitation Room to the Vestibule-Ambulance Entrance. Distances shall be measured from centerline of door openings.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	5
4.1.e	<p>Emergency Department</p> <p>Vestibule-Ambulance Entrance G1.1.3 Treatment Room G1.3.7</p>	5

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<p>Treatment Room-AIR G1.3.8</p> <p>Limit travel distance from Vestibule-Ambulance Entrance to ED Zone 1 Treatment Rooms. Distance shall be measured from Vestibule-Ambulance Entrance to closest ED Zone 1 Treatment Room, and Vestibule-Ambulance Entrance to furthest ED Zone 1 Treatment Room and take the average. Distances shall be measured from the centerline of Vestibule-Ambulance Entrance entrance/exit door to centerline of Zone 1 Treatment Room door openings.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	
4.1.f	<p>Main Entrance Lobby</p> <p>Vestibule-Entrance I1.1.1</p> <p>Limit travel distance from main entrance door to outdoor patient pick up/drop off zones. Distance shall be the measured from the main entrance door to the closest pick up/drop off zone, and the main entrance door to the farthest pick up/drop off zone, and take the average. Distances shall be measured from the centerline of the main entrance door to the center of the pick up/drop off zone.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	5
4.1g	<p>Main Entrance</p> <p>Limit travel distance for patients and visitors from the site entrance on Kincaid Street to the Main Entrance doors.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	4
4.1.h	<p>Inpatient Psychiatry Unit</p> <p>Limit travel distance from mental health inpatient unit to outdoor space. Distance shall be measured from the exit door of the mental health inpatient unit to the door directly entering the patio. Horizontal travel distance will be included in measurement. Distances shall be measured from the centerline of the mental health inpatient unit exit door opening to the centerline of the outdoor space door opening. Direct adjacency from the unit to outdoor space will be considered as a travel distance of zero (0) meters.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	4

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
4.1.i	<p>Perioperative Services</p> <p>Operating Room H1.1.2 Recovery Bay H1.4.5</p> <p>Limit travel distance from Operating Room (OR) to phase one post-anesthesia care unit (PACU) bays. PACU area includes both existing (non-renovated) and CM Scope (H1.4.5). Distance shall be measured from closest PACU recovery bay to closest OR, and furthest PACU recovery bay to furthest OR, and take the average. Distance shall be measured from centerline of recovery bay door to the centerline of the OR entry door opening.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	5
4.1.j	<p>Morgue</p> <p>Multi-Purpose Room F2.1.1</p> <p>Limit travel distance from Multi-Purpose Room to external exit for body transport. Distance shall be the measurement of the exit door of the Multi-Purpose Room to the door exiting the building. Distances shall be measured from the centerline of door openings.</p> <p>Points will be awarded for the reduction in distance from what was achieved in the Indicative Design.</p>	2
4.2	Line of Sight (20 Points)	
	<p>Line of Sight</p> <p>Direct line of sight: A clear, unobstructed view from an Origin point to a Destination point, without the use of cameras or visibility aid (e.g. mirrors). Clinical efficiency will be considered.</p>	
4.2.a	<p>Emergency Department – Zone 1</p> <p>All Treatment Room G1.3.7, Treatment Room-AIR G1.3.8, and Resuscitation Room G1.3.1 to have direct line of sight to Central Care Station G1.3.4.</p> <p>Points will be awarded proportionally based on the number of Treatment Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight will be measured to the entrance of the Room.</p>	3
4.2.b	Emergency Department – Zone 5	3

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<p>All Assessment Room G1.6.7, Exam Room G1.6.4 and Treatment Area G1.6.5 to have direct line of sight to Reception/Care Station G1.6.2.</p> <p>Points will be awarded proportionally based on the number of the Rooms that achieve the line of sight. For example; 100% of the rooms will receive full points. Line of sight to the Assessment and Exam Rooms will be measured to the entrance of the Room. Line of sight to the Treatment Area will be measured to the centre of the Area.</p>	
4.2.c	<p>Inpatient Psychiatry Unit</p> <p>Dining/Lounge-Patient D1.1.18, Lounge-Patient D1.2.19 and Exercise Room D1.2.15 to have direct line of sight to Care Station-MH D1.2.1.</p> <p>Points will be awarded proportionally based on the number of Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight to the Exercise Room will be measured to the entrance of the Room. Line of sight to the Lounges will be measured to the centre of the area.</p>	3
4.2.d	<p>Medical Inpatient Unit</p> <p>All Patient Room C1.2.3, Patient Room-Bariatric C1.2.5, and Patient Room-Bariatric/AIR C1.2.7 to have direct line of sight to one of the Care Station C1.2.1.</p> <p>Points will be awarded proportionally based the number of Patient Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight will be measured to the entrance of the Room.</p>	2
4.2.e	<p>Maternal/Child Unit</p> <p>All Patient Room-LDRP B1.2.7, Patient Room-LDRP-AIR B1.2.10, Patient Room-Ante/Post Partum B1.2.13 and Patient Room-Ante/Post Partum-Shared B1.2.15 to have direct line of sight to Care Station B1.2.1.</p> <p>Points will be awarded proportionally based the number of Patient Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight will be measured to the entrance of the Room.</p>	3
4.2.f	<p>Maternal/Child Unit</p> <p>All Patient Room-NICU, Patient Room-NICU-AIR and Resuscitation Room to have direct line of sight to Care Station B1.3.1.</p>	3

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	Points will be awarded proportionally based the number of Patient Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight will be measured to the entrance of the Room.	
4.2.g	<p>Maternal/Child Unit, Medical Inpatient Unit, Inpatient Psychiatry Unit, and Emergency Department – Zone 1 & 5</p> <p>Medication Rooms to have a direct line of sight to Care Station.</p> <p>Points will be awarded proportionally based on the number of Medication Rooms that have direct line of sight from the Care Station above what was achieved in the Indicative Design. For example; 100% of the rooms will receive full points. Line of sight will be measured to the entrance of the Room.</p>	3
4.3	Standardization (10 Points)	
	<p>Standardization</p> <p>Standardization will be applied to the following rooms, bays and support areas as defined in Appendix 3A of the Project Agreement and will be scored.</p> <p>AIR rooms to be standardized within the Component where functionally appropriate in the elements listed below.</p> <p>Clinical efficiency will be considered.</p> <p>Elements to be Standardized in both Patient and Non Patient Areas:</p> <ul style="list-style-type: none"> • Millwork – location, size, and functionality; • Patient orientation. Mirrored inpatient rooms will be considered standardized with respect to patient orientation; • Consistency of patient, staff and visitor zones within patient rooms; • Equipment placement; • IMIT Equipment placement; • Door location; • Mechanical and Electrical Systems (including Nurse call bell system component locations, call button locations, headwall configuration); • Hand Hygiene Sinks location; • Room Area; and • Aspect Ratio and Room Proportions. 	
4.3.a	<p>Outpatient Clinics: the following rooms are standardized amongst each other.</p> <p>Exam Room A1.2.1;</p> <p>Exam Room A1.3.4;</p>	10

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<p>Exam Room A1.5.1; Exam Room-Neuro Diagnostics-Large A1.6.1; and Exam Room-Neuro Diagnostics A1.6.2.</p> <p>Maternal/Child Unit: the following rooms are standardized amongst each other. Patient Room-LDRP B1.2.7, Ensuite/Tub B1.2.8, Ensuite B1.2.9; Patient Room-LDRP-AIR B1.2.10, Ensuite-AIR B1.2.11, Anteroom B1.2.12; Patient Room-Ante/Post Partum B1.2.13, Ensuite-Ante/Post B1.2.14; and Patient Room-NICU B1.3.2 & Patient Room-NICU-AIR B1.3.3.</p> <p>Medical Inpatient Unit: the following rooms are standardized amongst each other. Patient Room C1.2.3, Ensuite C1.2.4; Patient Room-Bariatric C1.2.5, Ensuite-Bariatric C1.2.6; and Patient Room-Bariatric/AIR C1.2.7, Ensuite-Bariatric/AIR C1.2.8, Anteroom C1.2.9.</p> <p>Inpatient Psychiatry Unit: the following rooms are standardized amongst each other. Patient Room-MH D1.2.5, Ensuite-MH D1.2.6; and Patient Room-MH-Bariatric D1.2.7, Ensuite-MH-Bariatric D1.2.8</p> <p>Emergency Department: the following rooms are standardized amongst each other. Treatment Room G1.3.7; and Treatment Room-AIR G1.3.8.</p> <p>Perioperative Services: the following rooms are standardized amongst each other. Operating Room H1.1.2</p>	
4.4	Separation of Flow (15 Points)	
	<p>Separation of Flows</p> <p>Separation and efficiency of flows: Visitors, Patients, Providers and Materials will be scored:</p>	

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<p>Circulation Pathway: A travel path a person would take using corridors and/or elevators connecting two locations.</p> <p>Ambulance Flow: Ambulance flow from outside the Hospital Campus to the Emergency Department Vestibule-Ambulance Entrance.</p> <p>General or Public Circulation Pathway: A Public Pathway is a travel route connecting one public space to other public spaces. Public Pathways can include elevators. Examples: Public entrances to reception, registration, waiting rooms, retail food.</p> <p>Restricted or Non-Public Circulation Pathways: A Restricted or Non-Public Pathway is a travel route connecting departments. Patient/Service Pathways can include elevators. Example: OR to Preparation/Recovery.</p> <p>Crossing: A Crossing occurs when a Public Pathway physically crosses a Patient/Service Pathway.</p>	
	<p>Authority’s Objectives:</p> <p>New Tower & SFB Expansion:</p> <ul style="list-style-type: none"> • No General or Public Circulation Pathway will cross a Restricted or Non-Public Circulation Pathway. • Separation of flows in the circulation system between Public, Patient and Materials flow. • Separation between clean and dirty flows. • Separation of flows in order to provide distinct separation of flow types, utilising both new and existing dedicated public, patient and service elevators and corridors. <p>Hospital Campus integration with New Tower & SFB Expansion:</p> <ul style="list-style-type: none"> • Patients, when transported to or from Emergency Department, or transferred from another facility will not flow through the Main Entrance or through other Components within the Hospital (e.g. inpatient or outpatient floors). • Separation of Patient flows from flow of supply, waste, support (e.g. ambulance, equipment vendors, contractors etc). 	
4.4.a	<p>Provide the following Patient flow between the following components:</p> <ul style="list-style-type: none"> • From Main Entrance to all Outpatient Clinics; and 	4

