



CITY OF VANCOUVER

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE



Proposals should be submitted on or before 11:00:00 A.M., MONDAY, JANUARY 30, 2006 to the attention of:

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Project Manager, Southeast False Creek and Olympic Village
c/o Real Estate Services
3rd Floor VanCity Building
#300 - 515 West 10th Avenue
Vancouver, B.C., V5Z 4A8

NOTES:

1. Proposals are to be in sealed envelopes or packages marked with the Short-Listed Respondent's Name and the RFP Title.
2. The Closing Time will be conclusively deemed to be the time shown on the clock of the Real Estate Services Office.
3. DO NOT SUBMIT BY FAX.

Queries should be submitted in writing to the Contact Person at:
FAX: 604-871-6856 E-Mail: jody.andrews@vancouver.ca



CITY OF VANCOUVER
PROJECT OFFICE
Southeast False Creek & Olympic Village

TABLE OF CONTENTS

SECTION 1	INTRODUCTION AND PROJECT DESCRIPTION	1
1.1	Purpose of this Request for Proposals	1
1.2	Short-Listed Respondents to Participate in the RFP.....	1
1.3	The Project	1
1.4	The Developer	2
1.5	Definitions	3
1.6	Interpretation.....	6
SECTION 2	COUNCIL POLICIES AND RESOLUTIONS	6
2.1	SEFC Official Development Plan	7
2.2	SEFC Redevelopment: Financial Plan and Strategy	8
2.3	SEFC Green Building Strategy	8
2.4	Rezoning	8
2.5	2010 Olympic Winter Games	8
SECTION 3	THE SEFC AND OLYMPIC VILLAGE PROJECT OFFICE	9
3.1	The Project Office	9
3.2	Financial Approach	9
3.3	Project Timeline and Milestones.....	10
3.4	Status of Current Work	11
SECTION 4	DEVELOPMENT REQUIREMENTS	13
4.1	Description of Sub-area 2A of the ODP	13
4.2	Project Information	14
4.3	Developable Parcels	15
4.4	Developer Requirements	18
4.5	Olympic Village Requirements	21
SECTION 5	PROPOSALS.....	23
5.1	Format of Proposal	23
5.2	Proposal Requirements	24
5.3	Purchase Price and Fees for Construction Services	28

TABLE OF CONTENTS cont'd

SECTION 6	EVALUATION OF PROPOSALS	29
6.1	Evaluation Committee	29
6.2	Selection by Vancouver City Council	29
6.3	Legal Terms and Conditions	30
SECTION 7	GROUND LEASE AND DEVELOPMENT AGREEMENT	30
7.1	Ground Lease and Development Agreement	30
7.2	Parties to Contract.....	30
7.3	Final Negotiation of Contract.....	31
7.4	Execution of Contract	31
7.5	Deposit	32
7.6	Purchase Price	32
7.7	Closing Date/Payment of Balance of Purchase Price.....	32
7.8	Summary of Key Ground Lease/Development Agreement Terms	32
7.9	Restrictions on Assignment of Ground Lease and Development Agreement	34
7.10	Project Financing	34
SECTION 8	INSTRUCTIONS TO SHORT-LISTED RESPONDENTS.....	34
8.1	Important Dates	34
8.2	Information Meeting	35
8.3	Delivery of Proposals.....	35
8.4	Late or Faxed Proposals	35
8.5	Inquiries - Contact Person.....	35
8.6	Revisions to Proposals	36
8.7	Addenda.....	36
8.8	Confidentiality	36
8.9	Conflict of Interest/Solicitation	36
8.10	No Lobbying	36
8.11	Publicity	37
8.12	Paramountcy	37
8.13	Legal Terms and Conditions	37
APPENDIX A - Draft Subdivision Plan		
APPENDIX B - Project Information Package		
APPENDIX C - Evaluation Matrix		
APPENDIX D - DRAFT Ground Lease Agreement		
APPENDIX E - Price Sheet "A" - ODP Requirements		
APPENDIX F - Price Sheet "B" - Developer's Choice		
APPENDIX G - VANOC Games Mode Specifications		
APPENDIX H - Olympic Village Accommodation Worksheet		
APPENDIX I - RFP Process - Legal Terms and Conditions		
APPENDIX J - Housing Cost Information Worksheet		



CITY OF VANCOUVER
PROJECT OFFICE
Southeast False Creek & Olympic Village

1 INTRODUCTION AND PROJECT DESCRIPTION

1.1 Purpose of this Request for Proposals

The City of Vancouver (the "City") has issued this Request For Proposals ("RFP") to the short-listed respondents (the "Short-Listed Respondents") determined through the Request for Expressions of Interest PS05071 (the "RFEI") to design and construct the buildings on a portion of the lands owned by the City in Southeast False Creek (the "Developable Parcels" as defined in Section 4.3).

1.2 Short-Listed Respondents to Participate in the RFP

In accordance with the RFEI, the following Short-Listed Respondents were selected by Vancouver City Council and invited to participate in this RFP:

- Concord Pacific Ltd.;
- Millennium Properties Ltd.;
- Wall Financial Ltd.; and
- Windmill Development Group with GWL Realty Advisors and B.C. Investment Management Corporation.

1.3 The Project

The Developable Parcels will be developed with a dual objective of providing facilities to serve as Vancouver's Olympic Village for the 2010 Olympic Winter Games, while also meeting the City's end-use development objective of delivering the first phase of the new Southeast False Creek community, to be completed and ready for its new residents following the Olympic Games in the spring of 2010. Vancouver's Olympic Village, as with the larger Southeast False Creek development, is intended to be a showcase of sustainable development.

The Project Office is preparing the designs for, and will install in 2006 and early 2007, most of the services for the Developable Parcels, including roads, shoreline works, water, sewer, storm water system, energy system, and third party utilities (the "Services"). Those portions of the Services not installed in 2006 and 2007, such as the finished road surfaces, sidewalks and street furniture, will be installed by the City in 2009.

The City will subdivide Sub-area 2A into thirteen (13) parcels, eight (8) of which will be offered for sale to the Developer. The draft subdivision plan for all thirteen (13) parcels is attached as Appendix A.

The City is seeking Proposals from the Short-Listed Respondents to purchase the Developer's Parcels and design and construct all of the improvements, including buildings and parking facilities, on the Developable Parcels (the "Project"). After the Exclusive Use Period, the Developer will take title to those Developable Parcels, or portions thereof as land and/or air space parcels, upon which the Modest Market Housing, Market Housing, Commercial Space, Choice of Use space, and related underground parking facilities are constructed (the "Developer's Parcels"). The City will retain title to those Developable Parcels, or portions thereof as land and/or air space parcels, upon which the Affordable Housing, Community Centre, Child Care Facility and related underground parking facilities, and the Plaza Underground Parking Facility if applicable, have been built (the "City's Parcels"). More information on the Developable Parcels is available in Section 4.3.

The objective of the City is to obtain the best value for the Project, which will be determined by evaluating the Purchase Price, the fees to be paid for the construction of the Affordable Housing, Community Centre, Child Care Facility, and related underground parking facilities, the fulfillment of the City's social, economic, and environmental objectives, delivery of the Olympic Village, and completion of the Project for its desired end use.

1.4 The Developer

The successful Short-Listed Respondent (the "Developer") will:

- assemble a team with extensive experience in architecture, landscape architecture, engineering, sustainable practices, green building design, cost consulting/development economics, universal access, building code, Certified Professional (CP), Olympic Village development, and project management as a minimum;
- enter into a legal agreement with the City for the lease of some or all of the Developable Parcels, or portions thereof, until the end of the Exclusive Use Period (the "Ground Lease", as discussed in Section 7.1);
- enter into a legal agreement that lays out the terms and conditions under which the Developer's Parcels to be purchased pursuant to the Ground Lease will be developed, and stipulate a fee to be charged to the City by the Developer for the construction of the Affordable Housing, Community Centre, Child Care Facility and related underground parking facilities, and Plaza Underground Parking Facility if applicable (the "Development Agreement", as discussed in 7.1);
- source financing for the Project, with the exception of the financing required for the construction of the Affordable Housing, Community Centre, Child Care Facility, and related underground parking facilities;
- address the requirements of the Southeast False Creek Official Development Plan (the "ODP", as defined in Section 2.1) and supporting Council policies and resolutions;
- obtain a rezoning for the Developable Parcels, the fees for which will be paid by the City, which will determine the locations of the Affordable Housing, Modest Market Housing and Market Housing, Commercial Space, Choice of Use space, and related underground parking facilities;

- obtain all necessary permits for the Project, including development, building, and occupancy permits;
- design and construct all of the buildings on the Developable Parcels:
 - in accordance with the ODP and CD-1 zoning;
 - in conformance with the requirements of the International Olympic Committee (“IOC”) and Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (“VANOC”), as outlined in the VANOC Games Mode Specifications attached as Appendix G (refer to Section 4.5 for more detail); and
 - in conformance with the Services provided by the Project Office; and
- enter into a legal agreement to the satisfaction of the City that will give the City unrestricted use of the Project for the Exclusive Use Period including the ability to transfer those rights to VANOC for the Exclusive Use Period, and to ensure that all City-owned buildings and facilities are completed to finished condition following the Exclusive Use Period (the “Exclusive Use Period”, as defined in Section 4.5.2).

1.5 Definitions

In this RFP the following definitions will apply:

“Affordable Housing” means dwelling units designed to be affordable, with a priority placed on persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent, or for such affordable housing programs or initiatives as the City may generally define or specifically approve;

“Benefits Agreements” has the meaning set out in Section 4.5.4;

“BERC” has the meaning set out in Section 3.4.1;

“Child Care Facility” has the meaning set out in Section 4.4.1(d);

“Choice of Use” refers to ground floor space that is in excess of the minimum Commercial Space required, and which could be used for commercial, residential or live/work uses (refer to Section 4.3);

“City” has the meaning set out in Section 1.1;

“City Lands” has the meaning set out in Section 2.1;

“City Website” means the online resource for information on SEFC and other City projects and can be found under the URL: www.vancouver.ca;

“City’s Parcels” has the meaning set out in Section 1.3;

“Closing Time” has the meaning set out in Section 8.1;

“Commercial Space” refers to retail, service and office space set out in Section 4.3;

“Community Centre” has the meaning set out in Section 4.4.1(d);

“Community Plaza” has the meaning set out in Section 4.1;

“Construction Float” has the meaning set out in Section 3.3;

“Contact Person” has the meaning set out in Section 8.5;

“Contract” has the meaning set out in Section 7.1;

“DCL” has the meaning set out in Section 7.8.3;

“Developable Parcels” has the meaning set out in Section 4.3;

“Developer” has the meaning set out in Section 1.4;

“Developer Holding Costs” has the meaning set out in Section 3.2.2;

“Developer’s Parcels” has the meaning set out in Section 1.3;

“Development Agreement” has the meaning set out in Section 7.1;

“Evaluation Committee” has the meaning set out in Section 6.1;

“Evaluation Matrix” has the meaning set out in Section 5.2;

“Exclusive Use Period” has the meaning set out in Section 4.5.2;

“Execution Date” has the meaning set out in Section 7.4;

“Family Day Care Centres” has the meaning set out in Section 4.4.1(a)i;

“Fees for Construction Services” has the meaning set out in Section 5.3;

“Full Cost Accounting” has the meaning set out in Section 3.2.3;

“Games Mode” has the meaning set out in Section 4.5.3;

“Green Building Strategy” has the meaning set out in Section 2.3;

“Grocery Store” has the meaning set out in Section 4.3;

“Ground Lease” has the meaning set out in Section 7.1;

“Information Meeting” has the meaning set out in Section 8.2;

“Interfaith Spiritual Centre” has the meaning set out in Section 4.4;

“IOC” has the meaning set out in Section 1.4;

“LEED Gold Standard” means the level of green building design achieved by meeting the Gold level requirements of the Leadership in Energy and Environmental Design (“LEED”), as adapted for British Columbia, established by the Canada Green Building Council (“CAGBC”) incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“LEED Platinum Standard” means the level of green building design achieved by meeting the Platinum level requirements of LEED, as adapted for British Columbia, established by the Canada Green Building Council incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“LEED Silver Standard” means the level of green building design achieved by meeting the Silver level requirements of LEED, as adapted for British Columbia, established by the Canada Green Building Council incorporated by letters patent under the Canada Corporations Act effective December 5, 2002, or equivalent as determined by the City;

“Market Housing” means dwelling units designed to be affordable to persons who make up a household, and whose combined gross annual incomes fall within the upper third of income distribution for the Greater Vancouver region published by Statistics Canada, in the then current Canada Census at the time of any applicable CD-1 rezoning;

“Modest Market Housing” means dwelling units designed to be affordable to persons who make up a household, and whose combined gross annual incomes fall within the middle third of income distribution referred to in the preceding definition;

“ODP” has the meaning set out in Section 2.1;

“Olympic Village” has the meaning set out in Section 4.5.2;

“Olympic Village Master Plan” has the meaning set out in Section 4.5.1;

“Plaza Underground Parking Facility” has the meaning set out in Section 4.4.2;

“Price Sheet” refers to the price sheets noted in Section 5.3;

“Prior Drafts” has the meaning set out in Section 8.12;

“Private Lands” has the meaning set out in Section 2.1;

“Private Parcel” has the meaning set out in Section 4.1;

“Project” has the meaning set out in Section 1.3;

“Project Information Package” has the meaning set out in Section 2;

“Project Lender” has the meaning set out in Section 7.9;

“Project Office” has the meaning set out in Section 3.1;

“Purchase Price” has the meaning set out in Section 5.3;

“Proposal” means the Short-Listed Respondent’s response to this RFP;

“Restaurant” has the meaning set out in Section 4.1;

“RFEI” has the meaning set out in Section 1.1;

“RFP” has the meaning set out in Section 1.1;

“Roads” has the meaning set out in Section 3.4.2;

“Salt Building” has the meaning set out in Section 4.1;

“School” has the meaning set out in Section 4.1;

“SEFC” means Southeast False Creek;

“Services” has the meaning set out in Section 1.3;

“Short-Listed Respondents” has the meaning set out in Section 1.1;

“Universal Design” means the planning and building practices that equitably meet the needs of people at varying levels of mobility and sensory ability, noting that alternative solutions may be necessary for row houses and low-rise multi-storey dwelling uses, and a social and physical infrastructure that is accessible to the whole community, as described in Section 5.1 of the ODP;

“VANOC” has the meaning set out in Section 1.4.

“Village Holding Costs” has the meaning set out in Section 3.2.2;

1.6 Interpretation

In this RFP, any reference to the masculine includes the feminine and bodies corporate, and each includes the others where applicable. In addition, any reference to the singular includes the plural where appropriate.

2 COUNCIL POLICIES AND RESOLUTIONS

The following information is key to understanding the policy context of the Project. A list of documents that outline Council policies and resolutions for Southeast False Creek are included in the Project Information Package (the “Project Information Package”) attached as Appendix B.

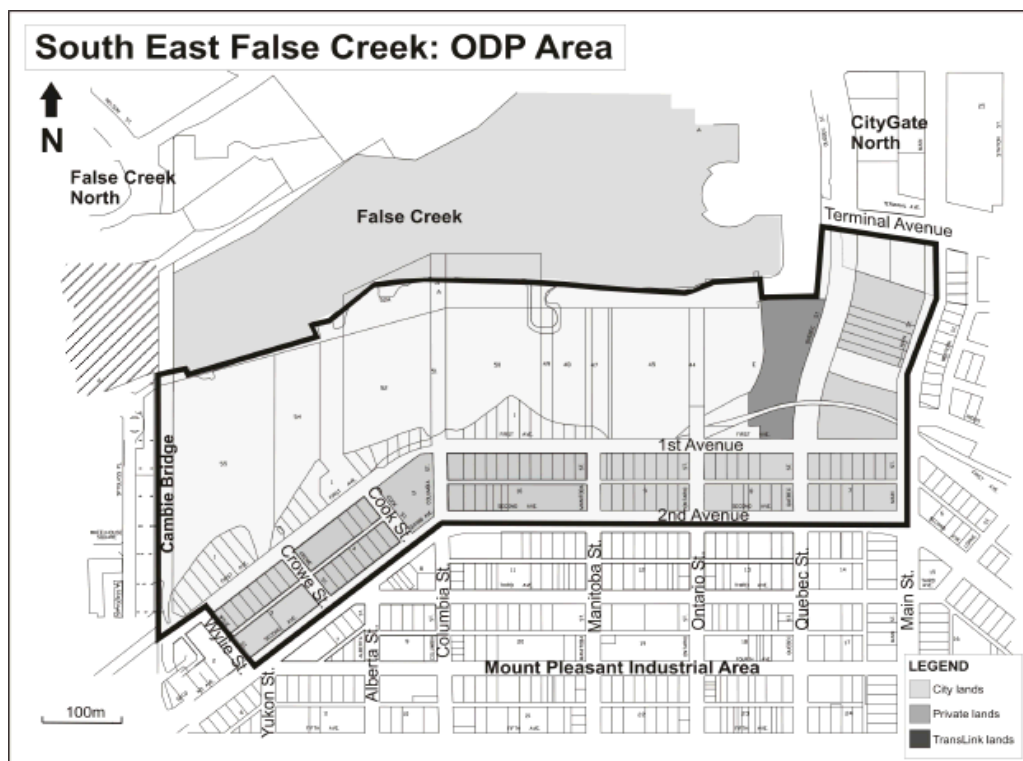
2.1 SEFC Official Development Plan

On March 1, 2005, Vancouver City Council approved the Official Development Plan (“ODP”) for Southeast False Creek, which includes approximately 20 hectares (50 acres) of land owned by the City of Vancouver (the “City Lands”) and 12 hectares (30 acres) of privately-owned land (the “Private Lands”). The City has set objectives for Southeast False Creek for social, economic, and environmental sustainability. A copy of the ODP is included in the Project Information Package.

The Southeast False Creek community will be predominantly residential with a diverse housing mix and a focus on families with children, supported by a neighbourhood-oriented commercial centre. The community has been planned as a model urban community that will create a new standard for sustainable development at a large scale. It is anticipated that Southeast False Creek will be built out by approximately 2018.

See Figure One below for an illustration of the ODP area.

Figure One: Illustration of ODP Area (as of March 1, 2005)



2.2 SEFC Redevelopment: Financial Plan and Strategy

At the Southeast False Creek Public Hearing on March 1, 2005, City Council approved the Southeast False Creek Redevelopment Financial Plan and Strategy detailed in a report to City Council dated January 17, 2005, a copy of which is included in the Project Information Package. The report recommends an approach for ensuring that the public amenities, such as open space, Community Centre and Child Care Facility, and Affordable Housing for Southeast False Creek are provided. The financial strategy outlines the anticipated costs of the public infrastructure and amenity package for Southeast False Creek and the mechanisms that are available to fund them. Short-Listed Respondents are encouraged to review this report.

2.3 SEFC Green Building Strategy

A Green Building Strategy (the "Green Building Strategy") has been adopted for Southeast False Creek, which requires that all buildings on City Lands be constructed to a minimum LEED Silver Standard, with an objective of LEED Gold Standard. Further, that one building on the City Lands, likely the Community Centre, but not necessarily, be constructed to a minimum LEED Gold Standard, with an objective of LEED Platinum Standard. A copy of the Green Building Strategy and related Council approved Green Building Report dated July 8, 2004 are included in the Project Information Package.

2.4 Rezoning

The Southeast False Creek Official Development Plan area is comprised of the City Lands and the Private Lands. Those portions of the City Lands comprising the Developable Parcels, as defined in Section 4.3, will require rezoning by the Developer as set out in this RFP.

In June 2005, Vancouver City Council approved a cost-recovered program, with a dedicated staff team, to allow owners of the Private Lands in the area south of First Avenue to move forward to CD-1 rezoning. There are currently nine (9) properties participating. A map of the Private Lands rezoning participants is included in the Project Information Package.

2.5 2010 Olympic Winter Games

On July 3, 2003 the IOC announced that the City of Vancouver would host the 2010 Olympic and Paralympic Winter Games. On November 30, 2005, the City and VANOC agreed to the milestones for the delivery of the Olympic Village and set the delineated area for use by VANOC during the Exclusive Use Period.

3 THE SOUTHEAST FALSE CREEK AND OLYMPIC VILLAGE PROJECT OFFICE

3.1 The Project Office

The City has established the Southeast False Creek and Olympic Village Project Office (the “Project Office”) to manage the development of the City Lands in Southeast False Creek. The Project Office reports directly to the City Manager’s Office. It is important that Short-Listed Respondents understand that the Project Office represents the development and financial interests of the City Lands, but not the regulatory interests of the City, which are represented by other departments.

The Project Office is working closely with VANOC to ensure that the end-use designs for the Project meet the design and operational needs of the Olympic Village with little or no temporary modifications.

3.2 Financial Approach

This RFP is structured to determine the best value to the City for the Project, which will be determined by evaluating the Purchase Price, the fees to be paid for the construction of the Affordable Housing, Community Centre, Child Care Facility, and related underground parking facilities, the fulfillment of the City’s social, economic, and environmental objectives, delivery of the Olympic Village, and completion of the Project for its desired end use.

3.2.1 Reduced Risk

To reduce the risk to the Developer and to ensure delivery of the Olympic Village prior to the Exclusive Use Period, the Project Office is obtaining all the necessary site-wide environmental approvals for the uplands soils and the foreshore work, and is designing and installing all of the Services.

The Developer will not be responsible for designing or constructing any of the Services for the Project. However, the Developer will be required to design and construct connections to the Services, as well as design and construct the Affordable Housing, Community Centre, Child Care Facility, and related underground parking facilities, and the Plaza Underground Parking Facility if applicable.

3.2.2 Holding Costs

The City will pay all reasonable costs incurred by the Developer as a result of the Developer not being able to occupy the improvements during the Exclusive Use Period (the “Village Holding Costs”). Short-listed Respondents are asked to propose a methodology for calculating the Village Holding Costs, including an estimated dollar value. Short-listed Respondents are also asked to consider and present a strategy to minimize holding costs prior to the Exclusive Use Period (the “Developer Holding Costs”), which may form the basis for discussion between the Developer and the City regarding the possible bonus and/or phasing options (refer to Section 4.5.6 and Section 5.2(a)iii).

3.2.3 Full Cost

The Project Office has structured this RFP, including the Evaluation Matrix (refer to Section 5.2 and Appendix "C"), so as to support the City's total cost and lifecycle cost analysis ("Full Cost Accounting") for the entire Southeast False Creek development. Short-listed Respondents are encouraged to structure their Proposals in the context of Full Cost Accounting (refer to Section 5.2 (a) iv) as directed by City Council on March 1, 2005.

To assist the City in understanding the full cost of the Affordable Housing, Modest Market Housing and Market Housing policy as set out in the ODP, the Short-listed Respondent is asked to complete the Housing Cost Information Worksheet attached as Appendix "J". The Housing Cost Information Worksheet presents two different housing mixes for the Project, and asks the Short-Listed Respondent to illustrate the value per buildable square metre for each use on the Project under those two different housing mixes. The Housing Cost Information Worksheet must be completed as part of a Short-Listed Respondent's Proposal, but is for information purposes only and will not be evaluated.

3.3 Project Timeline and Milestones

- (a) Selection of Developer - the Project Office anticipates that the selection of the Developer will proceed along the following timetable:

ACTIVITY	COMPLETION DATE
Announcement of Short-Listed Respondents	October 4, 2005
RFP issued	December 7, 2005
Deadline for RFP Proposal Submission	January 30, 2006
Selection of Developer	February 2006
Finalize Contract for Ground Lease and Development Agreement	April 2006
Report to Council for approval of Contract	April 2006

- (b) Timeline for Development - the Project Office anticipates that the Project will proceed approximately along the following timetable:

ACTIVITY GROUPING	ESTIMATED TIME (months)	TARGET COMPLETION
Rezoning <ul style="list-style-type: none"> Preliminary subdivision application Subdivision approval Initial rezoning application Revised rezoning application Council rezoning referral to public hearing Rezoning public hearing Zoning enactment by Council 	10-14	December 2005 March 2006 Late March 2006 May 2006 July 2006 September 2006 January 2007
Permitting <ul style="list-style-type: none"> Development application Building application Development permit Building permit* 	10-12	July 2006 December 2006 January 2007 January 2007
Building Construction (by Developer) <ul style="list-style-type: none"> Building construction Construction Float** 	24-28 5	June 2009 October 2009
Services Construction (by Project Office) <ul style="list-style-type: none"> designs completed most Services constructed Services completed 	6-7 14-15 4-5	January 2007 March 2007 October 2009
VANOC activities <ul style="list-style-type: none"> Installation of temporary facilities Exclusive Use Period Return of buildings to Developer 	6-7 5 1-3	January 2010 March 31, 2010 April - June 2010

* Partial Building Permits, such as for excavation and foundation construction, will be considered.

** The Project Office has allocated a contingency in the timeline of five (5) months to mitigate against unknown pressures on the construction timeline (the "Construction Float").

The anticipated timeline for development is subject to revision by the Project Office. In Section 5.2 (a) iii, the Short-Listed Respondents are asked to comment on the allocation of the timeline for development and the Construction Float, and recommend any changes.

3.4 Status of Current Work

3.4.1 Environmental Approvals

The City Lands are a brown field site with contaminated soils. The *Approval in Principle for the Soil Remediation Plan for the City Lands in Southeast False Creek* was issued by the Ministry of Water, Land and Air Protection on June 15, 2005, and is included in the

Project Information Package, along with a copy of the *Soil Remediation Plan* prepared by Morrow Environmental dated April 15, 2005.

The Project Office filed an application with the Burrard Inlet Environmental Review Committee (“BERC”) on May 16, 2005 for the shoreline works, including the filling and reconstruction of the inlet where a portion of the Olympic Village will be built. The City received the final *Authorization for Works or Undertakings Affecting Fish Habitat* from the Department of Fisheries and Oceans Canada on November 25, 2005, a copy of which is included in the Project Information Package. For the purposes of their Proposals, the Short-Listed Respondents are to assume that the City will complete all the work related to this approval.

3.4.2 Soil Remediation and Excavation

Some areas of the City Lands have had portions of the contaminated soils removed and replaced with clean fill, and the Project Office will likely, during construction of the roads on the City Lands (the “Roads”), remove contaminated soil from the future roads and replace it with clean structural fill. The construction of the Roads will also likely result in portions of the contaminated soils in the Developable Parcels being removed and replaced with clean fill. The Developer will be responsible for the costs of excavation for the Developer’s Parcels, but the City will pay reasonable incremental costs for remediation (excluding any delay claims, if any, relating to such) above what the Developer would normally have paid for excavation and disposal, noting that the Project Office will require the Developer to manage, on-site, the soils on the Developable Parcels to be used for the Affordable Housing, the Community Centre, the Child Care Facility, and the related parking facilities, and the Plaza Underground Parking Facility, if applicable. Where the Developer purchases a Developer’s Parcel that the Project Office has fully or partially excavated, the Project Office will require the Developer to reimburse the City for the cost of the excavation work.

3.4.3 Geotechnical

A geotechnical report prepared by Levelton & Associates dated October 7, 2005 is included in the Project Information Package. The majority of the City Lands is non-native fill of varying quality, but is primarily poor in nature. Certain measures have been incorporated into the layout of the buildings set out in the ODP to meet current building code requirements and reduce costs. Most buildings have been set back a minimum of 30 metres from the shoreline. The Developer will have to take into account existing and any future changes to the building code requirements prior to commencing construction of the buildings. For example, sheet piling and soil densification may be required on or around the Developable Parcels. All work associated with the preparation of the Developable Parcels for the construction of the buildings will be the responsibility of the Developer, with the exception of the incremental costs of soil remediation as described above in Section 3.4.2.

3.4.4 Services

The Project Office retained Stantec Consulting Ltd. in July 2005 to lead the design of the Services. Draft updates on the waterfront concept, streetscape concept, stormwater concept, energy concept, building hydronic heating system requirements, grading plan, and preliminary utility corridor drawings are included in the Project Information Package. Final designs for the Services are anticipated to be completed in January or February 2006.

The City has engaged FVB Energy Inc. to further investigate the district energy system design. For the purposes of their Proposals, the Short-Listed Respondents should assume that the City will complete the construction of a district energy system.

Aspects of the Services work, such as removal of the existing decking and piles and the removal of existing fill and replacement with clean fill, are anticipated to commence in January 2006.