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<ul style="list-style-type: none"> Back of House flow from Operating Rooms to Patient Room in Maternal-Child Component. 	
4.4.b	Provide the following Visitor flow between the following components: <ul style="list-style-type: none"> From Parking to the Main Entrance to Medical Inpatient Units, Maternal/Child Unit and Inpatient Psychiatry Unit, as well as, Nursing Tower and other Patient areas in existing facilities; and Visitor flow from the exterior of the Hospital Campus (e.g. Kincaid/Ingleton Street or other point of entry) to all on-site parking locations and to the Main Entrance of the Facility. 	3
4.4.c	Provide the following Providers flow between the following components: <ul style="list-style-type: none"> Emergency Department, Perioperative Services, Maternal/Child Unit, Inpatient Psychiatry Unit, and all Patient Areas in the existing facility to the Morgue; Existing laboratory (Level 1 Support Facility Building) to Medical Inpatient Units, Outpatient Clinics ; and Morgue to the external exit for body transport. 	4
4.4.d	Provide the following Materials flow between the following components: <ul style="list-style-type: none"> External access to the existing loading dock for deliveries and from loading dock to: <ul style="list-style-type: none"> Facilities Maintenance and Operations Workrooms (all Workrooms); and Biomedical Engineering Workroom-Biomed/CT and Storage rooms. 	4
	Healing Environment	
4.5	Direct and Borrowed Natural Light (10 Points)	
	<p>Direct and Borrowed Natural Light</p> <p>Points will be awarded proportionally based on the number of the rooms that achieve natural or borrowed light.</p> <p>Depending on number of spaces achieved the scoring will be proportional to the total number of spaces as identified in Section 5.7.1.5 of Schedule 3 [Design and Construction Specifications] of the Project Agreement for each of the categories listed below.</p>	

Table 1 – Design Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
4.5.a	<p>Access and quality of Direct Natural Light</p> <p>Provide quality direct natural daylight to the spaces that are indicated as 'Daylight Preferred' in addition to spaces that are indicated as requiring Direct Natural Light in Section 5.7.1.5 of Schedule 3 [Design and Construction Specifications] of the Project Agreement.</p>	5
4.5.b	<p>Access and quality of Borrowed Light</p> <p>Provide quality borrowed daylight to the spaces that are indicated as 'Borrowed Light Preferred' in addition to spaces that are indicated as requiring Borrowed Light in Section 5.7.1.5 of Schedule 3 [Design and Construction Specifications] of the Project Agreement.</p>	5

Table 2 – Resiliency Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
5.1	Climate Resiliency (10 Points)	
5.1.a	<p>Heat Resiliency – Warmer Temperatures</p> <p>Objective: The goal of this element is to incent the incorporation of resiliency against warmer temperatures, particularly during the summer months, into the design of the building.</p> <p>The building design will be scored on the following measurements/statements:</p> <ul style="list-style-type: none"> • The extent to which the design demonstrates that it is able to meet indoor temperature, relative humidity and energy requirements for the New Tower in climates based on the Pacific Climate Impacts Consortium predicted 2050 and 2080 weather files; • The extent to which the submission demonstrates that the design is able to maintain design interior temperature and relative humidity ranges for the scenarios in 5.1.a.iii in Appendix B of this RFP; • The extent to which the design demonstrates that it is able to maintain design interior temperatures during tropical nights (nights in which the temperature does not drop below 20 °C); and • Net present cost of future renovation (if Proponent proposes to meet indoor temperature, relative humidity and energy requirements for the New Tower 	9

Table 2 – Resiliency Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	in climates based on the Pacific Climate Impacts Consortium predicted 2050 weather files) to accommodate the future climate of 2080.	
5.1.b	<p>Heat Resiliency – Extreme Heat Events</p> <p>Objective: The goal of this element is to incent the incorporation of provisions to maintain the health, well-being and productivity of staff and accommodate additional hospital visits when a heat warning (the average of today’s 14:05h temperature and tomorrow’s forecasted high is $\geq 34^{\circ}\text{C}$ at Abbotsford or $\geq 29^{\circ}\text{C}$ at Vancouver) or a special weather statement for hot weather (when temperatures $\geq 32^{\circ}\text{C}$ are expected for at least two consecutive days at Abbotsford, Hope or Pitt Meadows weather stations) is released by Environment Canada. The building design will be scored on the following measurements/statements:</p> <ul style="list-style-type: none"> • Provisions to protect the health, well-being and productivity of staff, particularly those exposed to the outdoor environment; • The extent to which the space is adaptive, to enable the treatment of patients with complications due to extreme heat; and • Other provisions that enable the hospital to operate efficiently during extreme heat waves. 	1

Table 3 – Innovation Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
6.1	Innovative CM Scope Transfer Proposals (15 Points)	
	<p>Objective: The goal of this element is to incent transfers of program elements in the CM Scope to the DBF Scope, resulting in a net present value (NPV) benefit to the Authority through optimized capital and operating costs.</p> <p>Optimized capital and operating costs can include:</p> <ul style="list-style-type: none"> • Differential in construction and owner’s costs through transfer of scope from the CM contract to the Project Agreement; • Reduction in costs to the Authority during construction due to reduced disruption due to renovations; • Consideration of the impact on clinical operations; • Consideration of the impact on support staff travel distances; and • Consideration of the impact on housekeeping workload. 	15

Table 3 – Innovation Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<p>The following categories may be scored:</p> <ul style="list-style-type: none"> • capital cost differential; • clinical; • housekeeping; • portering; • supply/logistics/food services; • energy; • lifecycle; and • others as proposed. 	
6.2	Innovative Proposals (15 Points)	
6.2 a	<p>Objective: The goal of this element is to incentivize Project Co to optimize the new development to support the existing facility, and as a result provides an NPV benefit to the Authority. Innovative proposals will be scored based on the NPV benefit to the Authority, as evaluated by the Authority, and the Proponent’s capital cost estimate.</p> <p>The following categories may be scored:</p> <ul style="list-style-type: none"> ○ capital cost; ○ energy; ○ clinical; ○ facility maintenance and operations; ○ housekeeping; ○ portering; ○ supply/logistics/food services; ○ lifecycle; and ○ others as proposed. 	8
6.2 b	<p>Objective: The goal of this element is to incentivize Project Co to optimize the operation and maintenance of the new development and, as a result, provides an NPV benefit to the Authority. Innovative proposals will be scored based on the NPV benefit to the Authority, as evaluated by the Authority, and the Proponent’s capital cost estimate.</p> <p>The following categories may be scored:</p> <ul style="list-style-type: none"> ○ capital cost; ○ facility maintenance and operations; 	7

Table 3 – Innovation Scored Elements Evaluation Criteria and Weighting

Related Section in Appendix B	Criteria	Points
	<ul style="list-style-type: none"> ○ housekeeping; ○ portering; ○ supply/logistics/food services; ○ lifecycle; and ○ others as proposed. 	

The Technical Submission will be scored and awarded points based on the level of achievement of the criteria in Table 1, Table 2 and Table 3 based on information provided in the Technical Submission as described in Appendix B, Proposal Requirements. For Table 1, each point awarded above 30 points and up to 140 total points will contribute to the calculation of the Adjusted Proposal Nominal Cost. For Table 2 and Table 3, each point awarded will contribute to the calculation of the Adjusted Proposal Nominal Cost.

2. FINANCIAL SUBMISSION

Subject to the terms of this RFP, including Section 8.1 and Section 8.2, the Authority will evaluate each of the Financial Submissions to determine whether the Authority is satisfied that the Financial Submission substantially meets the following requirements:

- (a) in accordance with Section 8.1, the Proposal Nominal Cost as at the Submission Time for Financial Submissions must not exceed the Project Price Ceiling;
- (b) the Proponent has arranged sufficient financing for the Project in accordance with the requirements of the RFP and the Final Draft Project Agreement;
- (c) demonstration that the Proponent’s Financing Plan, including security, bonding, guarantees and insurance elements, is robust and deliverable from both the lender’s and the Authority’s perspectives;
- (d) demonstration that the Proponent’s Financing Plan can be executed expediently if the Proponent is selected as Preferred Proponent;
- (e) demonstration that the Proponent is financially viable;

- (f) the Proponent has confirmation of a bonding undertaking for a performance bond and a labour and materials payment bond, in accordance with the security package that has been submitted under the review process indicated in Appendix Q; and
- (g) the provisions of this RFP, including the requirements set out in:
 - (1) Appendix B of this RFP; and
 - (2) the Final Draft Project Agreement.

If the Authority is not satisfied that the Financial Submission substantially meets the above requirements, the Authority may reject the Proposal and not evaluate it further.

3. RANKING PROCESS

Proposals that have not been rejected will be ranked according to the following process:

Step 1: Highest on Scope Ladder

Each Proposal will be examined to identify the extent to which, if at all, Scope Ladder items, as described in Section 5.3, have been used to achieve the Affordability Requirement. The Proposals will then be ranked in accordance with the Proponent's use of Scope Ladder items, with the Proposal using the least Scope Ladder items being ranked the highest, and the Proposal using the most Scope Ladder items being ranked the lowest.

If a Proponent has made use of Scope Ladder items out of the order described in Section 5.3 (i.e. has used an item in a tier before using all of the items in one or more lower numbered tiers), the Proponent will be deemed to be using all Scope Ladder items in the lower numbered tier(s) even if these items are otherwise included in the Proponent's Proposal. For example, if a Proponent has used a Scope Ladder item in tier 2 without using all Scope Ladder items in tier 1, then the Proponent will be deemed to have used all of the tier 1 items. Further, when a Proponent uses a Scope Ladder item in a tier, the Proponent will be deemed to have used all of the items in the tier even if these items are otherwise included in the Proponent's Proposal. The Proposals will then be ranked based on their use of Scope Ladder tiers, with the Proposal using (or deemed to be using) the least number of Scope Ladder tiers ranked the highest, and the Proposal using (or deemed to be using) the most Scope Ladder tiers ranked the lowest.

If as a result of the foregoing ranking, two or more Proposals are ranked highest, those Proposals (and only those Proposals) will be ranked in accordance with Step 2.

Step 2: Lowest Adjusted Proposal Nominal Cost

The Authority will calculate the Adjusted Proposal Nominal Cost by doing the following:

- (a) Scored Elements Adjustment:



For the purposes of evaluation and ranking only, the Proposal Nominal Cost will be adjusted based on:

- (1) with reference to Table 1, Table 2, and Table 3 above, calculating the number of points (including partial points) by which the points achieved by the Proposal exceed 30 points;
- (2) multiplying that calculated number of points by \$260,000 (the nominal value of a point allocated by the Authority for this purpose); and
- (3) subtracting the product from the Proposal Nominal Cost.

- (b) Total Energy & Carbon Performance Adjustment (as described in Appendix P):

For the purposes of evaluation and ranking only, the Proposal Nominal Cost will be adjusted by subtracting the Total Energy & Carbon Performance Adjustment from the Proposal Nominal Cost.

The Proposal which offers the lowest Adjusted Proposal Nominal Cost as determined by the Authority will receive the highest ranking and be designated the highest-ranked Proposal.