4 DEVELOPMENT REQUIREMENTS

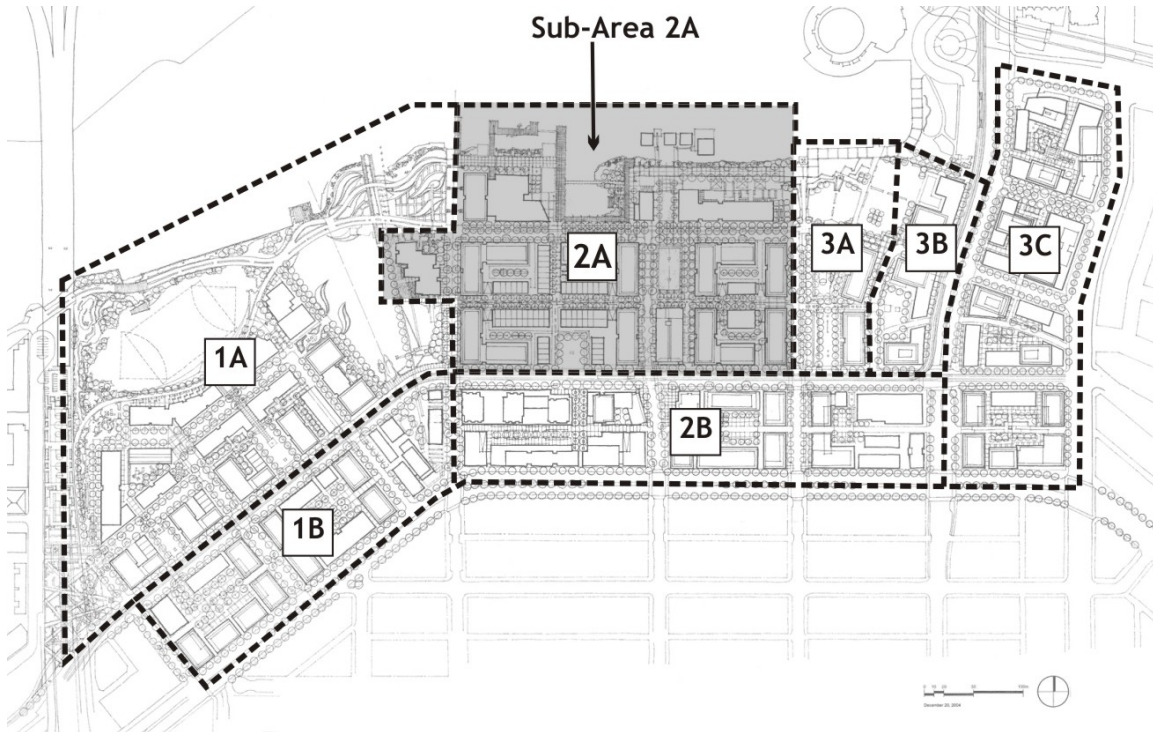
4.1 Description of Sub-Area 2A of the ODP

The City will subdivide a portion of the City Lands into thirteen (13) parcels, eight (8) of which will be offered for sale to the Developer, referred to as the Developable Parcels (as defined in Section 4.3). These 13 parcels include 5 parcels that are not being offered for sale to the Developer, namely the future parcel 1 for the proposed school (the "School"), the future parcel 7 for the heritage building at 85 West 1st Avenue (the "Salt Building"), the future parcel 8 for the restaurant (the "Restaurant"), the future parcel 5ii for privately-owned land on the northwest corner of Manitoba Street and First Avenue (the "Private Parcel") and the future parcel 12 for the community plaza (the "Community Plaza"). The aforementioned 13 parcels comprise all of Sub-area 2A as defined in the ODP. The restoration and use of the Salt Building will be the subject of a separate RFP to be issued at a later time.

The City is in the process of finalizing the consolidation of the numerous existing parcels in Sub-area 2A, such that most of Sub-area 2A will be one large consolidated parcel near the time of issuance of this RFP. In anticipation of completing the consolidation, the City is preparing a subdivision plan and application to subdivide the consolidated parcel to create the aforementioned 13 parcels, including the Roads. A draft of the proposed subdivision plan is attached as Appendix A.

Figure Two below is an illustration of Sub-area 2A of the ODP, including existing and future roads.

Figure Two: Illustration of Sub-area 2A of the ODP



4.2 Project Information

4.2.1 Legal Description

The following Legal Description is for Sub-area 2A of the ODP, including the Roads, but excluding the School parcel and the current form of the Private Parcel, noting that the final form of the Private Parcel may change as illustrated in the draft subdivision plan attached as Appendix A:

310, except portion on Plan BCP 20732, False Creek, Plan BCP 207731
(PID 026-500-477)

A preliminary plan dated October 27, 2005 is included in the Project Information Package.

4.2.2 Taxes

The Ground Lease will be structured so as to exempt the Developer from certain real property taxes until after the Exclusive Use Period.

4.3 Developable Parcels

Figure Three below illustrates the 13 future parcels in Sub-area 2A. The parcels for the School (parcel 1), the Salt Building (parcel 7), Private Parcel (parcel 5ii), the Restaurant (parcel 8), and the Community Plaza (parcel 12) are illustrated but are grey-shaded to indicate they are not included in the Project. Parcels numbered 2, 3, 4, 5 (excluding 5ii), 6, 9, 10, and 11 are the subject of this RFP (“the Developable Parcels”).

Figure Three: Illustration of the Developable Parcels



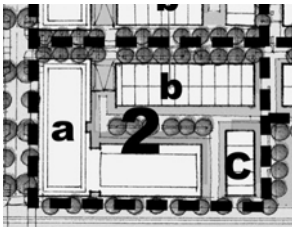
The following tables present the development potential of each Developable Parcel. The commercial space (the “Commercial Space”) noted below is the minimum required: refer to Section 4.3.2 of the ODP for a detailed description of Retail and Service Uses and Section 4.3.3 of the ODP for Office Uses. The choice of use area (the “Choice of Use”) is ground floor area that is flexible. Short-Listed Respondents are asked to specify the uses for all the Choice of Use space in the Project.

The ODP requires that a grocery store of between 1,858 and 2,790 square metres be incorporated in the development of Sub-area 2A (the “Grocery Store”). The Grocery Store is currently suggested to be located in Developable Parcel 9. Short-Listed Respondents are asked to comment on this proposed location and indicate the importance of the Grocery Store in the overall commercial strategy (refer to Section 5.2 (c) viii).

It is important to note that this Section 4.3 presents the end-use configurations for the Project and that it is the responsibility of the Short-Listed Respondent to understand the temporary requirements for the Olympic Village as they may impact the end-use designs and configurations for the buildings, with the objective of meeting the operational needs of the Olympic Village while minimizing the temporary modifications required (refer to Appendix G).

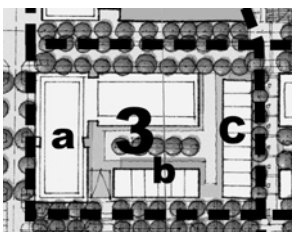
Please note that these numbers represent the gross floor area in the buildings. As a result, these numbers are 10% higher than in the ODP to allow for detailed architectural design.

(a) Developable Parcel 2



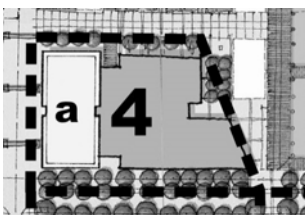
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	11,831	2,201		
Building b	2,970			
Building c	990			
TOTAL	15,791	2,201		

(b) Developable Parcel 3



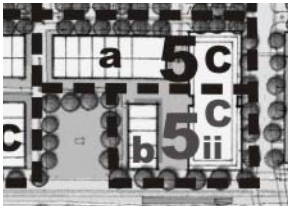
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	10,539	2,113		
Building b	1,188			
Building c	1,782			
TOTAL	13,509	2,113		

(c) Developable Parcel 4



	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	4,208	1,169	375	
Community Centre (grey)				2,787
Childcare (grey)				764
TOTAL	4,208	1,169	375	3,551

(d) Developable Parcel 5

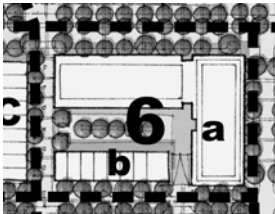


	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	2,327			
Building c (northern half)	2,939	642	510	
TOTAL	5,266	642	510	

Parcel 5ii - Private Parcel - FOR INFORMATION ONLY

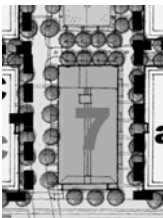
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building b	1,008			
Building c (southern half)	1,858	395	420	
TOTAL	2,866	395	420	

(e) Developable Parcel 6



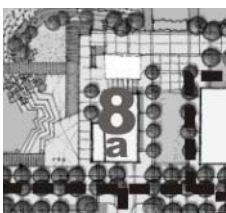
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	7,511	1,505	825	
Building b	1,584			
TOTAL	9,095	1,505	825	

(f) Parcel 7 -Salt Building - FOR INFORMATION ONLY



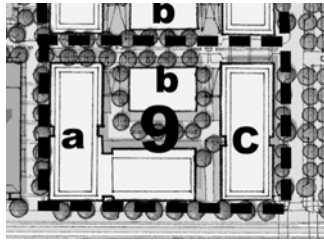
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Salt Building		1,440		
TOTAL		1,440		

(g) Parcel 8 - Restaurant - FOR INFORMATION ONLY



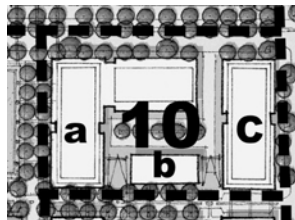
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a			896	
TOTAL			896	

(h) Developable Parcel 9



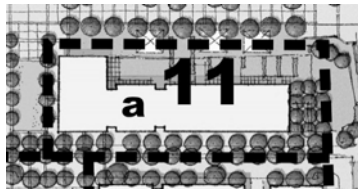
	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	7,297		3,261	
Building b	1,485			
Building c	8,664	1,172		
TOTAL	17,446	1,172	3,261	

(i) Developable Parcel 10



	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	6,939	1,288	825	
Building b	1,188			
Building c	8,132	1,172		
TOTAL	16,259	2,460	825	

(j) Developable Parcel 11



	Residential (m ²)	Choice of Use (m ²)	Commercial (m ²)	Amenity (m ²)
Building a	6,384	763	1,365	
TOTAL	6,384	763	1,365	

4.4 Developer Requirements

The Developer will the Developer's Parcels and will be responsible for the construction of the Affordable Housing, Modest Market Housing, Market Housing, Community Centre, Child Care Facility, Family Day Care Centres, and Commercial Space and Choice of Use space, and the related underground parking facilities. The Developer is not responsible for the financing of the Affordable Housing, the Community Centre, or the Child Care Facility. The Developer will be required to meet the VANOC Games Mode Specifications for the Olympic Village, which are described in more detail in Section 4.5 and attached as Appendix G.

An Interfaith Spiritual Centre (the "Interfaith Spiritual Centre") is an allowed use in the Southeast False Creek ODP area, as set out in the ODP (Section 4.3.5(f) of the ODP). The Interfaith Spiritual Centre is not precluded from being located in Sub-area 2A, but it is not required. Short-Listed Respondents are not required to include an Interfaith Spiritual Centre in their Proposal. However, if the Short-Listed Respondents choose to include an Interfaith Spiritual Centre in their Proposal, then a comprehensive plan detailing its location, timing, costing, financing, logistics and other relevant information, including specifically addressing how it will not negatively impact the delivery of the Project, must

be included in the Proposal (refer to Section 5.2(c)ii). The City will not be responsible for the financing of the Interfaith Spiritual Centre.

4.4.1 Developer Responsibility

The Developer will be required to design and construct all of the improvements, including buildings and underground parking facilities, on the Developable Parcels. The City will retain title to the Developable Parcels until the expiry of the Exclusive Use Period. After the Exclusive Use Period, the City will retain title to the City's Parcels, and the Developer will take title to the Developer's Parcels.

The buildings to be constructed by the Developer on the Developable Parcels are to be comprised of the following components:

(a) Housing to be comprised of:

- i) Affordable Housing - one third of the total number of housing units in the Project, or 250 units, whichever is greater, consisting of approximately 28.6 percent of the total residential floor area, will be built as Affordable Housing to meet BC Housing and Mortgage Corporation Specifications and a minimum LEED Silver Standard and the fulfilment of the Green Building Strategy.

A minimum of two (2) of the required Affordable Housing units will be built to accommodate family day care centres as set out in the ODP (the "Family Day Care Centres"), each consisting of spaces for seven (7) children, in ground-oriented units.

The Developer will not be responsible for financing the construction of the Affordable Housing. The Developer may charge the City a fee for the design and construction of the Affordable Housing (refer to Fees for Construction Services set out in Section 5.3). The City expects that the cost of the Affordable Housing will be tied to the maximum unit price for affordable housing as set by the Provincial government from time to time. In the event that the City selects a sponsor to assist with the provision of Affordable Housing, the Developer will be required to work collaboratively with that sponsor and the City on the financing, design, and construction of the Affordable Housing.

Short-Listed Respondents should note that the City prefers separate building sites for the Affordable Housing and related parking facilities.

- ii) Modest Market Housing - approximately one third of the total number of housing units, consisting of approximately 28.6 percent of the total residential floor area, will be built as Modest Market Housing to a minimum LEED Silver Standard and fulfilment of the Green Building Strategy. The

City will not subsidize the Modest Market Housing and encourages Short-Listed Respondents to be creative in their Proposals.

- iii) Market Housing - approximately one third of the total number of housing units, consisting of approximately 42.8 percent of the total residential floor area, will be built as Market Housing to a minimum LEED Silver Standard and fulfilment of the Green Building Strategy.
- (b) Commercial Space - the minimum amount of Commercial Space provided in the Project is to be approximately 7,630 square metres (82,130 square feet). Commercial Space in excess of the minimum is allowable in accordance with the ODP. All Commercial Space will be built to a minimum LEED Silver Standard.
- (c) Choice of Use - the Developable Parcel descriptions indicate approximately 13,860 square metres (150,000 square feet) for Choice of Use space. The Choice of Use space is contained within the maximum residential floor area in the ODP Figure 4. All Choice of Use space will be built to a minimum LEED Silver Standard. Short-Listed Respondents are asked to specify the uses for all Choice of Use space in the Developable Parcel descriptions (Section 4.3).
- (d) Community Centre and Child Care Facility - a community centre of approximately 2,790 square metres (30,000 square feet) (the "Community Centre") and a 69 space child care facility of approximately 764 square metres (8,224 square feet) (the "Child Care Facility") will be combined in the same building and built to a minimum LEED Gold Standard. Funding through the City will be available to finance the construction of these facilities. The Developer may charge the City a fee for the design and construction of the Community Centre and Child Care Facility (see Fees for Construction Services set out in Section 5.3).

The locations for the aforementioned components are to be proposed by the Short-Listed Respondents, except for the Community Centre and Child Care Facility, the locations of which are as determined by the City and set out in this RFP.

4.4.2 Plaza Underground Parking Facility Strategy

As a sustainable community, Southeast False Creek will be designed to reduce reliance on the automobile. As such, the Green Building Strategy contains a reduced parking standard for the neighbourhood. An important consideration in providing the required parking underground is cost, particularly in an area characterised by fill and a high water table. To reduce this cost, the Project Office has been working on a strategy to allow the Developer to meet all the Project's parking needs with one below-grade parking level on each Developable Parcel, noting however that the Short-Listed Respondents are free to propose going below one level. Meeting the Project's parking needs on one below-grade parking level may be possible if parking is provided under all Developable Parcels, including the Community Plaza parcel located to the north of the Salt Building. To provide further cost reductions and increase efficiency and security, the Short-Listed Respondents may wish to consider constructing underground parking on the Community

Plaza parcel (the “Plaza Underground Parking Facility”). Where any Short-Listed Respondent wishes to include the Plaza Underground Parking Facility into its Proposal, this should be shown as an alternative with the cost or savings of building such facility, if any, separately reflected as an addition or deduction from the Purchase Price and the Fees for Construction Services, along with all relevant assumptions as to title, ownership of such facility, responsibility for maintenance, allocation of risks, etc. (refer to Section 5.2(c)ix).

4.5 Olympic Village Requirements

4.5.1 Olympic Village Master Plan

Once a Developer is selected they will be required to prepare, in collaboration with and to the satisfaction of the Project Office, a master plan for the Olympic Village (the “Olympic Village Master Plan”) that addresses the operational needs of the Olympic Village in the context of the permanent facilities provided by the Developer. The Olympic Village Master Plan will detail the locations and configurations of the accommodation and specifically address how the IOC and VANOC requirements are to be met.

4.5.2 Exclusive Use Period

The Project will be developed by the Developer with permanent buildings for initial and exclusive use by VANOC during the Exclusive Use Period (the “Exclusive Use Period”) from November 1, 2009 to March 31, 2010 to provide accommodation and support services for athletes, officials, and visitors as the Olympic Village for the 2010 Winter Olympic Games (the “Olympic Village”).

VANOC’s use of the Olympic Village during the Exclusive Use Period is governed by an agreement between VANOC and the City. Prior to the Exclusive Use Period, no occupancy or use of any of the buildings in the Project, by the Developer, its agents, tenants, or any party having acquired interests in the Project from the Developer, will be permitted.

Following the Exclusive Use Period, VANOC will return the Olympic Village buildings to the City in the same condition as they were prior to the Exclusive Use Period, reasonable wear and tear excepted. The City will then return the buildings to the Developer, and the buildings will be completed by the Developer to their permanent configuration.

4.5.3 Games Mode Specifications

For the Exclusive Use Period, the design and construction of the permanent facilities for the Olympic Village is to be completed by the Developer and will be required to meet all regulations and requirements mandated by the IOC and VANOC, subject to applicable Canadian and British Columbia laws and City bylaws, as outlined in the VANOC’s Games Mode Specifications attached as Appendix G. VANOC’s Functional Brief is also included in the Project Information Package to provide an overall operational context of the Olympic Village.

VANOC’s Games Mode Specifications should be referred to during preparation of

Proposals. Short-Listed Respondents should note that these specifications relate to the period of time when buildings will be used for the Olympic Village ("Games Mode"), and describe what must occur to accommodate Olympic Village operations.

The Developer will not have a direct relationship (contractual or otherwise) with VANOC. Short-Listed Respondents should note that any questions, comments, or concerns related to the Games Mode Specifications must be directed to the Project Office, and the Project Office will make any determinations or interpretations related to the Games Mode Specifications.

Highlights of VANOC's Games Mode Specifications include:

- a. 2,800 athletes and officials are to be housed in buildings located on Developable Parcels 3, 4, 6 and 10, and potentially on portions of Developable Parcel 2, 5 or 9;
- b. the occupants may be housed in single and/or twin bedrooms;
- c. wherever possible athletes should be housed in bedrooms, rather than common rooms such as living or dining rooms, to reduce the construction and demolition of temporary walls;
- d. the maximum allowable ratio per unit for residents to bathrooms is 4:1 with ensuite bathrooms calculated to serve a maximum of 2 residents; and
- e. 80 team offices of varying sizes between 32 and 132 square metres are to be located within the residential accommodations.

Short-Listed Respondents are asked to complete the Olympic Village Accommodation Worksheet (Appendix H) to illustrate how the 2,800 Olympic Village residents are to be accommodated. The Olympic Village Accommodation Worksheet is divided into two sections. The first section asks the Short-Listed Respondents to illustrate the accommodation configurations for Developable Parcels 3, 4, 6, and 10, with an objective of accommodating as many of the 2,800 Olympic Village residents as possible in those Developable Parcels with little or no temporary modifications to the permanent facilities. The second section asks the Short-Listed Respondents to illustrate the accommodation configurations for the balance of the 2,800 Olympic Village residents in Developable Parcels 2, 5, and 9, also with making little or no temporary modifications to the permanent facilities. Short-Listed Respondents are encouraged to review the VANOC Games Mode Specifications (Appendix G), in particular Section 2, prior to completing the Olympic Village Accommodation Worksheet.

The minimum requirements for the Olympic Village include 56,900 square metres (612,000 square feet) of athlete accommodation space, which may be any combination of Affordable Housing, Modest Market Housing, Market Housing space, and possibly Choice of Use space where it is developed as residential, if necessary, to meet the minimum space requirements, and an additional 2,790 square metres (30,000 square feet) of Commercial Space.

In addition to the gross area requirements, there are other requirements as set out in VANOC's Games Mode Specifications. It will be the responsibility of the Developer to

ensure that these minimum VANOC requirements are met, ideally through permanent design considerations rather than temporary configurations.

4.5.4 Benefits Agreements

As part of its commitment to the Olympics, the City is committed to creating opportunities for local and inner-city neighbourhoods by entering into agreements in the areas of training, acquisition of goods and services, and construction opportunities related to the construction of the permanent facilities for the Olympic Village (“Benefits Agreements”).

The City is currently reviewing options for Benefits Agreements related to the Project, which may include working with the Building Opportunities with Business Inner City Society (BOB). North Sky Consulting has been retained by the City to provide options related to potential Benefits Agreements. A copy of the report from North Sky Consulting will be distributed to the Short-Listed Respondents as soon as it is available.

Short-Listed Respondents are asked to present a strategy to implement Benefits Agreements on the Project (refer to Section 5.2(c)x).

4.5.5 Security

Security requirements will apply during this RFP process and during construction activities on the Project, and may include screening and certification procedures for individuals working on the Project. In this regard, Short-Listed Respondents should refer to Section 6.4 of the Legal Terms and Conditions (Appendix I).

4.5.6 Guaranteed Delivery

The City will consider options to ensure timely delivery of the Olympic Village including fixed milestones. Such options may include phasing bonuses, incentives, or liquidated damages, and/or the City’s ability to accelerate the Project at the Developer’s cost.

5 PROPOSALS

5.1 Format of Proposal

5.1.1 Unnecessarily elaborate Proposals, beyond that sufficient to present a complete and effective response, are not required.

5.1.2 Complete Proposals are required by the City. Incomplete Proposals may or may not be considered.

5.1.3 Proposals are to be arranged as follows:

- Title Page: The title page will show the RFP title, Closing Time, Short-Listed Respondent's name, address, telephone number and the name and title of its contact person.
- Table of Contents: Page numbers are to be indicated.
- Executive Summary: A short summary of the key features of the Proposal demonstrating the Short-Listed Respondent's understanding of the RFP requirements.
- RFP Process - Legal Terms and Conditions: The Short-Listed Respondent is to review, complete (including initialling every page) and attach RFP Process - Legal Terms and Conditions (Appendix I).
- Balance of Proposal: The balance of the Proposal may be in any form, provided it contains all of the information required in Sections 5.2 and Appendices C, E, F, H and J.

5.1.4 Short-Listed Respondents are to submit twelve (12) copies of their Proposal in a sealed envelope or package marked with the Short-Listed Respondent's name and the RFP title, prior to the Closing Time and to the location noted on the cover page to this RFP.

5.2 Proposal Requirements

The objective of the City is to obtain the best value for the Project, which will be determined by evaluating the Purchase Price, the fees to be paid for the construction of the Affordable Housing, Community Centre, Child Care Facility, and related underground parking facilities, the fulfillment of the City's social, economic, and environmental objectives, delivery of the Olympic Village, and completion of the Project for its desired end use.

Short-Listed Respondents are to include in their Proposals commentaries on opportunities and challenges related to the Project. Short-Listed Respondents should also identify any specific constraints the Project Office should be aware of concerning the Short-Listed Respondents' Proposals or the Project.

Short-Listed Respondents should strive to meet all requirements as laid out in this RFP and the strategies as presented in the Evaluation Matrix (the "Evaluation Matrix") included in Appendix C.

The Evaluation Matrix (Appendix C) is an evaluative tool to be used by the Evaluation Committee and is included in the RFP for reference only and is not to be completed by a Short-Listed Respondent as part of a Proposal.

The following information must be included in the Proposals:

(a) to be evaluated in PART ONE of the Evaluation Matrix (Appendix C):

- i. Team Description - a full description of the Short-Listed Respondent's team, including architects, landscape architects, engineers, and specialty consultants such as energy and green building consultants, universal design, building code specialists and a Certified Professional (CP), with resumes and references for key personnel to be involved in the Project and of previous work/projects;
- ii. Conflict of Interest/Collusion - a full description of any and all conflicts, or potential conflicts, and any and all collusion, or appearance of collusion;
- iii. Timing and Delivery - the strategy for meeting the Rezoning, Development Permit, and Building Permit timelines and phasing for development; confirm the Construction Float allocation or propose an alternative allocation; set out the methodology for calculating the Village Holding Costs, including an estimated dollar value; outline strategy to manage and minimize Developer Holding Costs while ensuring completion of the Project prior to the commencement of the Exclusive Use Period; and outline proposed bonuses, incentives, liquidated damages, and acceleration at Developer's cost options;
- iv. Full Cost Accounting - a commentary on the Short-Listed Respondent's Proposal as it relates to, and informs, the City's Full Cost Accounting analysis for Southeast False Creek, including addressing life cycle costs;
- v. Project Financing - the strategy to finance construction of those portions of the Project that the Developer is financing (i.e. Market Housing, Modest Market Housing, Commercial Space);
- vi. Trades and Construction - the strategy to secure construction and related trades;
- vii. Soil Remediation - the strategy for constructing the Affordable Housing, Community Centre, Child Care Facility and related underground parking facilities, and Plaza Underground Parking Facility if applicable, on risk-managed on-site soils, and the strategy for managing or remediating the soils under the Modest Market Housing, Market Housing and Commercial Space sites;

- viii. Land Ownership and Tax Strategy - the strategy with regard to the creation and transfer of the Developer's Parcels, including the strategy for minimizing applicable taxes, such as GST and Property Transfer Tax ("PTT"), and describing location/limits of all proposed air space parcels as a means of separating all or a portion of the components where different components will be contained in the same buildings or above the same underground parking facilities; and
 - ix. Leasehold vs. Freehold - the rationale for the values offered in Price Sheet "A" and "B" addressing the option to lease the land for 99 years, rather than purchase freehold land, for the Modest Market Housing, Market Housing, and Commercial Space;
- (b) to be evaluated in PART TWO of the Evaluation Matrix (Appendix C), noting that each Proposal must provide a rationale or alternative approach for non-compliant categories, including:
- i. Integration with Services plan - description of the strategy to integrate the design and construction of the buildings with the Services plan, including specific descriptions for rainwater management and district energy systems for the buildings;
 - ii. Universal Design - a strategy to address the Universal Design requirements;
 - iii. VANOC Requirements - completion of the Olympic Village Accommodation Worksheet (Appendix H);
 - iv. Urban Design Principles (500 words maximum) - clearly articulate how the Proposal will fulfill the urban design principles set out in the ODP, particularly with respect to legibility, integration, vibrancy, heritage reflection, and variety in form; and
 - v. Sustainability Principles (500 words maximum) - clearly articulate how the Proposal will fulfill the sustainability principles set out in the ODP in the most comprehensive manner possible, particularly with respect to implementation, ecosystem health, spirit of place, economic vitality, livability, adaptability, and accountability;
- (c) to be evaluated in PART THREE of the Evaluation Matrix (Appendix C):
- i. Urban Structure - a strategy to ensure architectural variety through parcel sizes, building scale and massing, and historic character to enhance neighbourhood character as envisioned in the ODP;

- ii. Interfaith Spiritual Centre - a statement as to whether or not this is being pursued by the Short-Listed Respondent as part of the Project and, if so, a comprehensive plan detailing timing, costing, financing, logistics, and location, and how the Interfaith Spiritual Centre will be achieved without negatively impacting the delivery of the Project;
- iii. Housing Mix and Diversity - detailed description of locations, types and distribution of housing mix (Affordable Housing, Modest Market Housing, and Market Housing) across the site;
- iv. Modest Market Housing - the strategy or set of alternate strategies to achieve full delivery of the Modest Market Housing, detailing each proposed set of solutions and housing types that may include, but is not limited to: rental, co-op, live/work, smaller units, senior housing, special needs, lesser finished, secondary suites, or others as proposed by the Short-Listed Respondent. The City does not intend to subsidize the Modest Market Housing and encourages Short-Listed Respondents to be creative in their Proposals. Proposed locations must be specified;
- v. Green Building and LEED Strategy - a description of the strategy to fulfill the City's Green Building Strategy and achieve LEED building objectives, include commentary on full LEED registration and certification;
- vi. Urban Agriculture - outline the urban agriculture strategy for the Project, specifically describing the locations and the uses of green roofs, and other areas such as balconies, terraces, and at-grade yards;
- vii. Commercial Strategies - a description of the proposed Commercial Space, including addressing tenant profiles, possible "green" tenant/purchaser strategies and proposed Choice of Use space;
- viii. Provision of Grocery Store - a description of the strategy to provide the Grocery Store in Sub-area 2A;
- ix. Plaza Underground Parking Facility - if a Short-Listed Respondent proposes to include the proposed parking structure under the Community Plaza, he/she must provide details on how the commercial parking, car-share, co-op car parking, and underground parking structures will be addressed. The Short-Listed Respondents should describe the costs or savings to the City for this facility, and all relevant assumptions as to title, ownership of facility, responsibility for maintenance and any allocation of risks. The Short-Listed Respondents should also indicate any areas in the Project, if desired, where parking will go below P1 level;
- x. Employment Opportunities - the strategy for implementing the proposed Benefits Agreement, including the costs or savings to implement it and post-construction employment opportunities;

- xi. Alternative Transportation - the strategy to provide alternative modes of transportation and undertake Transportation Demand Management ("TDM") approach to reduce automobile trips;
- xii. Demonstration and Education - describe the strategy for delivering education programs and demonstration projects as part of the Project per the ODP and Council's policies and resolutions; and
- xiii. VANOC Options - a strategy on meeting the Games Mode Specifications, with an indication of the willingness of the Short-Listed Respondent to undertake optional, incremental work for VANOC, and the strategy for completing the buildings after the Exclusive Use Period;

(d) completed Price Sheet "A" - ODP Requirements (Appendix E);

(e) completed Price Sheet "B" - Developer's Choice (Appendix F); and

(f) completed Housing Cost Information Worksheet (Appendix J) for information only, not to be evaluated.

5.3 Purchase Price and Fees for Construction Services

In determining the price to be offered to the City for the purchase of the Developer's Parcels (the "Purchase Price") and the fees to be charged for the construction of the Affordable Housing, the Community Centre, the Child Care Facility, and the related underground parking facilities (the "Fees for Construction Services"), the Short-Listed Respondents are to complete:

(a) **PRICE SHEET "A" - ODP REQUIREMENTS** (Appendix E) - after meeting the requirements of the ODP and Council policies and resolutions as set out in Part Two of the Evaluation Matrix, for each proposed category of use on the Project (e.g. Market Housing) indicate the:

- (i) price to be paid to the City per buildable square metre;
- (ii) total buildable area in square metres;
- (iii) location of the use by Developable Parcel number;
- (iv) total Purchase Price to be paid based on freehold land ownership;
- (v) total Purchase Price to be paid based on leasehold land ownership; and
- (vi) Fees for Construction Services, if applicable.