Step 3: Most Advantageous to the Authority

If the Adjusted Proposal Nominal Cost of one or more of the other Proposals is not more than \$100,000 higher than the Proposal with the lowest Adjusted Proposal Nominal Cost, then the Authority will select from among the Proposal with the lowest Adjusted Proposal Nominal Cost and the other Proposals with an Adjusted Proposal Nominal Cost not more than \$100,000 higher than the Proposal that in the Authority's discretion is the most advantageous to the Authority, and such Proposal will be designated as the highest ranked Proposal. The Authority expects that it will have to conclude that there are compelling advantages as compared to the Proposal with the lowest Adjusted Proposal Nominal Cost before a Proposal with a higher Adjusted Proposal Nominal Cost will be selected.

APPENDIX B PROPOSAL REQUIREMENTS

Provided as a separate document.

APPENDIX C PROPOSAL DECLARATION FORM

By executing this Proposal Declaration, the Proponent agrees to the provisions of the RFP and this Proposal Declaration. Capitalized terms are defined in Section 12.1 of the RFP.

[RFP Proponent's Letterhead]

To: Fraser Health Authority
c/o Partnerships BC Inc.
1220 – 800 West Pender Street
Vancouver BC V6C 1J8

Attention: Jag Tamber, Contact Person

In consideration of the Authority's agreement to consider our Proposal in accordance with the terms of the RFP, the Proponent hereby agrees, confirms and acknowledges on its own behalf and on behalf of each member of the Proponent Team, to the extent applicable to such Proponent Team member and within the reasonable knowledge of such Proponent Team member, that:

1. Proposal

- (a) this Proposal Declaration Form has been duly authorized and validly executed by the Proponent;
- (b) the Proponent is bound by all statements and representations in its Proposal;
- (c) its Proposal strictly conforms with the RFP and that any failure to strictly conform with the RFP may, in the discretion of the Authority, be cause for rejection of its Proposal;
- (d) its Proposal is made without collusion or fraud; and
- (e) the Authority reserves the right to verify information in its Proposal and conduct any background investigations including criminal record investigations, verification of the Proposal, credit enquiries, litigation searches, bankruptcy registrations and other investigations on all or any of the Proponent Team members, and by submitting a Proposal, the Proponent and each Proponent Team member agrees that they consent to the conduct of all or any of those investigations by the Authority.

2. Acknowledgements with Respect to the RFP

- (a) the Proponent and each Proponent Team member has received, read, examined and understood the entire RFP including all of the terms and conditions, all documents listed in the RFP “Table of Contents”, and any and all Addenda;
- (b) the Proponent has provided a Proposal that does not exceed the Affordability Requirement as defined in the RFP;
- (c) the Proponent and each Proponent Team member agrees to be bound by the entire RFP including all of the terms and conditions, all documents listed in the RFP Table of Contents, and any and all Addenda;
- (d) the Proponent’s representative identified below is fully authorized to represent the Proponent and each Proponent Team member in any and all matters related to its Proposal, including but not limited to providing clarifications and additional information that may be requested in association with the RFP;
- (e) the Proponent has disclosed all relevant relationships of the Proponent and each Proponent Team member, in accordance with the instructions and format outlined in the Relationship Disclosure Form;
- (f) the Final Draft Project Agreement is in a form acceptable to the Proponent Team and the Senior Lenders (subject to the commitment letter or commitment letters submitted with the Financial Submission) and the Proponent will comply with the requirements of the Final Draft Project Agreement, including by rectifying any non-compliances (material or otherwise) in its Proposal; and
- (g) the Final Draft Construction Management Agreement is in a form acceptable to the Proponent Team (subject to the commitment letter or commitment letters submitted with the Financial Submission) and the Proponent will comply with the requirements of the Final Draft Construction Management Agreement, including by rectifying any non-compliances (material or otherwise) in its Proposal.

3. Consent of Proponent Team

- (a) the Proponent has obtained the express written consent and agreement of each member of the Proponent Team, as listed below, to all terms of this Proposal Declaration Form to the extent applicable to such Proponent Team member, and within the reasonable knowledge of such Proponent Team member.

4. The Proponent Team consists of:

Name (individuals and companies)	Address	Role of Proponent Team Member (e.g. Design-Builder, Design Firm, Key Individual)

**PROPONENT'S CONTACT
REPRESENTATIVE**

Name

Name of Employer

Address

Email Address

Name of Authorized Signatory

Telephone

Signature

If the Proponent is a joint venture, consortium or special purpose entity – this form is to be executed by each of its joint venture or consortium members, as applicable, as identified in the response to the RFQ (and as may have been changed pursuant to this RFP) as the Respondent or the Respondent Team lead(s), or as otherwise acceptable to the Authority.

APPENDIX D RELATIONSHIP DISCLOSURE FORM

By executing this Relationship Disclosure Form, the Proponent is making the disclosure on its own behalf and on the behalf of each member of the Proponent Team.

The Proponent declares on its own behalf and on behalf of each member of the Proponent Team that:

- (a) this declaration is made to the best of the knowledge of the Proponent and, with respect to relationships of each member of the Proponent Team, to the best of the knowledge of that member;
- (b) the Proponent and the members of the Proponent Team have reviewed the definition of Restricted Parties and the non-exhaustive list of Restricted Parties;
- (c) the following is a full disclosure of all known relationships the Proponent and each member of the Proponent Team has, or has had, with:
 - (1) the Authority;
 - (2) any listed Restricted Party;
 - (3) any current employees, shareholders, directors or officers, as applicable, of the Authority or any listed Restricted Party;
 - (4) any former shareholders, directors or officers, as applicable, of the Authority or any listed Restricted Party, who ceased to hold such position within two calendar years prior to the Submission Time for Technical Submissions; and
 - (5) any other person who, on behalf of the Authority or a listed Restricted Party, has been involved in the Competitive Selection Process or the design, planning or implementation of the Project or has confidential information about the Project or the Competitive Selection Process.

Name of Proponent Team Member	Name of Party with Relationship (e.g., list Authority, Restricted Party)	Details of the Nature of the Relationship with the listed Restricted Party/Person (e.g., Proponent Team member was an advisor to the Restricted Party from 2005-2006)
<i>e.g. Firm Name Ltd.</i>	<i>Partnerships BC</i>	<i>Firm Name Ltd. is working with Partnerships BC on Project X.</i>
<i>e.g. John Smith</i>	<i>Authority Name</i>	<i>Employee from 19XX – 20XX</i>

(Each Proponent Team to submit one Relationship Disclosure Form. Add additional pages as required).

NAME OF PROPONENT:

Name of Firm – Proponent:

Address:

Email Address:

Telephone:

Name of Authorized Signatory for Proponent:

Signature:

If the Proponent is a joint venture, consortium or special purpose entity – this form is to be executed by each of its joint venture or consortium members, as applicable, as identified in the response to the RFQ (and as may have been changed pursuant to this RFP) as the Respondent or the Respondent Team lead(s), or as otherwise acceptable to the Authority.

APPENDIX E PROPONENT COMMENTS FORM

(Collaborative Meetings – s. 2.4(b))

Burnaby Hospital Redevelopment Project – Phase 1

Section	Proposed Change (including detailed drafting, and, if applicable, blacklining)	Reasons for Proposed Change

APPENDIX F PARTICIPATION AGREEMENT

[Insert Month, Day Year]

Fraser Health Authority
c/o Partnerships British Columbia Inc.
1220 – 800 West Pender Street
Vancouver BC V6C 1J8

Attention: Jag Tamber, Contact Person

Dear Sirs/Mesdames:

Re: Burnaby Hospital Redevelopment Project Phase 1– Participation Agreement in respect of the Request for Proposals issued by Fraser Health Authority (the Authority) on [Insert Month, Day Year], as amended or otherwise clarified from time to time, including by all Addenda (the RFP)

This letter agreement sets out the terms and conditions of the Participation Agreement between [Insert Name of Proponent] (the **Proponent**) and the Authority, pursuant to which the Proponent agrees with the Authority as follows:

- (a) **Defined Terms.** Capitalized terms not otherwise defined in this Participation Agreement have the meanings given to them in the RFP.
- (b) **Participation.** The Proponent agrees that as a condition of participating in the RFP, including the Competitive Selection Process, Collaborative Meetings and access to the Data Room, the Proponent and each of its Equity Providers will comply with the terms of this Participation Agreement and the terms of the RFP.
- (c) **Confidentiality.** The Proponent will comply with, and will ensure that all of the Proponent Team members and others associated with the Proponent also comply with, the confidentiality conditions attached as Schedule 1 to this Participation Agreement, all of which conditions are expressly included as part of this Participation Agreement.
- (d) **Terms of RFP.** The Proponent will comply with and be bound by, and will ensure that all of the Proponent Team members and others associated with the Proponent also comply with and are bound by, the provisions of the RFP, all of which are incorporated into this Participation Agreement by reference. Without limiting the foregoing the Proponent agrees:
 - (1) that the terms of this Participation Agreement do not limit the Proponent's obligations and requirements under the RFP, any Data Room agreement, or any other document or requirement of the Authority;

- (2) to be bound by the disclaimers, limitations and waivers of liability and Claims and any indemnities contained in the RFP, including Section 11.13 (Limitation of Damages) of the RFP. In no event will the liability of the Authority exceed the amount calculated pursuant to Section 9.9 (Partial Compensation for Participation in this RFP) of the RFP;
 - (3) that the Authority's and the Proponent's obligations in respect of payments of partial compensation or other similar payment are as set out in Section 9.9 (Partial Compensation for Participation in this RFP) of the RFP; and
 - (4) that the Authority's and the Proponent's obligations in respect of the Preferred Proponent Security Deposit are as set out in Sections 9.3, 9.4 and 9.5 of the RFP.
- (e) **Amendments.** The Proponent acknowledges and agrees that:
- (1) the Authority may in its discretion amend the RFP at any time and from time to time; and
 - (2) by submitting a Proposal the Proponent accepts, and agrees to comply with, all such amendments and, if the Proponent does not agree to any such amendment, the Proponent's sole recourse is not to submit a Proposal.
- (f) **General.**
- (1) *Capacity to Enter Agreement.* The Proponent hereby represents and warrants that:
 - i. it has the requisite power, authority and capacity to execute and deliver this Participation Agreement;
 - ii. this Participation Agreement has been duly and validly executed by it, or on its behalf by the Proponent's duly authorized representatives; and
 - iii. this Participation Agreement constitutes a legal, valid and binding agreement enforceable against it in accordance with its terms.
 - (2) *Survival following cancellation of the RFP.* Notwithstanding anything else in this Participation Agreement, if the Authority, for any reason, cancels the Competitive Selection Process or the RFP, the Proponent agrees that it continues to be bound by, and will continue to comply with, Section (c) of this Participation Agreement.
 - (3) *Severability.* If any portion of this Participation Agreement is found to be invalid or unenforceable by law by a court of competent jurisdiction, then that portion will be severed and the remaining portion will remain in full force and effect.
 - (4) *Enurement.* This Participation Agreement enures to the benefit of the Authority and binds the Proponent and its successors.