(b) **PRICE SHEET "B" - DEVELOPER'S CHOICE (APPENDIX F)** - after meeting the requirements of the ODP and Council policies and resolutions as set out in Part Two of the Evaluation Matrix and including any additional commitments outlined in Part Three of the Evaluation Matrix, for each proposed category of use on the Project (e.g. Market Housing) indicate the:

- (i) price to be paid to the City per buildable square metre;
- (ii) total buildable area in square metres;

- (iii) location of the use by Developable Parcel number;
- (iv) total Purchase Price to be paid based on freehold land ownership;
- (v) total Purchase Price to be paid based on leasehold land ownership; and
- (vi) Fees for Construction Services, if applicable.

Subject to the *Freedom of Information and Protection of Privacy Act* and Section 8.8, Price Sheet A, Price Sheet B, and the Housing Cost Information Worksheet (Appendix J) will be held and treated by the City as the confidential and proprietary information of the Short-Listed Respondents. Specific details of the Short-Listed Respondents' Price Sheets and the Housing Cost Information Worksheet (Appendix J) may be discussed with City Council In-Camera.

6 EVALUATION OF PROPOSALS

6.1 Evaluation Committee

A team of professionals and subject matter experts (the "Evaluation Committee") will be assembled by the City to review and evaluate all Proposals on a confidential and no conflict of interest basis.

The Evaluation Committee will use the Evaluation Matrix (Appendix C) as its primary evaluative tool to evaluate the Short-Listed Respondents' responses to the Proposal requirements (Section 5.2), including but not limited to Price Sheet A, Price Sheet B and the Olympic Village Accommodation Worksheet. The Evaluation Committee will assess the Proposals, determine which proposal offers best value to the City, and recommend a Developer. The Evaluation Committee may, in addition to the Evaluation Matrix, apply other evaluation criteria which the Evaluation Committee considers relevant during the evaluation process. The Evaluation Committee will equally apply the same criteria to the evaluation of all Proposals.

Any one or number of the Short-Listed Respondents may be requested to meet with the Evaluation Committee to provide additional information, and conduct a preliminary negotiation of key aspects of the Proposal as it relates to the Ground Lease and Development Agreement.

6.2 Selection by Vancouver City Council

Vancouver City Council will make the final selection of the Developer. The Contact Person will advise all Short-Listed Respondents in writing of City Council's decision.

The City reserves the right to accept any Proposal it considers to be in its best interest or to reject any or all Proposals. The City may negotiate with the successful Short-Listed Respondent any changes to the scope of the Project and any other terms and conditions.

6.3 Legal Terms and Conditions

All aspects of this RFP and the Proposal evaluation process are subject to the Legal Terms and Conditions included in Appendix I.

7 GROUND LEASE AND DEVELOPMENT AGREEMENT

7.1 Ground Lease and Development Agreement

Title to all Developable Parcels will remain with the City until the end of the Exclusive Use Period, after which the Developer's Parcels will be transferred to the Developer.

In order to balance the Developer's and City's interests prior to the City transferring title to the Developer's Parcels to the Developer, the City and Developer will enter into two legal agreements, namely the ground lease (the "Ground Lease") and development agreement (the "Development Agreement").

The Ground Lease will provide the Developer with the legal right to use and access the Developable Parcels during the Project and will also provide the City with the right to terminate and re-gain access in the event of a material default, particularly one which jeopardizes the City's ability to meet its contractual obligations to VANOC to deliver the Olympic Village upon the start of the Exclusive Use Period. The Ground Lease will also expressly reserve to the City the exclusive use and occupation of the Developable Parcels during the Exclusive Use Period.

The Development Agreement will contain the provisions granting the Developer the right and obligation to purchase the Developer's Parcels following the Exclusive Use Period and set out all of the Developer's rights and obligations respecting the Project to the extent not already addressed in the Ground Lease.

An overview of some of the key terms of the Ground Lease and Development Agreement (collectively, the "Contract") is as follows. However, more detailed terms and conditions are set out in the Draft Ground Lease and Draft Development Agreement (Appendix D).

The Draft Ground Lease and Draft Development Agreement will be issued as an Addendum to this RFP. Upon receipt of this Addendum, the Short-Listed Respondents are to carefully review and include in their Proposals, confirmation of their agreement with or proposed deviations from the Draft Contract set out in Appendix D.

7.2 Parties to Contract

The Contract will be between the City as owner/landlord/seller and the Developer as developer/tenant/purchaser.

Where the Short-Listed Respondent is proposing a special purpose corporation or limited liability partnership for the purpose of the Project, the legal description and shareholders/partners are to be described in the Proposal.

7.3 Final Negotiation of Contract

Prior to recommending any Short-Listed Respondent to City Council, the City will enter into preliminary discussions and negotiations with one or more Short-Listed Respondents to reach basic agreement on the final terms of the Ground Lease and the Development Agreement. Such discussions and negotiations will be based on the Proposal submitted by that Short-Listed Respondent, including proposed amendments to the Ground Lease and Development Agreement, if any, specified by that Short-Listed Respondent in its Proposal or agreed to by the City on the basis of that Proposal.

The Short-Listed Respondent will be entitled to offer counter-proposals with respect to the issues raised by the City in these discussions and negotiations, but the Short-Listed Respondent will not be entitled to re-negotiate previously settled issues with respect to its Proposal, the Ground Lease and Development Agreement.

The City will be at liberty to negotiate in parallel with one or more Short-Listed Respondents, or in sequence, or in any combination, and may at any time terminate all or any one set of negotiations with the Short-Listed Respondents and to then:

- (a) invite one or more of the other Short-Listed Respondents to enter into negotiations; or
- (b) pursue such other alternatives as the City may decide.

The City will treat each set of negotiations as separate and confidential and will not disclose the contents of the negotiations with one Short-Listed Respondent to any other Short-Listed Respondent.

Once the City is satisfied with the outcome of its Proposal evaluation process and the preliminary discussions and negotiations on the Ground Lease and Development Agreement and is prepared to recommend one of the Short-Listed Respondents to Vancouver City Council, and once a Report to Council making such a recommendation has been received and considered by Vancouver City Council, and it has approved the recommended Developer and authorized City staff to finalize and execute the Contract, City staff will finalize and execute the Contract with the Developer.

7.4 Execution of Contract

The execution date (the "Execution Date") for the Contract will be the date of approval by City Council of the Contract or the first date following such approval on which the parties are able to conclude the final negotiation and execution of the Contract.

7.5 Deposit

The Developer will be required to pay the City a deposit in the amount of 15% of the Purchase Price on execution and delivery of the Contract. If the Developer subsequently materially breaches its obligations under the Contract, then the City may retain this deposit.

7.6 Purchase Price

The Purchase Price will be one of the primary criteria used to determine which of the Proposals offers best value to the City.

7.7 Closing Date/Payment of Balance of Purchase Price

The Closing Date for the transfer from the City to the Developer of the Developer's Parcels, and the remaining payment of the Purchase Price will be April 1, 2010.

7.8 Summary of Key Ground Lease/Development Agreement Terms

7.8.1 Rezoning

The Developer will be responsible for and assume the risk of obtaining the necessary rezoning of the Developable Parcels, including the costs of complying with all rezoning requirements imposed by the City of Vancouver, except the fees for the rezoning which will be paid by the City.

In the unlikely event that Vancouver City Council does not enact the rezoning, the Developer will have the right to elect to terminate the Contract and be reimbursed for its reasonable thrown away costs incurred to that point in the Project.

7.8.2 Pre-Sales

The Developer will be permitted to conduct presales at any time during the Project, however no occupancy or post-sale alterations or modifications, other than those carried out by the City, or VANOC as authorized by the City, will be permitted until April 1, 2010.

7.8.3 DCL's/Public Art Levy

The Developer will be responsible to pay the current rate set by City Council for the:

- (a) city-wide Development Cost Levy ("DCL"), currently set at \$6.00 per square foot, for the Developer's Parcels, and
- (b) Public Art Levy, currently set at \$0.95 per square foot, for the Developer's Parcels, in accordance with the City's Public Art Policy.

7.8.4 Construction

The Developer will have full responsibility for the design and construction of all elements of the Project, including without limitation:

- (a) all Modest Market Housing, Market Housing, Commercial Space, Choice of Use improvements, including underground parking facilities;
- (b) all Affordable Housing parcel improvements including underground parking facilities;
- (c) the Community Centre and Child Care Facility, including the related underground parking facilities; and
- (d) the Plaza Underground Parking Facility, if applicable.

7.8.5 Permits

The Developer will be responsible for and will assume the risk of:

- (a) obtaining all permits, noting that the City will pay any permit fees for the construction of the Affordable Housing, Community Centre, and Child Care Facility;
- (b) complying with all terms and conditions of the permits; and
- (c) providing all required security (letters of credit, bonds and other financial instruments) as may be required by any public authority in connection with the issuance of any permits.

7.8.6 Construction Risk

The Developer will have control of the work methods and procedures for, and will bear the risks related to all construction.

The Developer will also:

- (a) assume the risk related to the protection of public utilities, including the municipal utilities such as roads, sewer, water, rainwater, and energy;
- (b) bear the full risk of proper design and construction integration between the various elements of the Project;
- (c) comply with the detailed work schedule to be agreed upon and attached to the Contract and at each milestone, the Project Office and Developer will assess the progress and agree on remedial action, if required; and
- (d) comply with the phasing plan for the completion of the Project to reduce Developer Holding Costs and reduce risk around Project completion, which plan will be agreed upon based on the Short-Listed Respondent's initial Proposal and then incorporated into the Contract, including all applicable early completion bonuses and late delivery liquidated damages provisions.

7.8.7 City's Right to Inspect

The City and any agency, company or non-profit group authorized by the City will have the right to enter the Developable Parcels as necessary to confirm that the Developer is meeting its obligations under the Development Agreement.

7.9 Restrictions on Assignment of Ground Lease and Development Agreement

The Developer will not be permitted to assign either the Ground Lease or the Development Agreement nor transfer or assign any of its rights or privileges under either of them, without obtaining the prior written consent of the City.

The City will not unreasonably withhold its consent where the assignment is part of a commercially reasonable transaction such as an assignment for the purposes of granting loan security to the Developer's Project lender (the "Project Lender") but may be arbitrarily withheld where the result of the assignment will be to materially adversely affect the City's interests, including a substantial loss of the personnel representing the Developer and on whose expertise and experience the City relied in selecting the Developer for the Project.

7.10 Project Financing

The Ground Lease and Development Agreement will be structured so as to be assignable to the Developer's Project Lender as security for any required Project Financing and will contain a form of Non-Disturbance Agreement which the City will enter into directly with the Project Lender in order to provide the Project Lender with a standard and commercially reasonable level of protection against a default by the Developer in repayment of the Project Financing.

A Draft Non-Disturbance Agreement will be included in the Addendum by which Appendix D will be issued to the Short-Listed Respondents.

8 INSTRUCTIONS TO SHORT-LISTED RESPONDENTS

8.1 Important Dates

Information Meeting:	2:00 P.M., Pacific Standard Time ("PST") Wednesday, December 21, 2005 Strathcona Room, Sub-ground City Hall 453 West 120 th Avenue Vancouver, B.C. V5Y 1V4
Closing Time:	11:00:00 A.M., PST Monday, January 30, 2006 ("Closing Time")

8.2 Information Meeting

The City will host an Information Meeting with respect to this RFP at 2:00 P.M. (PST) on **Wednesday, December 21**, at Vancouver City Hall (the "Information Meeting") in order to answer any questions on the RFP process. The confirmed location and time of the Information Meeting will be made available by the Contact Person. It is recommended that all Short-Listed Respondents attend the Information Meeting.

8.3 Delivery of Proposals

Proposals should be in a sealed envelope and addressed and delivered by courier on or before the Closing Time to:

Jody L. Andrews, P.Eng.
Project Manager, Southeast False Creek and Olympic Village
c/o Real Estate Services
3rd Floor VanCity Building
#300 - 515 West 10th Avenue
Vancouver, B.C., V5Z 4A8

8.4 Late or Faxed Proposals

Proposals received after the Closing Time may not be considered and may be returned unopened to the Short-Listed Respondent. Faxed Proposals will not be accepted.

8.5 Inquiries - Contact Person

The Project Manager (Jody Andrews) for Southeast False Creek and the Olympic Village will be responsible for the conduct of this RFP, and all communications are to be directed only to this individual (the "Contact Person").

It is the responsibility of the Short-Listed Respondent to thoroughly examine this RFP and all related documents and satisfy itself as to the full requirements of this RFP. Inquiries are to be in written form only, faxed to 604-871-6856 or e-mailed to jody.andrews@vancouver.ca no later than five (5) working days before the Closing Time. If required, an addendum will be issued to all Short-Listed Respondents.

After the Information Meeting, the City may, at its discretion, convene a further information meeting.

A copy of the material listed in the Project Information Package that is not available on the City Website is available without charge from the City by telephone or email request to the Contact Person.

Information obtained from the City, other than from the Contact Person, is not part of this RFP and should not be relied upon or utilized in a Proposal.

8.6 Revisions to Proposals

Proposals may be revised by written amendment, delivered to the location set out for delivery of Proposals, before the Closing Time.

8.7 Addenda

This RFP may only be amended by written addenda issued by the Contact Person.

8.8 Confidentiality

The contents of all Proposals will be subject to public disclosure, except that any part of a Proposal that would reveal a Short-Listed Respondent's Proposal prices will be kept confidential by the City unless and until such Proposal is accepted and incorporated into a preliminary Contract and such pricing is being disclosed as part of the Council Report recommending approval of same.

8.9 Conflict of Interest/Solicitation

8.9.1 Short-Listed Respondents are to ensure that any and all conflicts, or potential conflicts, and any and all collusion, or appearance of collusion, is fully and properly disclosed in their response to Section 5.2(a)ii.

8.9.2 Failure to disclose this information may result in the rejection of the Proposal, the associated entity's Proposal, and/or the immediate cancellation of any Contract should one be concluded in reliance on the information contained in the submitted Proposal.

8.9.3 If any director, officer, employee, agent or other representative of a Short-Listed Respondent makes any representation or solicitation offering a personal benefit of any kind, directly or indirectly, to any officer, employee, agent or elected official of the City with respect to the Proposal, whether before or after the submission of the Proposal, the City will automatically disqualify such Short-Listed Respondent.

8.9.4 Short-Listed Respondents should also note that a contravention of this Section 8.9 may also constitute a criminal breach of trust subjecting the directors and officers of any Short-Listed Respondent to prosecution under the Criminal Code of Canada.

8.10 No Lobbying

Between the date on which this RFP is issued until the signing of a Contract or cancellation of this RFP process, Short-Listed Respondents, including their consultants and other agents, must not communicate either directly or indirectly in any manner whatsoever with respect to this RFP with any employee, official or agent of the City or VANOC including without limitation and by way of example only any member of City Council, the Southeast False Creek Steering Committee, or the Evaluation Committee except (a) only in writing and only as set out in Section 8.5 *Inquiries - Contact Person*, and

(b) to make submissions (with Council's consent) prior to Council's consideration of any Report to Council recommending one of the Short-Listed Respondents. The City may treat a contravention of this Section 8.10 as a contravention of Section 8.9 - *Conflict of Interest/Solicitation* and such a contravention may therefore result in automatic disqualification from the RFP process and/or cancellation of any resulting Contract.

8.11 Publicity

Short-Listed Respondents will not issue any news release or other public announcement that discloses the details of their Proposals without the prior written consent of the City.

8.12 Paramountcy

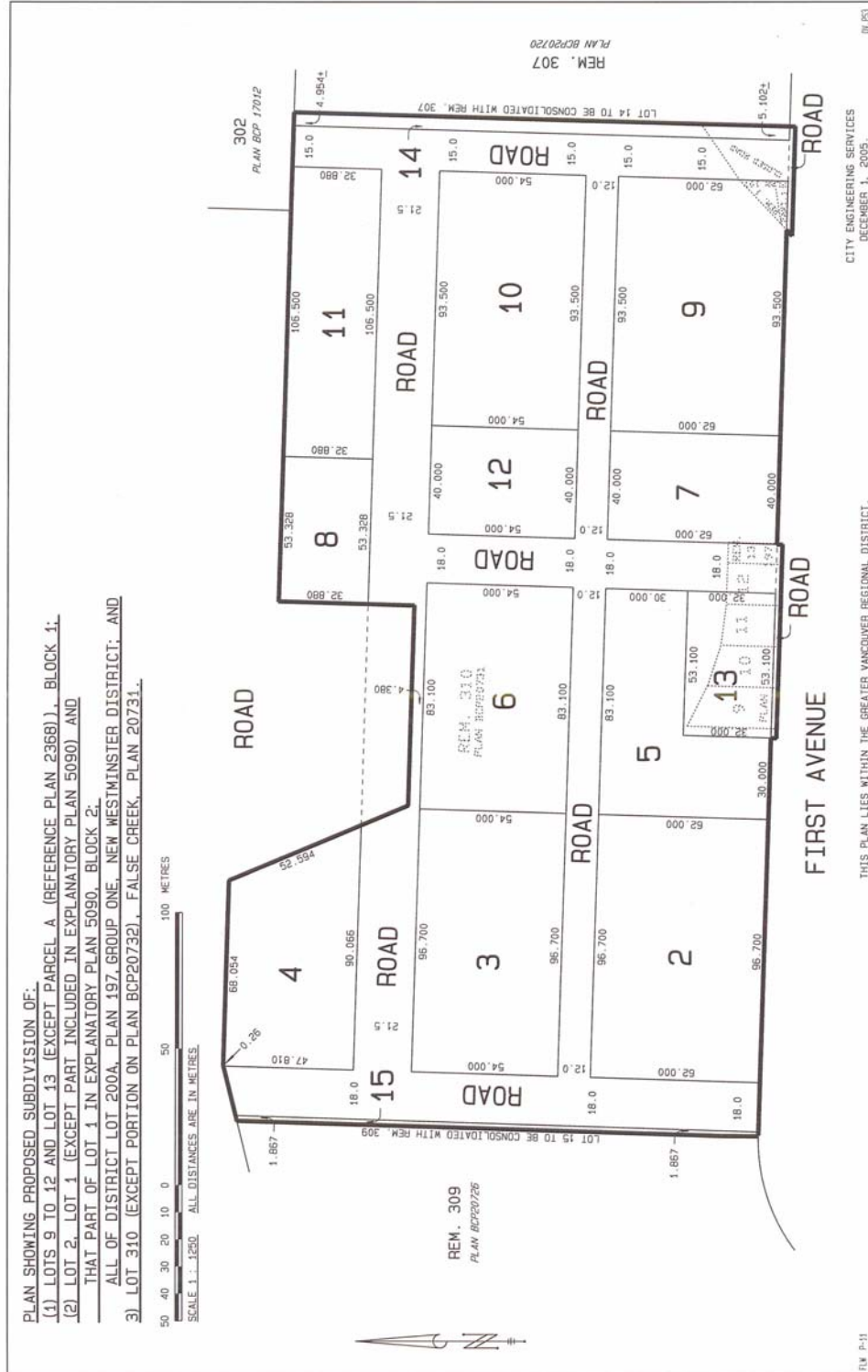
To the extent of any conflict between the terms of this RFP and the RFEI or the Confidentiality Agreement, the terms of this RFP will prevail.

This RFP supersedes and replaces all prior draft versions of the RFP and any communications between the Short-Listed Respondents and the Project Office (collectively, the "Prior Drafts"), and upon issuance of this RFP, the Short-Listed Respondents are asked to destroy, ignore and return (if possible) any and all Prior Drafts to the Project Office.

8.13 Legal Terms and Conditions

No part of this RFP, except RFP Process - Legal Terms and Conditions (Appendix I), will be legally binding on the City or Short-Listed Respondents. All legal terms and conditions of the process contemplated by this RFP are contained in the RFP Process - Legal Terms and Conditions (Appendix I).

APPENDIX A: DRAFT SUBDIVISION PLAN



APPENDIX B: PROJECT INFORMATION PACKAGE

The information package for the Project contains the items listed below.

Council Policy and Resolutions:

- (a) *Official Development Plan Bylaw for Southeast False Creek* adopted by City Council July 19, 2005
(<http://www.city.vancouver.bc.ca/commsvcs/bylaws/dop/SEFC.pdf>);
- (b) Administrative Report, *Southeast False Creek Project Office Staffing and Budget*, dated April 29, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050512/documents/pe7.PDF>);
- (c) Administrative Report, *Southeast False Creek: Work Program, Budget and Staffing for the Rezoning of Sub-area 2A - The Olympic Village*, dated April 26, 2005 (<http://vancouver.ca/ctyclerk/cclerk/20050512/documents/pe8.pdf>);
- (d) Administrative Report, *Southeast False Creek Rezoning of Private Lands: Schedule, Approach, Staffing and Budget*, dated April 26, 2005
(http://vancouver.ca/ctyclerk/cclerk/20050614/documents/a11_000.pdf);
- (e) Policy Report, *Southeast False Creek Official Development Plan*, dated December 3, 2004 (<http://vancouver.ca/ctyclerk/cclerk/20050301/ph3.htm>);
- (f) Policy Report, *Southeast False Creek Redevelopment: Financial Plan and Strategy*, dated January 17, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050301/ph1.htm>);
- (g) Policy Report, *Sustainability Indicators, Targets, Stewardship and Monitoring for Southeast False Creek*, dated January 17, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050301/ph2.htm>);
- (h) Minutes of City Council meeting March 1, 2005
(<http://vancouver.ca/ctyclerk/cclerk/20050301/regmin.htm>);
- (i) Policy Report, *Developing a Green Building Strategy for the City of Vancouver*, dated July 8, 2004 (<http://vancouver.ca/ctyclerk/cclerk/20040708/pe5.pdf>);
- (j) Minutes of City Council meeting, July 8, 2004
(<http://vancouver.ca/ctyclerk/cclerk/20040708/pemin.htm>);
- (k) *Southeast False Creek Policy Statement*, 1999 (www.vancouver.ca/sefc);
- (l) *Childcare Design Guidelines*, adopted by Council February 4, 1993
(<http://www.vancouver.ca/commsvcs/guidelines/C017.pdf>);

- (m) *High-Density Housing for Families with Children Guidelines*, adopted by Council March 24, 1992
(<http://www.city.vancouver.bc.ca/commsvcs/guidelines/H004.pdf>);
- (n) *Public Art Policies and Guidelines*, adopted by Council June 23, 1994 and November 22, 1994
(<http://www.city.vancouver.bc.ca/commsvcs/guidelines/P007.pdf>);

Southeast False Creek Information:

- (o) *Southeast False Creek Private Lands Ownership Map*, City of Vancouver Planning Department, August 2005;
- (p) *SEFC Green Buildings Strategy*, City of Vancouver Planning Department, dated September 14, 2005;
- (q) *Revised Site Plan for Southeast False Creek Official Development Plan Area*, by PWL Architecture, dated May 5, 2005;
- (r) Southeast False Creek Environmental Study: *Merge Report* (summary) 2003
(<http://www.vancouver.ca/sefc>);
- (s) Energy Precinct Study: *Towards an Energy Utility for False Creek Precinct: Feasibility and Options*, Compass Resource Management, March 3, 2005
(<http://www.vancouver.ca/commsvcs/southeast/greenbuildings/pdf/feasibility.pdf>);
- (t) *Soil Remediation Plan*, Morrow Environmental, dated April 15, 2005 (provided November 9, 2005);
- (u) *Integrated Site Servicing / Public Infrastructure for SEFC Development*, Levelton Engineering Solutions, October 7, 2005 (provided November 9, 2005);
- (v) *Approval in Principle for Soil Remediation Plan*, Ministry of Water, Land and Air Protection, dated June 14, 2005;
- (w) *Project Office's submission to BERC*, Golder & Associated, dated May 16, 2005;
- (x) *BERC response to Project Office*, dated May 31, 2005;
- (y) Project Office's resubmission to BERC, Golder & Associates, dated October 11, 2005;
- (z) Department of Fisheries and Oceans Canada, *Authorisation for Works or Undertakings Affecting Fish Habitat*, dated November 25, 2005;

- (aa) *Housing Objectives for Southeast False Creek Olympic Village*, City of Vancouver Housing Centre, dated August 2005;
- (bb) *Vancouver 2010 Olympic Village Overlay - Draft*, dated March 31, 2005;
- (cc) *VANOC's Functional Brief*, dated November 25, 2005;
- (dd) *Foreshore Lands, Southeast False Creek Vancouver - Statement of Significance - Draft*, Commonwealth Historic Resource Management, dated September 2004;
- (ee) *The Safer Home: Common Sense Concepts for Designing the Safest, Most Comfortable Home Possible*, Patrick Simpson and Doug Gayton, dated July 2003 provided November 9, 2005);
- (ff) *Integrated Design Services RFP Number PS05047*, Southeast False Creek & Olympic Village Project Office, issued May 27, 2005;
- (gg) *Olympic Village Overview document from VANOC*, dated August 2005;
- (hh) *How to #5 Rezoning Procedures in Vancouver*, City of Vancouver, March 2003 (<http://vancouver.ca/commsvcs/planning/landuse5.htm>);
- (ii) *How to #3 Development Permits for Major Applications in Vancouver*, City of Vancouver, January 2003 (<http://vancouver.ca/commsvcs/planning/landuse3.htm>);
- (jj) *CP Process*, City of Vancouver, undated;
- (kk) *Preliminary Consolidation Plan for Sub-area 2A*, October 27, 2005;
- (ll) *DRAFT Waterfront Concept*, Stantec, September 23, 2005;
- (mm) *DRAFT Streetscape Concept*, Stantec, November 1, 2005;
- (nn) *DRAFT Energy Concept*, October 12, 2005;
- (oo) *DRAFT Storm Water Concept*, Stantec, October 13, 2005;
- (pp) *DRAFT Grading Plan*, Stantec, October 28, 2005; and
- (qq) *DRAFT Preliminary Utility Corridor Assessment*, Stantec, November 9, 2005.

APPENDIX C: EVALUATION MATRIX

THIS IS AN EVALUATIVE TOOL TO BE USED BY THE EVALUATION COMMITTEE AND IS ATTACHED FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE COMPLETED BY SHORT-LISTED RESPONDENTS.

Southeast False Creek Evaluation Matrix Approach:

The Evaluation Matrix will be used by the Evaluation Committee to evaluate Proposal responses required in Section 5.2 of the RFP. Short-Listed Respondents are advised to cross reference responses to Section 5.2 with the corresponding section in the Evaluation Matrix. The Evaluation Matrix is NOT to be completed as part of the Proposal requirements.

The Evaluation Matrix has been devised to help the Project Office identify and quantify the social ("S"), economic ("E") and environmental ("V") aspects of sustainability contained in each Proposal.

The description in the Evaluation Matrix has been provided in an attempt to distill the text of the RFP and the ODP. Any reference to section(s), page number(s), etc. is for reference only and does not limit the Evaluation Committee and/or the City from referring to section(s) or page number(s) not referenced, or other sections of the RFP, or other documents related to SEFC and referenced herein. The RFP takes precedence over the Evaluation Matrix if any discrepancies are noted.

This Evaluation Matrix is comprised of 3 Parts:

- PART ONE:** Considers the Short-Listed Respondent Team, and its ability to finance and construct the Project.
- PART TWO:** Outlines the ODP Requirements and measures the Short-Listed Respondent's ability to comply with those requirements. The Short-Listed Respondent is asked to submit an offer for the Purchase Price based on those requirements.
- PART THREE:** Outlines the flexible ODP requirements and measures the Short-Listed Respondent's "Developer's Choice" package. The Short-Listed Respondent is asked to submit an offer for the Purchase Price based on the "Developer's Choice" package.

Matrix Valuation:

Compliant / Non-Compliant: Compliant / Non-Compliant categories are essential to the rigour of this matrix, and should be met in all Proposals. The Project Office reserves the right to accept Proposals with Non-Compliant items where sufficient rationale is provided by the Short-Listed Respondent, and the Project Office deems the Non-Compliance to be outweighed by other significant benefits in the Proposal.

Evaluative Categories: Evaluative categories provide the Short-Listed Respondent with opportunities to earn points and show creativity in their Proposal in order to exceed the basic "Compliant/Non-Compliant" criteria.

Purchase Price: The Short-Listed Respondent is required to submit a Price for Part Two which reflects the value of the land based on the ODP Requirements, and in Part Three which reflects the value of the land based on the proposed Developer's Choice package. Price Sheet "A" corresponds with Part Two and is attached as Appendix E. Price Sheet "B" corresponds with Part Three and is attached as Appendix F.

PART ONE: Short-Listed Respondent Evaluation

Considers the Short-Listed Respondent Team, and its ability to finance and construct the Project.