- (5) *Applicable Law.* This Participation Agreement is deemed to be made pursuant to the laws of the Province of British Columbia and the laws of Canada applicable therein and will be governed by and construed in accordance with such laws.
- (6) *Headings.* The use of headings is for convenience only and headings are not to be used in the interpretation of this Participation Agreement.
- (7) *Gender and Number.* In this Participation Agreement, words imputing any gender include all genders, as the context requires, and words in the singular include the plural and vice versa.
- (8) *Including.* The word including when used in this Participation Agreement is not to be read as limiting.

Yours truly,

(Name of Proponent)

Authorized Signatory

Name of Authorized Signatory
(please print)

SCHEDULE 1 – Confidentiality Conditions

(a) Definitions. In these confidentiality conditions:

- (1) **Confidential Information** means all documents, knowledge and information provided by the Disclosing Party to, or otherwise obtained by, the Receiving Party, whether before or after the date of the RFP, whether orally, in writing or other visual or electronic form in connection with or relevant to the Project, the RFP, the RFQ or the Competitive Selection Process, including, without limitation, all design, operational and financial information, together with all analyses, compilations, data, studies, photographs, specifications, manuals, memoranda, notes, reports, maps, documents, computer records or other information in hard copy, electronic or other form obtained from the Disclosing Party or prepared by the Receiving Party containing or based upon any such information. Notwithstanding the foregoing, Confidential Information does not include information which:
 - i. is or subsequently becomes available to the public, other than through a breach by the Receiving Party of the terms of this Schedule 1;
 - ii. is subsequently communicated to the Receiving Party by an independent third-party, other than a third-party introduced to the Receiving Party by the Disclosing Party or connected with the Project, without breach of this Schedule 1 and which party did not receive such information directly or indirectly under obligations of confidentiality;
 - iii. was rightfully in the possession of the Receiving Party or was known to the Receiving Party before the date of the RFP and did not originate, directly or indirectly, from the Disclosing Party;
 - iv. was developed independently by the Receiving Party without the use of any Confidential Information; or
 - v. is required to be disclosed pursuant to any judicial, regulatory or governmental order validly issued under applicable law;
- (2) **Disclosing Party** means the Authority or any of its Representatives;
- (3) **Permitted Purposes** means evaluating the Project, preparing a Proposal, and any other use permitted by the RFP or this Participation Agreement;
- (4) **Receiving Party** means a Proponent or any of its Representatives;
- (5) **Representative** means a director, officer, employee, agent, accountant, lawyer, consultant, financial advisor, subcontractor, Equity Provider, Key Individual, Project team members or any other person contributing to or involved with the preparation or evaluation of Proposals or

- proposals, as the case may be, or otherwise retained by the Receiving Party, the Authority or Partnerships BC in connection with the Project.
- (b) **Confidentiality.** The Receiving Party will keep all Confidential Information strictly confidential and will not without the prior written consent of the Authority, which may be unreasonably withheld, disclose, or allow any of its Representatives to disclose, in any manner whatsoever, in whole or in part, or use, or allow any of its Representatives to use, directly or indirectly, the Confidential Information for any purpose other than the Permitted Purposes. The Receiving Party will make all reasonable, necessary, and appropriate efforts to safeguard the Confidential Information from disclosure to any other person except as permitted in this Schedule 1, and will ensure that each of its Representatives agrees to keep such information confidential and to act in accordance with the terms contained herein.
- (c) **Ownership of Confidential Information.** The Authority owns all right, title and interest in the Confidential Information and, subject to any disclosure requirements under applicable law, and except as permitted by this Schedule 1, the Receiving Party will keep all Confidential Information that the Receiving Party receives, has access to, or otherwise obtains strictly confidential for a period of three years after the date of the RFP, and will not, without the prior express written consent of an authorized representative of the Authority, which may be unreasonably withheld, use, divulge, give, release or permit or suffer to be used, divulged, given or released, any portion of the Confidential Information to any other person for any purpose whatsoever.
- (d) **Limited Disclosure.** The Receiving Party may disclose Confidential Information only to those of its Representatives who need to know the Confidential Information for the purpose of evaluating the Project and preparing its Proposal or proposal as applicable and on the condition that all such Confidential Information be retained by each of those Representatives as strictly confidential. The Receiving Party will notify Partnerships BC, on request, of the identity of each Representative to whom any Confidential Information has been delivered or disclosed.
- (e) **Destruction on Demand.** On written request, the Receiving Party will promptly deliver to Partnerships BC or destroy all documents and copies thereof in its possession or control constituting or based on the Confidential Information and the Receiving Party will confirm that delivery or destruction to Partnerships BC in writing, all in accordance with the instructions of Partnerships BC (for this purpose information stored electronically will be deemed destroyed upon removal from all storage systems and devices); provided, however, that the Receiving Party may retain one copy of any Confidential Information which it may be required to retain or furnish to a court or regulatory authority pursuant to applicable law.
- (f) **Acknowledgment of Irreparable Harm.** The Receiving Party acknowledges and agrees that the Confidential Information is proprietary and confidential and that the Authority or Partnerships BC

may be irreparably harmed if any provision of this Schedule 1 were not performed by the Receiving Party or any party to whom the Receiving Party provides Confidential Information in accordance with its terms, and that any such harm could not be compensated reasonably or adequately in damages. The Receiving Party further acknowledges and agrees that the Authority will be entitled to injunctive and other equitable relief to prevent or restrain breaches of any provision of this Schedule 1 by the Receiving Party or any of its Representatives, or to enforce the terms and provisions hereof, by an action instituted in a court of competent jurisdiction, which remedy or remedies are in addition to any other remedy to which the Authority may be entitled at law or in equity.

- (g) **Waiver.** No failure to exercise, and no delay in exercising, any right or remedy under this Schedule 1 by the Authority will be deemed to be a waiver of that right or remedy.

APPENDIX G COMMITMENT LETTER TEMPLATE

Financial Submission

The commitment letter submitted as part of the Financial Submission should be in substantially the following form, addressed to the Authority, and sent from all Senior Lenders supporting the Proposal, either individually or (provided that all of them sign the letter) as a group. Separate letters from separate groups of Senior Lenders (e.g., senior, mezzanine, capital markets, and financial guarantors) may be provided, if appropriate.

To: Fraser Health Authority
c/o Partnerships British Columbia Inc.
1220 – 800 West Pender Street
Vancouver BC V6C 1J8

Re: Burnaby Hospital Redevelopment Project – Phase 1 (the **Project**)

[Insert Bank/other Financial Institution Name] [Insert Group letter]

The signatories of this letter provide(s) this letter in support of the Proposal (as defined in the RFP) submitted by [the Proponent's name] (the **Proponent**) in response to the RFP issued by the Authority on [Insert Month, Day Year], as amended, in relation to the Project and in consideration of the Authority inviting the Proponent to submit such Proposal.

- (a) We confirm that we have undertaken the due diligence that we consider necessary on the Project to enable us to offer committed financing to the Proponent in an amount of not less than \$[Insert Value] in support of the Proponent's Proposal, which the Proponent has confirmed to us complies with the requirements of the RFP. The provision of such financing will be subject only to the following:
- (1) the completion of a satisfactory audit of the Contract Execution Financial Model;
 - (2) negotiation and finalization of funding documentation based on the attached debt term sheet; and
 - (3) negotiation and finalization of Principal Contracts based on the heads of terms included in the Proposal.
- (b) We have carried out and relied upon the due diligence referred to in paragraph 1 above with support from, and in cooperation with, [[Insert Name]] (our legal advisors), [[Insert Name]] (our technical advisors) and [[Insert Name]] (our insurance advisors) [and [[Insert Name]] (our model auditors)]. In particular:

- (1) due diligence on the Technical Submission proposed for the Project by the Proponent has been undertaken on our behalf and we are satisfied with the Technical Submission;
 - (2) due diligence on the insurance proposals contained in the Proposal and the Authority's requirements in relation to insurances for the Project has been undertaken on our behalf and we can confirm that we are satisfied with the adequacy of the proposed insurance arrangements contained within the Proposal (assuming that such insurance arrangements are commercially available at the time of Contract Execution);
 - (3) due diligence has been undertaken on the Financial Model included in the Proposal and we confirm that the results of the Financial Model (including the sensitivities) are satisfactory and capable of supporting the proposed financing described in the attached debt term sheet; and
 - (4) we confirm that we accept the terms and risk allocation of and have no further comments on the Final Draft Project Agreement, and that this agreement is acceptable without modification (except as contemplated therein) for purposes of financing the Project as contemplated in this letter.
- (c) We are satisfied that the attached debt term sheet sets out all significant commercial terms and conditions relating to the financing referred to in paragraph 1 above and the debt funding structure and, if any, all required terms relating to any material adverse change conditions to which the commitment referred to in paragraph 1 above is subject.
- (d) [If individual letters submitted] We confirm that we have received credit committee approval and, if any, other required internal approvals for the underwriting of up to [Insert Value]% of the [describe relevant facilities referred to in debt term sheet] on the terms contemplated by this letter and the attached debt term sheet.
- [If group letters submitted] We confirm that we have received credit committee approval and, if any, other required internal approvals for the underwriting of the facilities referred to in the attached debt term sheet in the following percentages and on the terms contemplated by this letter and the attached debt term sheet:
- [List bank/financial institutions individually & % participations of each of them in each facility].
- [If individual or group letters submitted] We confirm that [our commitment] [the commitment of each signatory of this letter] described in this letter in the amount represented by the percentage(s) detailed above will not be affected by any subsequent withdrawal by, or removal of, any other senior lender from the Proponent's Financing Plan.
- (e) We confirm that we will be able to meet the Authority's timetable to achieve Contract Execution (i.e., execution and delivery of all funding agreements and satisfaction of all conditions precedent

to initial drawdown) by 13 weeks after the announcement of the Proponent as the Preferred Proponent.

This letter does not constitute an offer of finance or a legally binding commitment of any kind to provide finance. This letter is intended for your exclusive use and may not be relied upon or used by any other person. This letter is provided on the condition that the contents will be treated as strictly private and confidential and will not be disclosed or quoted in whole or in part to any person other than the Authority, other governmental authorities including the Province of British Columbia, and/or their advisors.

The provisions of this letter and attached debt term sheet have been approved for a period expiring not less than 120 days from the date of submission of the Financial Submission forming part of the Proposal on **[Insert Date of Submission Time for Financial Submissions]** (the **Submission Time for Financial Submissions** under the RFP).

APPENDIX H PREFERRED PROPONENT SECURITY DEPOSIT

[Note: The Preferred Proponent Security Deposit should be a Letter of Credit substantially in the following form, issued by, or confirmed by, a Canadian chartered bank acceptable to the Authority in its discretion and be callable at the bank's counters in Vancouver, British Columbia.]