Evaluation Category	S/E/V	Criteria/Questions	Info Source	Point Allocation
1.1 The Team				
In this section, the Short-Listed Respondent will be evaluated on the quality of the overall “package” provided by the Short-Listed Respondent Team including composition, level of experience, ability to deliver, sustainability expertise, and the quality of the Proposal and interview.				
Team	n/a	What is the overall strength of the team in terms of depth, experience, local knowledge, diversity, ability to deliver, and completeness? What is the teams experience with, and full understanding of, sustainability?	Proposal Requirement 5.2(a)i	
Conflict and/or Collusion	n/a	What are the conflicts, or potential conflicts, for the Short-Listed Respondent, and/or is there any collusion, or appearance of collusion?	Proposal Requirement 5.2(a)ii	
Previous Experience	n/a	What is the Team’s previous experience on similar large mixed use and/or sustainable development projects?	Proposal Requirement 5.2(a)i	
Quality of the Proposal	n/a	What is the overall quality of the Proposal, based on clarity, precision, level of performance, guarantees, commitments, innovation, viability, and credibility?		
Reference Checks	n/a	What is the feedback on the team from the reference checks?		
Interview	n/a	What was the quality of the interview and response from the Short-Listed Respondent Team to comments, questions and discussions?		
1.2 Ability to Finance and Construct				
In this section, the Short-Listed Respondent will be evaluated on their ability to provide a competitive Purchase Price and to secure financing and trades to ensure the Olympic Village is delivered on time.				
Timing and Delivery Strategy	E	How will the Project be delivered on time, including how appropriate is the planned phasing for the Project, and how appropriate is the allocation of the Construction Float?	Proposal Requirement 5.2(a)iii	
Full Cost Accounting	E	How well does the detailed Proposal support the City’s Full Cost Accounting analysis, including life cycle costs, and including, where possible, options for increasing the City’s return?	Proposal Requirement 5.2(a)iv	
Project Financing	E	What is the strategy to finance construction of those portions of the Project that the Developer is financing?	Proposal Requirement 5.2(a)v	

Trades and Construction	E	How sound is the Short-Listed Respondent's strategy for securing trades to ensure construction is completed in a timely manner?	Proposal Requirement 5.2(a)vi	
Soil Remediation	E	How appropriate is the Short-Listed Respondent's strategy for constructing the Affordable Housing, Community Centre, Child Care Facility and related underground parking facilities, and the Plaza Underground Parking Facility if applicable, on risk managed on-site soils, and how appropriate is the Short-Listed Respondent's strategy for managing or remediating the soils under the Modest Market Housing, Market Housing and Commercial Space?	Proposal Requirement 5.2(a)vii	

1.3 Land Ownership Strategies

In this section, the Short-Listed Respondent is asked to provide a strategy regarding the timing of land ownership transfer, pricing and commentary on leasehold versus freehold land tenure.

Holding Costs	E	How appropriate is the Short-Listed Respondent's proposed strategy to reduce Village Holding Costs? How appropriate is the Short-Listed Respondent's formula for calculating the Village Holding Costs?	Proposal Requirement 5.2(a)iii	
Land Ownership and Tax Strategy	E	How appropriate is the Short-Listed Respondent's strategy for the creation and transfer of the Developer's Parcels, including the strategy for minimizing applicable taxes?	Proposal Requirement 5.2(a)viii	
Leasehold vs. Freehold	E	How sound is the Short-Listed Respondent's rationale for the values offered in Price Sheet "A" and "B" addressing the option to lease (rather than purchase freehold) the Developer's Parcels?	Proposal Requirement 5.2(a)ix	

PART ONE: Short-Listed Respondent Evaluation - Total Points Available

PART TWO: ODP Requirements

In Part Two the Short-Listed Respondent is asked to comply with all of the Requirements in the Official Development Plan (ODP). Where the Short-Listed Respondent does not wish to comply, the Short-Listed Respondent must provide rationale and offer an alternative approach and/or strategy. Those Proposals that do not comply, and no alternative is suggested, may be rejected by the Project Office. The Short-Listed Respondent is asked to submit a Purchase Price based on the ODP Requirements.

Evaluation Category	S/E/V	Criteria/Questions	Info Source	Point Allocation
2.1 Urban Structure and Sustainable Community				
Integration with Services plan	V	Integration of the development with the site Services plan is required.	ODP Section 3.1; Proposal Requirement 5.2(b)i	Compliant/ Non-Compliant
Universal Design	S	Universal Design standards are required. Does the Short-Listed Respondent's strategy to provide Universal Design meet the City's requirements?	ODP Section 5.1; Proposal Requirement 5.2(b)ii	Compliant/ Non-Compliant
Neighbourhood Amenities	S	The following facilities/amenities are required: one 2790 square metre (30,000 sq.ft.) Community Centre and non-motorized boating facility, at least one 69-space licensed Child Care Facility, and at least two Family Day Care Centres.	ODP Section 4.2.5	Compliant/ Non-Compliant
Built Form	S	The ODP establishes building heights, parcel size, orientation, building form and massing.	ODP Section 5.2	Compliant/ Non-Compliant
2.2 Housing				
Housing Mix	S	Provision of housing to meet the requirements for 1/3 of the units to be Affordable Housing, 1/3 of the units to be Modest Market Housing and 1/3 of the units to be Market Housing. A minimum of 250 Affordable Housing units are required.	ODP Section 4.3.1; Proposal Requirement 5.2(c)iii	Compliant/ Non-Compliant
Families with Children	S	35% of units must be suitable for families with children	ODP Section 4.3.1(i)	Compliant/ Non-Compliant
Affordable Housing and Families	S	50% of the Affordable Housing units must be suitable for families with children.	ODP Section 4.3.1(j)	Compliant/ Non-Compliant
2.3 High Performance/Green Buildings				
Residential and Commercial Buildings	V	A minimum of LEED Silver is required for all buildings.	LEED Canada 1.0 Ref. Guide	Compliant/ Non-Compliant

Community Centre and Childcare Facilities	V	A minimum LEED Gold level of performance with an additional 30% reduction in energy use below the LEED Canada Standard is required for Civic buildings (i.e. the Community Centre).	LEED Canada 1.0 Ref. Guide; July 8, 2004 Green Building Council Report	Compliant/ Non-Compliant
SEFC Green Building Strategy	V	The buildings must comply with the SEFC Green Building Strategy, including 50% intensive green roofs.	SEFC Draft Green Building Strategy	Compliant/ Non-Compliant
2.4 Commercial Strategy				
Ground-oriented Commercial; Minimum	E	A minimum of 7,630 square metres for Commercial Space is required in the ODP.	ODP Figure 5: Retail/ Service/ Office/ Light Industrial	Compliant/ Non-Compliant
2.5 Parking and Transportation				
Parking Strategy	V	The parking strategy, which includes other measures to reduce vehicle ownership, is outlined in the Green Building Strategy.	SEFC Draft Green Building Strategy	Compliant/ Non-Compliant
2.6 VANOC Requirements				
Olympic Village Gross Accommodation Requirements	n/a	A minimum of 56,855 square metres (612,000 sq.ft.) for accommodations, and a minimum of 2,790 square metres (30,000 sq.ft.) of Commercial Space must be provided for the Olympic Village	Proposal Requirement 5.2(b)iii	Compliant/ Non-Compliant
Olympic Village space per athlete and athlete per bathroom ratios	n/a	Athlete accommodation configurations must be met, including the space per athlete ratio and the athlete per bathroom ratios. Provide a complete Olympic Village Accommodation Worksheet (Appendix H).	Proposal Requirement 5.2(b)iii	Compliant/ Non-Compliant
Category Summary - Compliant/Non-Compliant Proposals				Compliant/ Non-Compliant

2.7 Urban Design Principles	
Development in SEFC should respect the 12 major organizing principles set out in Section 2.1 of the ODP. These major concepts deal with the overall structure, urban design, integration and special opportunities of the site.	
Refer to Proposal Requirement 5.2(b)iv.	
2.8 Sustainability Principles	
Development in SEFC should respect the 11 sustainability principles set out in Section 2.2 of the ODP. These sustainability principles deal with the primary social, economic and environmental objectives of SEFC at the highest level.	
Refer to Proposal Requirement 5.2(b)v.	
Category Summary - Available Points	

PART TWO: ODP Requirements - Total Points	
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Amount Offered - ODP Requirements	
Based on the ODP Requirements outlined in Part Two, Price Sheet A (Appendix E) - Purchase Price.	
	Offer

PART THREE: Developer's Choice				
Part Three outlines the flexible ODP requirements and asks the Short-Listed Respondent to identify those criteria which will be embraced to form a "Developer's Choice" package. The Short-Listed Respondent is asked to submit a Purchase Price based on the Developer's Choice package.				
Evaluation Category	S/E/V	Criteria/Questions	Info Source	Point Allocation
3.1 Urban Structure and Placemaking				
In this section, the Short-Listed Respondent will be evaluated on their commitment to ensure that the vision for urban development, form, structure, neighbourhood character, heritage quality, and environmental quality as identified throughout the ODP and SEFC Policy Statement are met to the fullest extent possible.				
Architectural Variety	S	What is the ability of the proposed parcel sizes, building scale and massing to promote architectural variety and to create a distinct and highly livable neighbourhood?	ODP Section 5.2; Proposal Requirement 5.2(c)i	
Neighbourhood Character	S	How does the Proposal identify this neighbourhood as the "Shipyard" and its relationship to its historic patterns and uses, and its relationship to False Creek? How does the Proposal recognize the historic architecture of the SEFC site?	ODP Section 2.1.2; Proposal Requirement 5.2(c)i	
Interfaith Spiritual Centre	S	The ODP provides an option for an Interfaith Spiritual Centre. Does the Proposal include this Centre? If so, does the Proposal detail the timing, costing, logistics, location, financial arrangement, partnerships, etc?	ODP Section 4.3.5(f); Proposal Requirement 5.2(c)ii	NO POINTS AVAILABLE
3.2 Housing				
In this section, the Short-Listed Respondent will be evaluated on their approach to ensure diversity of housing types, creative implementation of the 1/3, 1/3, 1/3 policy, and their strategy for the Modest Market Housing.				
Housing Mix	S	How appropriate is the strategy and rationale for the distribution of the Affordable Housing, Modest Market Housing and Market Housing units across the site?	ODP Section 4.3.1; Proposal Requirement 5.2(c)iii	

Modest Market Housing	S	How creative is the Short-Listed Respondent's strategy to implement the 1/3 Modest Market Housing (with respect to use, tenure, size, finishes, etc)? How appropriate are the proposed rents (if applicable) and target income bracket?	ODP Section 4.3.1; Proposal Requirement 5.2(c)iv	
Housing Diversity	S	How does the Proposal promote opportunities for a variety of housing types (unit size, space allocation, live/work, rental, extended care, secondary suites, etc) that are adaptable over time?	ODP Section 2.2.7 and 2.2.11; Proposal Requirement 5.2(c)iii	
3.3 High Performance/Green Buildings				
In this section, the Short-Listed Respondent will be evaluated on their commitment to exceed LEED Silver, and measures outlined in the Draft Green Building Strategy developed for SEFC (refer to Appendix B). This section will also evaluate the Short-Listed Respondent's response to Section 3.1 of the ODP.				
Additional LEED Performance #1	V	Does the Proposal exceed the LEED Silver design standard through the pursuit of LEED Gold? What percentage of the buildings will be developed to this higher standard? How will proof of performance be provided?	LEED Canada 1.0 Ref. Guide; Proposal Requirement 5.2(c)v	
Additional LEED Performance #2	V	How does the Proposal exceed the LEED Silver design standard through the pursuit of LEED Platinum? How will proof of performance be provided?	LEED Canada 1.0 Ref. Guide; Proposal Requirement 5.2(c)v	
LEED Registration and Certification	V	Does the Proposal commit to full registration and certification for all buildings through the CAGBC? What percentage of the total development will be fully certified?	LEED Canada 1.0 Ref. Guide; Proposal Requirement 5.2(c)v	
Building Scale Rainwater Management	V	How does the Proposal commit to a building scale rainwater management plan that minimizes release of rainwater to site-wide sustainable infrastructure?	ODP Section 3.1.2, 3.1.3 and 3.1.9; Proposal Requirement 5.2(b)i	
Building Scale Energy Efficiency	V	Describe the proposed building scale energy efficiency strategies such as orientation, thermal comfort, building mass, etc.?	ODP Section 3.1.6; SEFC GBS; LEED Canada 1.0 Ref. Guide; Proposal Requirement 5.2(b)i	

Urban Agriculture	S	How does the Proposal address urban agriculture in the Project? What is the total percent of roof surface area dedicated to urban agriculture? Are other strategies employed?	SEFC Green Building Strategy; ODP Section 3.1.6; Proposal Requirement 5.2(c)vi	
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3.4 Commercial Strategies

In this section, the Short-Listed Respondent will be evaluated on their approach to providing Commercial Space (as defined in the RFP Section 1.5) uses designated to serve the needs of the projected population and provide specialized shopping opportunities that are compatible with the sustainable goals of the community. It is also intended that these uses link, reinforce, and extend, where appropriate, existing street-related retail patterns (ODP Section 4.1.2).

Commercial Strategy	E	What is the retail strategy for the Proposal, and how will it create complete communities through the provision for a diversity of uses, size, ownership, service elements, tenants, leasing, etc?	ODP Section 4.3, Proposal Requirement 5.2(c)vii.	
"Green" Commercial Strategies	E	Does the proposal indicate any proposed strategies to support green businesses and/or local enterprise?	ODP Section 3.2, Proposal Requirement 5.2(c)vii.	
Choice of Use	E	A minimum of 7,630 sq.m. (82,130 sq.ft.) Commercial Space is required at grade, refer to Figure 5 in the ODP. If applicable, what other uses are proposed for the ground floor of buildings?	ODP Figure 5, Proposal Requirement 5.2(c)vii.	
Provision of a Grocery Store	E	A Grocery Store, with a floor area of 1,858 - 2,790 sq.m. is required in Sub-area 2A. How sound is the Short-Listed Respondent's strategy for providing a Grocery Store for Sub-area 2A?	ODP Section 4.3.2, Proposal Requirement 5.2(c)viii.	
Plaza Underground Parking Facility	E	If applicable, how appropriate is the Short-Listed Respondent's proposal to provide this parking facility, and what are the City's costs/savings, ownership issues, maintenance issues and risk assessment?	Proposal Requirement 5.2(c)ix.	

3.5 Community Economic Development

In this section, the Short-Listed Respondent will be evaluated on their commitment to promote community economic development as identified in Section 3.3 of the ODP. The evaluation will be based on the Proposal's ability to create opportunities for community enterprises and support the employment and empowerment of community members, marginalized groups, and low-income individuals, as well as supporting services that facilitate the ability to work effectively.