TO: Fraser Health Authority

<>

(the Beneficiary)

RE PREFERRED PROPONENT SECURITY DEPOSIT

IRREVOCABLE LETTER OF CREDIT NO: __

Dear Sirs:

At the request of our client, _____ (the Customer), we hereby issue in your favour our irrevocable letter of credit No. _____ (Letter of Credit) for a sum not exceeding in the aggregate **[Insert Value in Words]** (CDN \$**[Insert Value]**) effective immediately.

This bank will immediately pay to you under this Letter of Credit any amount or amounts claimed, not exceeding in the aggregate the sum of CDN \$**[Insert Value]** upon your written demand(s) for payment being made upon us at our counter during normal business hours, **[Note: insert address of Bank in Vancouver, British Columbia]**, Canada referencing this irrevocable Letter of Credit No.

_____ dated _____.

Partial drawings are permitted.

This Letter of Credit is issued subject to Uniform Customs and Practice for Documentary Credits, 2007 Revision, ICC Publication No. 600.

Drawings up to the full amount of the Letter of Credit may be made where the drawing is accompanied by a certificate executed by an authorized signatory of the Beneficiary stating that:

- (a) the person signing the certificate is an authorized signatory of the Beneficiary; and
- (b) the Beneficiary is entitled to draw upon this Letter of Credit.

Any drawings made under this Letter of Credit must be accompanied by the original or certified copy of this Letter of Credit, together with an original certificate complying with the conditions set out above.

We will honour your written demand(s) for payment on presentation without enquiring whether you have a legitimate claim between yourself and our said Customer.

All banking charges are for the account of the Customer.

This Letter of Credit will remain in full force and effect and, unless renewed, will expire at the close of business on [Insert Date].

Notice of non-renewal will be provided to the Beneficiary in writing by registered mail by not later than 20 Business Days before the expiry date.

Authorized Signatory

Authorized Signatory

APPENDIX I CONSTRUCTION INSURANCE UNDERWRITING QUESTIONNAIRE

Posted in the Data Room.

APPENDIX J INITIAL DRAFT AGREEMENTS

Posted in the Data Room.

APPENDIX K RATE SETTING PROCESS AND ADVANCE INTEREST RATE SUBMISSIONS

1. RATE SETTING PROCESS

To facilitate the rate setting process, an AIRS process will be used over the RFP phase prior to the selection of a Preferred Proponent. Once a Preferred Proponent is selected, detailed base rate setting protocols as applicable will be developed in conjunction with the Preferred Proponent.

Any facility identified by a Proponent as an Adjustment Credit Facility in the AIRS process may have components of its pricing between Financial Submission and Contract Execution adjusted for benchmarks (**Benchmarks**) as outlined in this Appendix.

Benchmarks are:

- (a) Senior Debt Base Rate Benchmark: established by reference to Government of Canada benchmark bonds.

This Benchmark is used to establish the Senior Debt base rate for the Proponent's Financial Submission and to establish the calculation for determining the relevant base rate at Contract Execution.

- (b) Swapped Senior Debt Base Rate Benchmark: established by reference to CAD swap yields and CAD basis swap yields.

This Benchmark is used to establish the Senior Debt swapped base rate for the Proponent's Financial Submission and to establish the calculation for determining the relevant swapped base rate at Contract Execution.

- (c) Reinvestment Base Rate Benchmark: established by reference to either of the approaches outlined in (a) and (b) above depending on the nature of the reinvestment product.

This Benchmark is used to establish the reinvestment product base rate for the Proponent's Financial Submission and to establish the calculation for determining the relevant reinvestment product base rate at Contract Execution.

- (d) Senior Debt Credit Spread Benchmark: established by reference to a basket of comparable bonds agreed between the Authority and the Proponent.

This Benchmark is used to measure the change in spread of a basket of bonds between Financial Submission and the Credit Spread Refresh Lock-in Date. The Proponent's relevant Credit Spreads will be adjusted by the same amount (either up or down).

Benchmarks (excluding the Reinvestment Base Rate Benchmark) may be applied to any Senior Credit Facility that is designated by a Proponent during the Advance Interest Rate Submission process as an

Adjustment Credit Facility. Any Senior Credit Facility not so designated will not be adjusted following the Financial Submission.

The Reinvestment Base Rate Benchmark may be applied to any reinvestment product that is included in the Proponent's Financial Model and that is associated with any portion of the Senior Credit Facilities. Such reinvestment product must be designated by the Proponent during the Advance Interest Rate Submission process as an Adjustment Credit Facility. Any reinvestment product not so designated will not be adjusted following the Financial Submission.

2. ADVANCE INTEREST RATE SUBMISSIONS (AIRS)

There are three Advance Interest Rate Submissions (AIRS) to determine the method for calculating the Benchmarks and their values: Initial AIRS, Interim AIRS and Final AIRS. Details and submission requirements relating to each of these AIRS are contained in this appendix.

2.1 Senior Debt Base Rate Fluctuation Risk (including reinvestment products)

If a Proponent submits all of an Initial AIRS, an Interim AIRS and a Final AIRS with respect to base rates in accordance with the provisions of this RFP, and the Authority has advised the Proponent that such AIRS are acceptable to the Authority, then subject to the provision of this RFP the Authority will assume the risk of any changes in base rates (both up and down) affecting the relevant Adjustment Credit Facilities only, in respect of the period commencing from and including the date the Authority provides the information with respect to the Final AIRS (as contemplated in the section titled "Information to be Provided by the Authority" in Appendix K) up to and including the date of Contract Execution.

2.2 Senior Debt Credit Spread Fluctuation Risk

If a Proponent submits all of an Initial AIRS, an Interim AIRS and a Final AIRS with respect to credit spreads in accordance with the provisions of this RFP, and the Authority has advised the Proponent that such AIRS are acceptable to the Authority, then subject to the provision of this RFP the credit spread on each relevant Adjustment Credit Facility only will be reset on the Credit Spread Refresh Lock-in Date to reflect the movement (if any) in the Senior Debt Credit Spread Benchmark since the date on which the Final AIRS acceptable to the Authority was submitted.

The "**Credit Spread Refresh Lock-in Date**" will be the Business Day immediately prior to the date on which the base rates for the Senior Credit Facilities are set in accordance with the pre-agreed rate setting protocol, when the Preferred Proponent is either to:

- (a) confirm the credit spread applicable to each relevant Adjustment Credit Facility (where there has been no change in the credit spread); or

- (b) change the credit spread applicable to each relevant Adjustment Credit Facility (whether such change is upwards or downwards) by submitting to the Authority:
- (1) the revised credit spreads calculated using the Senior Debt Credit Spread Benchmark approved by the Authority in accordance with this RFP, including all information that the Authority requires to confirm the movement in the Senior Debt Credit Spread Benchmark and applicable revision to each Credit Spread;
 - (2) a fully completed Appendix K-3;
 - (3) a fully optimized Financial Model that has been revised only to reflect the then-current value for the Base Rate and revised Credit Spread on each relevant Adjustment Credit Facilities;
 - (4) Proposal Price Forms revised only with respect to the then-current value for the Base Rate and Credit Spread on each Adjustment Credit Facilities; and
 - (5) any other supporting information that the Authority may reasonably request.

With effect from the Credit Spread Refresh Lock-in Date, but without prejudice to any other rights of the Authority under this RFP, the revised Credit Spreads on the relevant Adjustment Credit Facilities and any re-optimization of the Financial Model and any revisions to its Financing Plan provided by the Preferred Proponent will apply without any further adjustment to credit spreads through to Contract Execution.

2.3 Credit Spread Re-Couponsing Process

If a Proponent's Financing Plan involves a solution that has a market clearing spread that differs from the credit spread agreed to at the Credit Spread Refresh Lock-in Date, the Authority will not be involved in the determination of the issue spread adjustment.

Any activity by the Proponent to determine the issue spread adjustment and the post-recouponsing Financial Model and reconcile with the Proponent's financing documents (e.g. Note/Bond Indenture) must be done independently of Contract Execution. The Project Agreement will only reflect the agreed upon credit spread between the Authority and the Proponent.

2.4 Interest Rate Assumptions in the Financial Submission Financial Model

If a Proponent submits all three of an Initial AIRS, an Interim AIRS and a Final AIRS with respect to base rates in accordance with the provisions of this RFP, and the Authority has advised the Proponent that all three such AIRS are acceptable to the Authority, then subject to the provision of this RFP the Proponent is to use the base rate agreed during the Final AIRS process for the relevant Adjustment Credit Facilities in its Financial Model submitted as part of its Financial Submission.

2.5 Dry Runs

If the Preferred Proponent is a Proponent that submitted an Initial AIRS, an Interim AIRS and a Final AIRS in accordance with the provisions of this RFP, and the Authority has advised the Proponent that such AIRS were acceptable to the Authority, then prior to Contract Execution the Preferred Proponent will undertake several “dry runs” with the Authority so that the parties are familiar with, and agree on, the technical process for determining the base rates and incorporating the results into the Financial Model.

3. GENERAL APPROACH TO PRICING THE BENCHMARKS

	Advance Interest Rate Submissions (excluding Initial)	Preferred Proponent Stage
<p>Senior Debt Base Rate Benchmark</p> <p>(not swapped, based on Government of Canada benchmark bonds)</p>	<p>Bid-market rates for Government of Canada benchmark bonds to be provided by the Authority.</p> <p>Interpolation (if any) to be calculated by the Proponent using a methodology agreed during the Initial AIRS process.</p> <p>The calculated Senior Debt Base Rate Benchmark, including the calculation methodology, will be subject to the Authority’s approval.</p>	<p>At <u>Contract Execution</u>:</p> <p>Senior Debt Base Rate Benchmark to be provided by the Preferred Proponent in accordance with a pre-agreed rate setting protocol.</p> <p>Proponent to source its own bid-market data.</p> <p>Interpolation methodology to match that agreed during the AIRS process.</p> <p>The Senior Debt Base Rate Benchmark will be subject to the Authority’s approval.</p>
<p>Swapped Senior Debt Base Rate Benchmark</p> <p>(swapped, based on a forward swap curve)</p>	<p>Mid-market CAD swap and mid-market CAD basis swap data will be provided by the Authority.</p> <p>Proponent will use the information provided by the Authority to calculate the appropriate Swapped Senior Debt Base Rate Benchmark using a methodology agreed during the Initial AIRS process.</p> <p>Proponent will provide the terms of the swap structure per the template provided in Appendix K-2 unless an alternative structure is proposed by the Proponent and agreed by the Authority. Proponent will assume that the terms provided including the notional schedule and the fixed rate assume that Contract Execution happened on the same day that the day the rates were provided by the Authority under Appendix K-1.</p> <p>The calculated Swapped Senior Debt Base Rate Benchmark, including the calculation methodology, will be subject to the Authority’s approval.</p>	<p>At <u>Contract Execution</u>:</p> <p>Swapped Senior Debt Base Rate Benchmark to be provided by the Preferred Proponent in accordance with a pre-agreed rate setting protocol.</p> <p>Proponent to source its own mid-market data. Calculation methodology to match that agreed during the AIRS process.</p> <p>The Swapped Senior Debt Base Rate Benchmark will be subject to the Authority’s approval.</p>

Advance Interest Rate Submissions (excluding Initial)		Preferred Proponent Stage
Reinvestment Base Rate Benchmark	An approach similar to the Senior Debt Base Rate Benchmark or the Swapped Senior Debt Base Rate Benchmark depending on the nature of the relevant reinvestment product.	At <u>Contract Execution</u> : An approach similar to the Senior Debt Base Rate Benchmark or the Swapped Senior Debt Base Rate Benchmark depending on the nature of the relevant reinvestment product.
Senior Debt Credit Spread Benchmark	Proponent to provide the mid-market rates of a basket of bonds agreed during the Initial AIRS process. Proponent will calculate the Senior Debt Credit Spread Benchmark using a methodology agreed during the Initial AIRS process. Mid-market rates and calculated mid-market credit spreads will be subject to approval by the Authority.	On the <u>Credit Spread Refresh Lock-in Date</u> : Proponent to provide a fully completed Appendix K-3. Proponent to provide the mid-market rates of a basket of bonds agreed during the AIRS process. Proponent to calculate the Senior Debt Credit Spread using the same methodology agreed during the AIRS process. Mid-market and calculated mid-market credit spreads will be subject to approval by the Authority.

The “Senior Debt Base Rate Benchmark” will be calculated at the bid-market rate, excluding any execution spread, credit spread, liquidity spread or any other form of margin, spread or fee. The “Swapped Senior Debt Base Rate Benchmark”, and the “Reinvestment Base Rate Benchmark” will all be calculated at the mid-market rate excluding any execution spread, credit spread, liquidity spread or any other form of margin, spread or fee. The Proponent’s Financial Model included in its Financial Submission should include any execution and/or swap credit spread/charge required to execute the relevant benchmark and, for the avoidance of doubt, such execution and/or swap credit spread/charge will not be subject to any adjustments after Financial Submission.

4. INITIAL AIRS

4.1 Information to be Provided by the Authority

The Authority expects to provide Proponents with an updated Appendix K-1 one week prior to the Initial AIRS Submission Time based on market rates as at 08:00 Pacific Time on that day.

4.2 Information to be Provided by the Proponent

In its Initial AIRS the Proponent is to provide:

- (a) A statement of which of its Senior Credit Facilities it elects to designate as an Adjustment Credit Facility. If the Proponent does not elect to designate any Senior Credit Facility as an Adjustment Credit Facility, then a statement to that effect.

If no Senior Credit Facilities are designated as an Adjustment Credit Facility then, except as required by this Section (a), the Proponent is not required to submit any further information in respect of the AIRS process.

Any Senior Credit Facility designated as an Adjustment Credit Facility may be adjusted, but only in accordance with this RFP, between Financial Submission and Contract Execution. Any Senior Credit Facility not designated as an Adjustment Credit Facility may not be adjusted following Financial Submission.

- (b) A statement of which of the Benchmarks the Proponent elects to apply to each of the designated Adjustment Credit Facilities.
- (c) If a Proponent elects to apply the Senior Debt Base Rate Benchmark:

- (1) Confirmation that the Government of Canada benchmark bonds identified by the Authority in Appendix K-1 are suitable for the anticipated debt structure contemplated by the Proponent. When selecting the Government of Canada benchmark bonds, Proponents should consider Canadian bond market pricing convention which is to price amortizing bonds using an underlying benchmark bond with a term to maturity that approximates the average life date, not the maturity date.
- (2) If the Government of Canada benchmark bonds identified by the Authority in Appendix K-1 are not suitable for the anticipated debt structure contemplated by the Proponent, then alternate security or securities for consideration by the Authority.

In such instances, the Proponent is to provide sufficient information to allow the Authority to confirm that the Government of Canada benchmark bonds identified by the Authority in Appendix K-1 are not suitable for the Proponent's anticipated debt structure. If other alternate security or securities are requested, the information provided must demonstrate why they are suitable and possess similar characteristics in terms of information access, rating, duration, liquidity and amortization as the Government of Canada benchmark bonds.

Alternate security or securities may be accepted or rejected by the Authority in its absolute discretion.

- (3) A detailed explanation, including a worked example, of how and in what circumstances the Proponent will calculate an interpolated rate from the approved securities.
- (d) If a Proponent elects to apply the Swapped Senior Debt Base Rate Benchmark:
- (1) A completed indicative swap term sheet substantially in the form shown in Appendix K-2 except that for the purpose of the Initial AIRS, terms and conditions marked on the indicative term sheet with an asterisk (*) need not be submitted.
 - (2) A detailed explanation, including a worked example indicating the periodic payments and reset rates expected as calculated by the Proponent, of how the Swapped Senior Debt Base Rate Benchmark will be calculated from the information provided to the Proponent by the Authority.
- (e) If a Proponent elects to apply the Reinvestment Base Rate Benchmark:
- (1) A description of the reinvestment products to which the Benchmark will apply and the association between those reinvestment products and the Senior Credit Facilities.
 - (2) Confirmation as to whether the Reinvestment Base Rate Benchmark is to be based on a swapped rate product.
 - (3) If the Reinvestment Base Rate Benchmark is not to be based on a swapped rate product then the same information requested in Section c) in relation to the Reinvestment Rate Benchmark.
 - (4) If the Reinvestment Base Rate Benchmark is to be based on a swapped rate product then the same information requested in Section d) in relation to each Reinvestment Base Rate Benchmark.
- (f) If a Proponent elects to apply the Senior Debt Credit Spread Benchmark:
- (1) A proposed Senior Debt Credit Spread Benchmark, such Senior Debt Credit Spread Benchmark being a security (i.e., an index) or weighted “basket” of securities that the Proponent believes possesses similar credit characteristics to the relevant Adjustment Credit Facility in terms of rating, duration, size and currency and for which observable rates are verifiable by the Authority. Complete and submit Section 2, area labeled “i” columns B through G inclusive in Appendix K-3:
 - i. The basket must have at least 12 securities included in total. If certain bonds are rejected during the process, the Proponent must propose additional bonds, subject to the Authority’s approval, in order to get back to the minimum.

- (2) Rationale for the suitability of the Senior Debt Credit Spread Benchmark including consideration for relevance, liquidity and diversification within the “basket”.
- (3) Information and documentation to support, and to enable a third-party to verify, the proposed Senior Debt Credit Spread Benchmark pricing including:
 - i. details of how the Senior Debt Credit Spread Benchmark will be priced and software that will be applied; and
 - ii. details of the pricing conventions inherent in the pricing.
- (4) A proposed formula describing how each Credit Spread will move upwards and downwards with the movement in the Senior Debt Credit Spread Benchmark.

4.3 Process following Initial AIRS

Within a reasonable period determined by the Authority after the Initial AIRS Submission Time, the Authority will advise the relevant Proponent whether, in the Authority’s discretion, the information contained within the Initial AIRS is acceptable.

If the Authority advises a Proponent, with particulars, that any Initial AIRS is not acceptable, the Proponent is to submit a revised Initial AIRS to the Authority that addresses the Authority’s concerns within five Business Days (or other such reasonable period determined by the Authority in its discretion) after receiving such notice.

The Authority may, in its discretion, request a meeting with the Proponent to discuss its Initial AIRS.

This process will be repeated (at the discretion of the Authority) until an Initial AIRS is proposed that is acceptable to the Authority, in the Authority’s discretion. A Proponent that has submitted an Initial AIRS that is acceptable to the Authority will be invited to submit an Interim AIRS.

A Proponent may make a supplementary submission after the Initial AIRS (on the same basis as the Initial AIRS) and before the Interim AIRS. It is in the Authority’s discretion whether to accept the supplementary submission. If there is insufficient time for the Authority and the Proponent to agree on revised Benchmarks, the Proponent will use the benchmarks approved at the Initial AIRS.

5. INTERIM AIRS

5.1 Information to be Provided by the Authority

The Authority expects to provide Proponents with an updated Appendix K-1 one week prior to the Interim AIRS Submission Time based on market rates as at 8:00 Pacific Time on that day.

5.2 Information to be Provided by the Proponent

In its Interim AIRS the Proponent is to provide:

- (a) If a Proponent elected in its Initial AIRS to apply the Senior Debt Base Rate Benchmark:
- (1) Acceptance of the information provided one week prior to the Interim AIRS Submission Time by the Authority to the Proponent.
 - (2) The calculation used by the Proponent to determine the Senior Debt Base Rate Benchmark from the information provided by the Authority.
 - (3) Confirmation that the Senior Debt Base Rate Benchmark is calculated using the rates provided by the Authority and excludes all margins, spreads and fees.
- (b) If a Proponent elected in its Initial AIRS to apply the Swapped Senior Debt Base Rate Benchmark:
- (1) Acceptance of the information provided one week prior to the Interim AIRS Submission Time by the Authority to the Proponent.
 - (2) A completed indicative swap term sheet substantially in the form shown in Appendix K-2.
 - (3) The Swapped Senior Debt Base Rate Benchmark determined by the Proponent using the information provided by the Authority.
 - (4) The calculation used by the Proponent to determine the Swapped Senior Debt Base Rate Benchmark.
 - (5) Confirmation that the Swapped Senior Debt Base Rate Benchmark is calculated using the rates provided by the Authority and excludes all margins, spreads and fees (with the exception of any swap spread/charge implied within the mid-market CAD swap curve). Any execution and/or swap credit spread/charge required to execute the Swapped Senior Debt Base Rate Benchmark should be included in the Proponent's Proposal Nominal Cost submitted as part of its Financial Submission and will not be subject to any adjustments after Financial Submission.
- (c) If a Proponent elected in its Initial AIRS to apply the Reinvestment Base Rate Benchmark:
- (1) Acceptance of the information provided one week prior to the Interim AIRS Submission Time by the Authority to the Proponent.
 - (2) If relevant, a completed indicative swap term sheet substantially in the form shown in Appendix K-2. If an indicative swap term sheet is not relevant to the Reinvestment Base Rate Benchmark then a confirmation as such.
 - (3) The Reinvestment Rate Benchmark determined by the Proponent using the information provided by the Authority.

- (4) The calculation used by the Proponent to determine the Reinvestment Base Rate Benchmark from the information provided by the Authority.
 - (5) Confirmation that the Reinvestment Base Rate Benchmark is calculated using the rates provided by the Authority and excludes all margins, spreads and fees (with the exception of any swap spread implied within the mid-market CAD swap curve, if relevant).
- (d) If a Proponent elected in its Initial AIRS to apply the Senior Debt Credit Spread Benchmark:
- (1) The Senior Debt Credit Spread Benchmark determined by the Proponent as at 07:00 Pacific Time the day before the Interim AIRS Submission Time. Complete and submit Section 2, area labeled “iii”, columns H through M inclusive in Appendix K-3.
 - (2) Information and documentation to support, and to enable a third-party to verify, the proposed Senior Debt Credit Spread Benchmark price including:
 - ◆ details of how the Senior Debt Credit Spread Benchmark was priced and the software that was applied;
 - ◆ copies of the price quotes (using a Bloomberg screen shot or similar); and
 - ◆ details of the pricing conventions inherent in the pricing.

Confirmation that the Senior Debt Credit Spread Benchmark is a mid-market spread that is calculated from the difference in the relevant mid-market rates and excludes all margins, profits and fees.

5.3 Process following Interim AIRS

Within a reasonable period determined by the Authority after the Interim AIRS Submission Time, the Authority will advise the relevant Proponent whether, in the Authority’s discretion, the information contained within the Interim AIRS is acceptable.

If the Authority advises a Proponent, with particulars, that any Interim AIRS is not acceptable, the Proponent is to submit a revised Interim AIRS to the Authority that addresses the Authority’s concerns within five Business Days (or other such reasonable period determined by the Authority in its discretion) after receiving such notice.

The Authority may, in its discretion, request a meeting with the Proponent to discuss its Interim AIRS.

This process will be repeated (at the discretion of the Authority) until an Interim AIRS is proposed that is acceptable to the Authority, in the Authority’s discretion. A Proponent that has submitted an Interim AIRS that is acceptable to the Authority will be invited to submit a Final AIRS.

6. FINAL AIRS

6.1 Information to be Provided by the Authority

The Authority expects to provide Proponents with an updated Appendix K-1 one week prior to the Final AIRS Submission Time based on market rates as at 8:00 Pacific Time.

6.2 Information to be Provided by the Proponent

In its Final AIRS the Proponent is to provide:

- (a) If a Proponent elected in its Initial AIRS to apply the Senior Debt Base Rate Benchmark:
 - (1) Acceptance of the information provided one week prior to the Final AIRS Submission Time by the Authority to the Proponent.
 - (2) The calculation used by the Proponent to determine the Senior Debt Base Rate Benchmark from the information provided by the Authority.
 - (3) Confirmation that the Senior Debt Base Rate Benchmark is calculated using the rates provided by the Authority and excludes all margins, spreads and fees.
- (b) If a Proponent elected in its Initial AIRS to apply the Swapped Senior Debt Base Rate Benchmark:
 - (1) Acceptance of the information provided one week prior to the Final AIRS Submission Time by the Authority to the Proponent.
 - (2) A completed indicative swap term sheet substantially in the form shown in Appendix K-2.
 - (3) The Swapped Senior Debt Base Rate Benchmark determined by the Proponent using the information provided by the Authority.
 - (4) The calculation used by the Proponent to determine the Swapped Senior Debt Base Rate Benchmark.
 - (5) Confirmation that the Swapped Senior Debt Base Rate Benchmark is calculated using the rates provided by the Authority and excludes all margins, spreads and fees (with the exception of any swap spread implied within the mid-market CAD swap curve).
 - (6) With the exception of any swap spread implied within the mid-market CAD swap curve, an execution and/or credit spread/charge required to execute the relevant rate (for the Swapped Senior Debt Base Rate Benchmark should be included in the Proponent's Proposal Nominal Cost submitted as part of its Financial Submission and will not be subject to any adjustments after Financial Submission).
- (c) If a Proponent elected in its Initial AIRS to apply the Reinvestment Base Rate Benchmark:

- (1) Acceptance of the information provided one week prior to the Final AIRS Submission Time by the Authority to the Proponent.
 - (2) If relevant, a completed indicative swap term sheet substantially in the form shown in Appendix K-2. If an indicative swap term sheet is not relevant to the Reinvestment Base Rate Benchmark then a confirmation as such.
 - (3) The Reinvestment Rate Benchmark determined by the Proponent using the information provided by the Authority.
 - (4) The calculation used by the Proponent to determine the Reinvestment Base Rate Benchmark from the information provided by the Authority.
 - (5) Confirmation that the Reinvestment Base Rate Benchmark is a mid-market rate and excludes all margins, spreads and fees (with the exception of any swap spread implied within the mid-market CAD swap curve, if relevant).
- (d) If a Proponent elected in its Initial AIRS to apply the Senior Debt Credit Spread Benchmark:
- (1) The Senior Debt Credit Spread Benchmark determined by the Proponent as at 07:00 Pacific Time the day before the Final AIRS Submission Time. Update and submit Section 2, area labeled “iii” columns H through M inclusive in Appendix K-3.
 - (2) Information and documentation to support, and to enable a third-party to verify the proposed Senior Debt Credit Spread Benchmark including:
 - ◆ details of how the Senior Debt Credit Spread Benchmark was priced and the software that was applied;
 - ◆ copies of the price quotes (using a Bloomberg screen shot or similar); and
 - ◆ details of the pricing conventions inherent in the pricing.
 - (3) Confirmation that the Senior Debt Credit Spread Benchmark is a mid-market spread that is calculated from the difference in the relevant mid-market rates and excludes all margins, profits and fees (with the exception, if relevant, of any swap spread implied within the mid-market CAD swap curve).

6.3 Process following Final AIRS

Within a reasonable period determined by the Authority after the Final AIRS Submission Time, the Authority will advise the relevant Proponent whether, in the Authority’s discretion, the information contained within the Final AIRS is acceptable.

If the Authority advises a Proponent, with particulars, that any Final AIRS is not acceptable, the Proponent is to submit a revised Final AIRS to the Authority that addresses the Authority’s concerns

within five Business Days (or other such reasonable period determined by the Authority in its discretion) after receiving such notice.

The Authority may, in its discretion, request a meeting with the Proponent to discuss its Final AIRS.

This process will be repeated (at the discretion of the Authority) until a Final AIRS is proposed that is acceptable to the Authority, in the Authority's discretion.

APPENDIX K-1

Rate Sheet

Provided as a separate PDF document.

Note: If any Government of Canada benchmark bond switches to an alternative Government of Canada benchmark bond prior to Contract Execution, the pricing of any Adjustment Credit Facilities based on the affected Government of Canada benchmark bond will also switch to the applicable alternative Government of Canada benchmark bond.

APPENDIX K-2

Swap Term Sheet

Provided as a separate spreadsheet.

APPENDIX K-3

Senior Debt Credit Spread Benchmark

Provided as a separate worksheet.

APPENDIX L NOT USED

APPENDIX M ENQUIRY FORM

ENQUIRIES

Burnaby Hospital Redevelopment Project – Phase 1

Request Number: _____

Proponent Team: _____

Date: _____

Do you request this query to be Commercial in Confidence? Yes No

This form may be used for single and multiple enquiries.

Enquiry/Enquiries:

APPENDIX N COLLABORATIVE MEETING STRUCTURE

A suggested approach for each of the Collaborative Meetings, including example agenda and submission items, is provided below:

(a) Collaborative Meeting 1:

- (1) Site requirements including setbacks, building height;
- (2) architectural site plan option(s) with major blocking elements (e.g., all program areas) showing key circulation, access and adjacencies;
- (3) high level engineering strategies (mechanical, electrical, structural, civil);
- (4) Site access, traffic flow and parking;
- (5) Energy Centre strategy;
- (6) commentary on the Initial Draft Agreements, as applicable;
- (7) commentary on the Project schedule;
- (8) innovative proposal scored elements; and
- (9) commentary on affordability or expensive/problematic specification items.

(b) Collaborative Meeting 2:

- (1) resolution of any issues raised by the Authority in Collaborative Meeting 1;
- (2) architectural floor plans to a concept plan level of completion sufficient to illustrate functionality of spaces and key adjacencies;
- (3) Site access, traffic flow and parking;
- (4) any features or proposed Acceptable Equivalent(s) needing advanced consideration or review including engineering issues (refer to Section 7.15 for further details);
- (5) commentary on the Initial Draft Agreements, as applicable;
- (6) commentary on the Project schedule including phased occupancy;
- (7) scored elements; and
- (8) Proponent opinions on areas of Schedule 3 [Design and Construction Specifications] of the Project Agreement that may:
 - i. exceed typical industry specifications related to quality and performance for facilities of this type;

- ii. exceed good industry practices and related standards in relation to redundancy and spare capacity;
- iii. drive unexpected outcomes and/or costs; or
- iv. be achieved in a more efficient manner.

(c) Collaborative Meeting 3:

- (1) resolution of any issues raised by the Authority in Collaborative Meeting 2;
- (2) architectural floor plans to a concept plan level of completion sufficient to illustrate functionality of spaces, separation of flows and key adjacencies;
- (3) engineering design strategies integrated with architectural plans (mechanical, electrical, structural, civil);
- (4) any features or proposed Acceptable Equivalentents needing advanced consideration or review including engineering issues (refer to Section 7.15 for further details);
- (5) scored elements;
- (6) any issues regarding the Project schedule;
- (7) any issues regarding Energy Target or Carbon Target; and
- (8) discussion of key elements of the Interim Financial Submission.

(b) Collaborative Meeting 4:

- (1) resolution of any issues raised by the Authority in Collaborative Meeting 3;
- (2) architectural floor plans to a concept plan level of completion sufficient to illustrate functionality of spaces, separation of flows and key adjacencies;
- (3) engineering design strategies integrated with architectural plans (mechanical, electrical, structural, civil);
- (4) any features or proposed Acceptable Equivalentents needing advanced consideration or review including engineering issues (refer to Section 7.15 for further details);
- (5) scored elements;
- (6) any issues regarding the Project schedule;
- (7) any issues regarding Energy Target or Carbon Target;
- (8) commentary on affordability or expensive/problematic specification items; and

- (9) specific products, services, or areas of interest for the Business-to-Business Networking Session.

APPENDIX O INITIAL DRAFT CONSTRUCTION MANAGEMENT AGREEMENT

Posted in the Data Room.

APPENDIX P RFP ENERGY MODELLING

One of the Authority's key objectives is to operate energy efficient and low carbon Facilities. Along with a series of baseline energy requirements described in the Project Agreement, including Appendix 2D [Energy and Carbon Guarantees], the Authority encourages Proponents to optimize their design solution to minimize the Facilities anticipated energy usage and associated carbon emissions.

As described in Appendix A of the RFP, the Authority will first evaluate the Energy Modeling Summary Report to satisfy itself that it substantially meets the requirements of the Final Draft Agreements. As discussed in Section 8.2 of the RFP, if the Authority determines that a Proponent's Energy Modeling Summary Report does not satisfy the requirements, the Authority reserves the right to ask the Proponent to re-submit a revised Energy Modeling Summary Report, until the Authority is satisfied that it substantially meets the requirements.

Once satisfied that the Energy Modeling Summary Report substantially meets the requirements, the Authority will use the information provided in the Energy Modeling Summary Report to develop a Total Energy & Carbon Performance Adjustment. The Proposal Nominal Cost will be adjusted to reflect this adjustment as described in Appendix A of the RFP. The purpose of this adjustment is to financially incent Proponents to drive towards a lower committed Energy Target and/or a lower committed Carbon Target.

The remainder of this Appendix is divided into three sections: the first section relates to specific opportunities for the Proponents to submit Enquiries before the Technical Submission; the second section describes the Energy Modeling Summary Report related Technical Submission requirements and the third section provides a detailed description of the Total Energy & Carbon Performance Adjustment inputs, calculations and methodology.

1. Prior to the Submission Time for Technical Submissions

Proponents are encouraged to issue Enquiries for any energy-related question they may have, prior to the deadline for Enquiries of a technical nature as described in the Summary of Key Information. There are two specific instances that the Authority would like to highlight:

- If a Proponent is considering an alternate type of energy that is not listed in the Project Agreement, the Proponent must notify the Authority, through a confidential Enquiry, in advance of submitting the Technical Submission and the Authority will provide the unit rate which will be used in calculating the energy consumption.
- Proponents can request through a confidential Enquiry that the Authority reduce the nominal infiltration assumption to as low as 1.8 (L/s)/m² at 75 Pa. In order for the Authority to approve the request, the Proponent must demonstrate a viable plan to achieve improved air tightness (and

associated energy savings) through improved design details and construction practices that meet or exceed industry best practices.

2. Energy and Carbon Performance Adjustment

The Authority wishes to incentivize reduction of the energy consumption and emissions of the New Tower below the maximum thresholds specified in Appendix 2D [Energy and Carbon Guarantees] of the Project Agreement.

As described in Affordability Model, Proponents will submit the total Predicted Energy Consumption and total Carbon Emissions as defined in Appendix 2D [Energy and Carbon Guarantees], that is produced as part of the Technical Submission requirements. For the purposes of Appendix A, the Authority will review and calculate the potential estimated net saving based on the performance and quality of the Proponent's target.

FORMULA DEFINITION

Conceptually the calculation is summarized as shown below. The Affordability Model contains the detailed calculations.

Energy Performance Adjustment (\$) = [Energy Target (MWh) - Predicted Energy Consumption for the New Tower (MWh)] x \$6,000 per MWh

Carbon Performance Adjustment (\$) = [Carbon Target (tCO₂e) - Predicted Carbon Emissions for the New Tower (tCO₂e)] x \$24,000 per tCO₂e

Total Energy & Carbon Performance Adjustment (\$) = Energy Performance Adjustment (\$) + Carbon Performance Adjustment (\$)

3. Assumptions

The following assumptions will be used consistently for all calculations:

- (a) emission rate per fuel source, per Appendix 2D [Energy and Carbon Guarantees].

APPENDIX Q SECURITY PACKAGE REVIEW SUBMISSIONS

1. Security Package Review Process

To provide Proponents with an indication of the acceptability of their proposed security packages, Proponents may submit proposed security packages and supporting information, including estimated costs, for review by the Authority. The Authority will provide written feedback to Proponents which will indicate the suitability of the potential security packages and may include comments on certain components of the potential security packages.

Proponents may submit the information requested in this Appendix for the security packages at or before the Initial Security Package Review Submission Time, and Final Security Package Review Submission Time (the Initial Security Package Submission and the Final Security Package Submission respectively). The Authority will review each package and expects to provide written feedback to Proponents approximately three weeks after the relevant submission time. Submission times are indicated in Section 2.1.

Proponent participation in this process is not mandatory; however, it may assist Proponents in preparing a Financial Submission that substantially meets the Authority's requirements. Proponents may request a meeting with the Authority relating to this process at any time.

This process is not binding and any feedback by the Authority is based on the information provided by Proponents at the time of submission and is indicative in nature.

2. Base Security Package

The base security package proposed by Proponents should be responsive to the submission requirement in Section 9.5 of Table 10 in Appendix B and demonstrate that the Proponent's Financing Plan, including security, bonding, guarantees and insurance elements, is robust and deliverable.

The Base Security Package proposed by Proponents must at a minimum include the following:

- (a) parental company guarantee(s) in favour of Project Co, from the Design-Builder Guarantor, guaranteeing the obligations of the Design-Builder; and
- (b) first tier subcontractor performance and labour and materials bonds.

For the Base Security Package, the Authority requires the specified parent company guarantees(s) and first tier subcontractor bonding. Any additional forms of security that may be provided by the Proponents, such as other types of instruments and additional insurance, are in addition to the Authority's minimum requirements.

3. Security Packages

Proponents may submit up to three potential security packages with each submission, in addition to the Base Security Package identified above. Any security package should be robust and deliverable.

For each of the Initial Security Package Submission and the Final Security Package Submission, Proponents should describe how the Authority's requirement for a robust and deliverable security package is being met.

Proponents should include the following, as applicable and available for each security package including the Base Security Package:

- (a) three weeks prior to the Initial Security Package Review Submission Time, Proponents should submit the information requested in Section 9.4.1 (c), (d), (e), (f), (g), (h) of the Appendix B for each entity providing a parent company guarantee (**Guarantor Financial Information Submission Time**);
- (b) for each parent company guarantee, a proposed draft form of parent company guarantee;
- (c) indication of the percentage of the Project work that will be self-performed by the Design-Builder, and the percentage of the Project work that will be subcontracted;
- (d) indicate based on your anticipated subcontracted amount of Project work, the amount of subcontractor performance and labour & material payment bonding from first tier subcontractors to be considered as part of the Security Package Review Submission:
 - (1) Indicate the subcontractor performance and labour and material payment bond penalty amount;
 - (2) Confirmation that the subcontractor bonding is to be provided by a surety company licensed by the federal Office of the Superintendent of Financial Institutions to offer the surety class of products in Canada and be investment grade as determined by Moody's, Standard & Poor's, Fitch, DBRS or A.M. Best will be accepted; and
 - (3) Confirmation that this minimum level and quality of bonding for first tier subcontractors will be included as a requirement of the Design-Build Agreement and that a failure to meet such a minimum level of bonding would be a default giving Project Co the right, after an appropriate cure period, to terminate the Design-Build Agreement.

- (e) discuss the Proponent's approach to performance security for first tier subcontractors on the Project, in particular criteria the Proponent will use to select the subcontractor from whom bonding will not be required;
- (f) indicative term sheet from lenders (if available);
- (g) an undertaking to provide relevant types of insurance (draft policies not to be provided) and limits incremental to the requirements in Schedule 5 [Insurance Requirements] to the Initial Draft Project Agreement (as applicable);
- (h) the beneficiaries of each third-party security;
- (i) the parties whose obligations are secured by each third-party security;
- (j) the type, amount and anticipated provider of each third-party security;
- (k) all circumstances in which each third-party security may expire, be subject to termination and can be called upon;
- (l) if called upon, the purposes for which each third-party security may be used;

For security package submissions other than the Base Security Package provide the following as applicable:

- (m) for each Design-Builder bonding undertaking, consent of surety in the form of the Specimen Surety Prequalification Letter (Appendix Q-1) for performance bond and labour and material payment bond, each with multiple obligee rider, and provided by a surety company licensed by the federal Office of the Superintendent of Financial Institutions to offer the surety class of products in Canada and be investment grade as determined by Moody's, Standard & Poor's, Fitch, DBRS or A.M. Best will be accepted;
- (n) specimen forms of bond, including any and all riders required or anticipated; and
- (o) an estimated cost of each component of the security package including the Base Security Package, inclusive of all items contemplated.

4. Authority Review

The Authority will review each proposed security package and provide non-binding feedback in writing to each Proponent as to whether the security package is anticipated to substantially satisfy the Authority's requirements.

The Authority will also conduct a confidential review of the value of each security package.

Proponents may request a Special Topic Meeting with the Authority to discuss the Authority's written feedback.

A review by the Authority and comments provided by or on behalf of the Authority as part of the Security Package Review Process, and any positive or negative views, encouragement or endorsements expressed by or on behalf of the Authority as part of the Security Package Review Process to anything said or provided by Proponents:

- (a) will not be binding on the Authority;
- (b) may not be relied on by any Proponent;
- (c) will not be deemed to be an indication of a preference by the Authority even if adopted by the Proponent; and
- (d) will not amend or waive any provision of this RFP.

5. Submission Instructions

All security package review submissions should be submitted by e-mail to the Contact Person on or before the relevant submission times as described in Section 2.1 [Estimated Timeline]. Files should be in a format compatible with Adobe Acrobat, Microsoft Excel or Microsoft Word.

Proponents may make a submission at either or both of the submission times. To participate in the process, Proponents must submit evidence for a security package with their submission and may, at their option, update their security package submission at the subsequent submission time. Submissions of a security package should be clearly identified as "[Proponent Name] - Security Package."

Each security package should be clearly identified as "[Proponent Name] – Base Security Package" or "[Proponent Name] - Security Package # [sequential number]." Should a security package be updated and resubmitted, Proponents should retain the sequential number from the previous submittal. If a new security package is submitted with the Final Security Package Submission, Proponents should identify it with a new sequential number.

6. Security Package at Financial Submission

Proponents are under no obligation to submit a security package that is identical to one of the security packages submitted under this process as part of their Financial Submission. All security packages will be subject to the same evaluation process, regardless of whether or not they have been submitted under the Security Package Review Process.

APPENDIX Q-1

SPECIMEN SURETY PREQUALIFICATION LETTER

DATE:

NO.:

TO: FRASER HEALTH
in regard to
THE BURNABY HOSPITAL REDEVELOPMENT PROJECT – PHASE 1
(the “Project”)

We _____ (Name of Surety) a corporation created and existing under the laws of Canada and duly authorized to transact the business of Suretyship in Canada as Surety, are the Surety for _____ (name of Proponent Team Members as applicable) (in this letter together referred to as the “Clients”). The Clients have demonstrated to us in the past an ability to complete their projects in accordance with the conditions of their contracts and we have no hesitation in recommending their services to you.

Our Client has been prequalified as a proponent on the captioned Project, which we understand will require a Performance Bond in the amount of _____ Million Dollars (\$_____) and a Labour and Material Payment Bond in the amount of _____ Million Dollars (\$_____), both to include Project owner in multiple obligee rider. Based on the limited information available at this time and subject to our assessment of the BURNABY HOSPITAL REDEVELOPMENT PROJECT – PHASE 1 and our Client’s work program as at the time of this letter, we do not anticipate a problem in supporting the captioned Project and supplying the requisite bonds if asked to do so. However, the execution of any bonds will be subject to an assessment of the final contract terms, conditions, financing and bond forms by our Clients and ourselves.

If we can provide any further assurances or assistance, please don’t hesitate to call upon us.

(Name of Surety)

_____(Seal)_____

Attorney - In - Fact