Benefits Agreements	S	How appropriate is the structure, scope and overall strategy for the Benefits Agreement as identified in the RFP Section 4.5.4 to encourage/support the construction process to promote equitable hiring practices, provide training, and to ensure the representation from members of inner-city neighbourhoods?	ODP Section 3.3.2, Proposal Requirement 5.2(c)x.	
Employment	E	Does the Proposal demonstrate the quantity of	ODP Section	

Creation		post construction employment that will be generated, and strategies for investment in SEFC to ensure long-term prosperity for individuals and the community as a whole?	2.2.3, Proposal Requirement 5.2(c)x.	
3.6 Alternative Transportation				
In this section, the Short-Listed Respondent will be evaluated on their ability to promote alternative modes of transportation in SEFC, as identified in Section 4.3 of the ODP, reflecting City Council's priority for pedestrians, bikes, transit, goods movement and the automobile in descending order of importance.				
Alternative Transportation Priority	V	Does the Proposal encourage and offer commitments to encourage alternate modes of transportation, particularly pedestrian, bicycle, and transit (e.g. transit passes, car-sharing, pedestrian amenities, etc)?	ODP Section 5.3, Proposal Requirement 5.2(c)xi.	
Innovative TDM	V	Does the Proposal commit to undertaking a sustainable transportation demand management plan for the Project and/or non-residential buildings, i.e. where the building owner can influence behaviour?	ODP Section 5.3.6, Proposal Requirement 5.2(c)xi.	
3.7 Demonstration and Education				
In this section, the Short-Listed Respondent will be evaluated on the level of sustainable innovation offered and the ability of the Proposal to go beyond the requirements as set out in the RFP and ODP documents.				
Education	V	To what extent does the Proposal provide strategies for educational programs (short and long-term) that educate residents and help to promote sustainability?	Proposal Requirement 5.2(c)xii.	
Innovation and Excellence	V	To what extent does the Proposal provide or identify opportunities for demonstration projects (e.g. blackwater treatment facility, alternative energy demonstration, high performance public facility that exceeds the expectations of the ODP and helps to promote sustainability)?	Proposal Requirement 5.2(c)xii.	
3.8 VANOC Options				
In this section, the Short-Listed Respondent will be evaluated on their understanding and level of commitment to work with VANOC and the Project Office to deliver the Olympic Village.				
Games Mode Specifications	n/a	What is the commitment and understanding of the Short-Listed Respondent to work with the Project Office and VANOC to help meet the objectives of "VANOC's Games Mode Specifications"?	Appendix G; Proposal Requirement 5.2(c)xiii.	

Optional Work for VANOC	n/a	VANOC's Games Mode Specifications outline additional work that is to be undertaken by VANOC within the Exclusive Use Period. What is the Short-Listed Respondent's level of commitment to undertake optional work at VANOC's expense?	Appendix B; Proposal Requirement 5.2(c)xiii.	
Category Summary - Available Points				

PART THREE: Developer's Choice - Total Points	
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Amount Offered - Developer's Choice	
Based on the "Developer's Choice" package outlined in Part Three, complete the Price Sheet B (Appendix F) and indicate the total Purchase Price.	
	Offer

APPENDIX D: DRAFT GROUND LEASE AGREEMENT

Draft Ground Lease and Development Agreement to be issued as an addendum to this RFP.

APPENDIX E: PURCHASE PRICE SHEET "A" - ODP REQUIREMENTS

This price sheet corresponds to Section 5.2(b) of the RFP and Part Two of the Evaluation Matrix.

	Purchase Price paid to the City per Buildable m ² (\$/ft ²)	Total Buildable Area m ² (ft ²)	Location Developable Parcel Number(s)	Total Price paid to City if Freehold	Total Price paid to City if Leasehold	Fees For Construction Services paid by City (formula plus estimated value)
Commercial Space						
Affordable Housing						
Modest Market Housing						
Market Housing						
Community Centre			4			
Child Care Facility			4			
Plaza Underground Parking Facility (if applicable)			Plaza Parcel 12			
TOTAL Purchase Price						

APPENDIX F: PURCHASE PRICE SHEET "B" - DEVELOPER'S CHOICE

This price sheet corresponds to Section 5.2(c) of the RFP and Part Three of the Evaluation Matrix.

	Purchase Price paid to the City per Buildable m ² (\$/ft ²)	Total Buildable Area m ² (ft ²)	Location Developable Parcel Number(s)	Total Price paid to City if Freehold	Total Price paid to City if Leasehold	Fees For Construction Services paid by City (formula plus estimated value)
Commercial Space						
Affordable Housing						
Modest Market Housing						
Market Housing						
Community Centre			4			
Child Care Facility			4			
Plaza Underground Parking Facility (if applicable)			Plaza Parcel 12			
TOTAL Purchase Price						



APPENDIX G: VANOC'S GAMES MODE SPECIFICATIONS

Vancouver Olympic Village

VANOC GAMES MODE SPECIFICATIONS

November 25, 2005

Vancouver Organizing Committee for the 2010 Olympic and
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Table of Contents

1.0	INTRODUCTION	1
	1.1 <i>Types of Works</i>	1
	1.2 <i>Operational Timeline.....</i>	2
	1.3 <i>Olympic Village Zones.....</i>	2
2.0	RESIDENTIAL ZONE	3
	2.1 <i>Introduction</i>	3
	2.2 <i>Functional Requirements and Design Guidelines</i>	4
	2.2.1 <i>Accommodation - Developer's Cost</i>	4
	2.2.2 <i>Athlete Housing Standards and Finishes.....</i>	6
	2.2.3 <i>NOC offices/facilities - Developer's Cost</i>	9
	2.2.4 <i>Resident Centres</i>	10
	2.2.5 <i>Site Works - Developer's Cost.....</i>	11
	2.2.6 <i>Access</i>	11
	2.2.7 <i>Statutory Compliance</i>	11
	2.2.8 <i>Key Locks</i>	12
3.0	INTERNATIONAL ZONE.....	12
	3.1 <i>Introduction.....</i>	12
	3.2 <i>Functional Requirements</i>	13
	3.2.1 <i>International Zone Plaza.....</i>	12
	3.2.2 <i>Retail and Commercial</i>	13
	3.2.3 <i>Team Welcoming Ceremonies</i>	13
	3.2.4 <i>Ticketing</i>	14
	3.2.5 <i>Village Management Office.....</i>	14
	3.2.6 <i>Spatial Summary</i>	14
	3.3 <i>Design Guidelines</i>	15
	3.3.1 <i>Site Works - Developer's Cost.....</i>	15
	3.3.2 <i>Access</i>	15
	3.3.3 <i>Statutory Compliance</i>	15
	3.3.4 <i>Building Options - Developer's Cost.....</i>	16
4.0	ATHLETE SERVICES	17
	4.1 <i>Introduction.....</i>	17
	4.2 <i>Base Works - Developer's Cost.....</i>	17
5.0	INFRASTRUCTURE.....	18
	5.1 <i>Potable Water Supply</i>	18

1.0 INTRODUCTION

The Vancouver Olympic Village will be home to 2,800 athletes and team officials from 80 National Olympic Committees (NOC's) attending the Vancouver 2010 Olympic Winter Games. It must provide a secure and comfortable environment as well as create an atmosphere that contributes significantly to the participants' experience at the Olympic Winter Games, without distracting them from their primary goal of personal best performances in elite level sporting competition. It is the first, and most important, impression of the Games for many of the participants. The Olympic Winter Games sports from which athletes and officials will be housed in the Vancouver Olympic Village are as follows: figure skating, speed skating, speed skating short track, ice hockey, curling, freestyle skiing and snowboard. Athletes and Team Officials competing in other sports included in the 2010 Olympic and Paralympic Winter Games are to be accommodated in the Whistler Olympic and Paralympic Village.

The Developer will be required to provide a base level of Games Mode functionality as part of delivering the permanent facilities for the Olympic Village. This document sets out the works required of the Developer to achieve this. Further, the Developer may be given the opportunity to undertake optional work, for VANOC and at VANOC's expense, which will be determined during the development of the master plan and Development Agreement.

1.1 Types of Works

The types of works involved in the construction and delivery of the Olympic Village are classified as follows:

1) Base Works - Developer's Cost

The Base Works are those works required for both Games Mode and Post Games end-use. The Base Works required for Games Mode Development include: infrastructure of sufficient capacity and extent to support the Games Mode population and VANOC Overlay requirements; permanent housing (Affordable Housing, Modest Market Housing, Market Housing) to meet Games Mode needs and in Games Mode configuration; commercial and other non-residential spaces to total approximately 30,000 square feet; and the Community Centre, Child Care Facility, and the Retrofit Works (to convert Games Mode accommodation to Post Games accommodation configuration).

2) Overlay Works - VANOC's Cost

Overlay works are temporary works undertaken on behalf of VANOC for the sole purpose of delivering the Olympic Village for Games Mode. Overlay works are all funded by VANOC and may or may not be undertaken by the Developer at the Developer's Choice.

1.2 Operational Timeline

The Winter Olympic Games Opening Ceremony will be held on 12 February 2010 and the Closing Ceremony on 28 February 2010. The Olympic Village will officially open at least 8 days before the Games Opening Ceremony, which is on 5 February 2010, and will be operational until three days after the Closing Ceremony, that is until 3 March 2010.

The Developer is to handover the Olympic Village to the Project Office on or before 31 October 2009.

From 1 November 2009 to 31 March 2010 (the "Exclusive Use Period"), the Olympic Village will be operated by VANOC. The Developer may be offered the option of providing property management responsibilities, which would either be described in detail in the Development Agreement or in a separate contract.

After the Exclusive Use Period, VANOC will hand back the Olympic Village to the Project Office and subsequently the Developer for completion of the dwellings for sale, lease, or completion for the Project Office.

1.3 Olympic Village Zones

The Olympic Village is divided into four distinct zones. These zones are:

Residential Zone: contains residential accommodations, athlete services and recreational facilities for the athletes and team officials;

International Zone: contains commercial, leisure and ceremonial services and facilities and, via the Main Entry facility, supports the media and protocol functions;

Operations Zone: contains all resupply, internal logistics, ancillary and operational servicing functions; and

Transport Zone: contains the Village transport mall, main entry car park and NOC car park, and includes load zones, parking areas and staging areas.

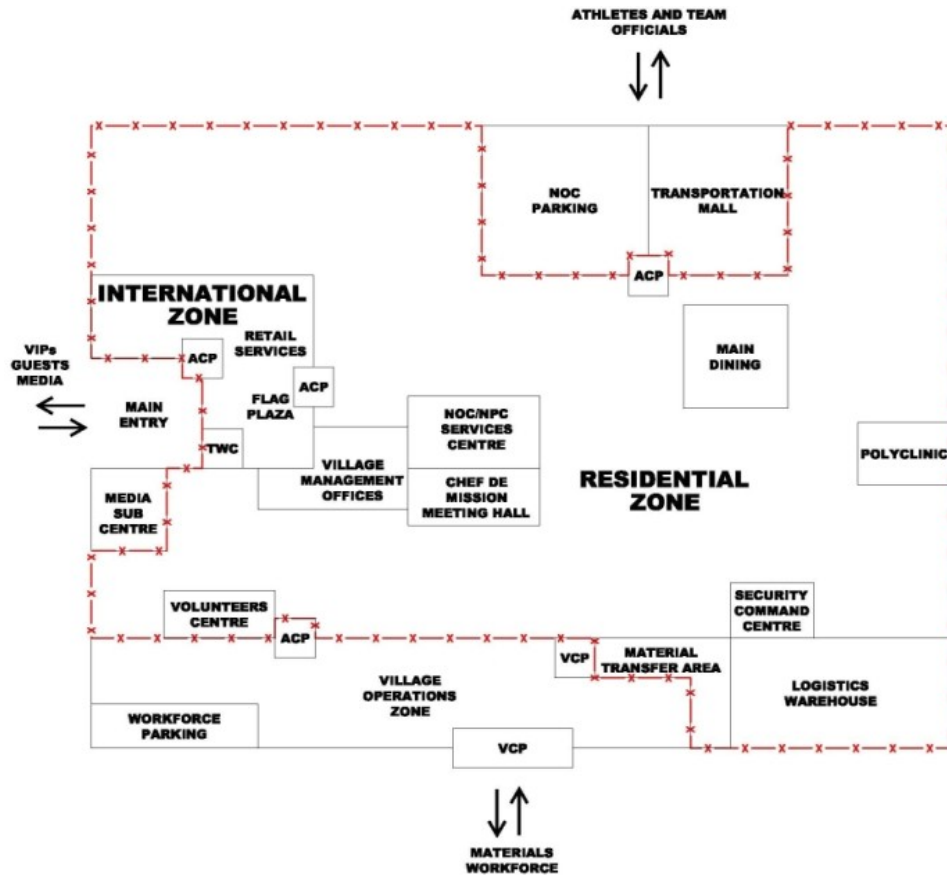
The Residential Zone is physically separated from the International Zone by secure fence line and/or other structures and is a zone to which a higher level of security is applied to ensure preservation of the privacy and well being of the athletes and officials. A security control point facilitates movement between the two zones.

Within these zones are a number of specific functional spaces, which provide services required by the Village residents. These include, but are not limited to:

- Village Main Entry;
- Athlete Services including the NOC Services Centre;
- Main Dining Facility;

- Village Operations Support Area;
- Transport Mall; and
- Olympic Village Perimeter.

An illustrative functional relationship between the major operational areas within the Village is shown in the Figure below.



2.0 RESIDENTIAL ZONE

2.1 Introduction

The Residential Zone contains Village spaces to service the needs of athletes and officials residing in the Olympic Village. These facilities can be categorised into two groupings:

- 1) Accommodation Facilities, comprising:
 - Residential accommodation;
 - Team office and medical space;
 - Team storage space;
 - Resident Centres; and
 - Bookable Meeting Rooms.

These spaces can be viewed as being directly related to accommodation and the needs of the delegations in managing their teams in an elite sporting competition.

2) Support facilities including:

- Dining;
- NOC Services Centre;
- Sports Information Centre;
- Gymnasium;
- Village Management;
- Polyclinic;
- Religious Services;
- Chefs Hall; and
- Several other facilities outlined in the IOC Village Guidelines.

This section of the Games Mode Specification focuses on the specific residential spaces for the athletes and officials and the associated team spaces that comprise the accommodation component of the Residential Zone. Later sections of the Games Mode Specifications outline the requirements of the other elements of the Residential Zone.

It is envisaged that residential requirements will be met in the Residential Zone by permanent housing accommodation with potentially some temporary adaptations configured to meet both the short term and long term development objectives of the Project. It is the intention to minimize temporary works required. The standards set out in this Games Mode Specification define only the minimum requirements during for Games Mode and do not necessarily reflect general market requirements for accommodation.

Interspersed within the housing accommodation will be NOC Offices and associated team storage facilities of various sizes, to be allocated to delegations resident in the Olympic Village according to their numerical size to provide for their office, medical and storage space requirements. These NOC offices and associated team storage facilities must be located close to the team housing allocation they are intended to support.

2.2 Functional Requirements and Design Guidelines

2.2.1 Accommodation - Developer's Cost

During the 2010 Olympic Winter Games, living quarters will be required for competitors and team personnel from up to 80 NOC's. The final qualifications in the sports and the number and size of NOC delegations will not be known until very close to the start of the Games and a contingency must be maintained to permit effective allocation of the housing.

The number of residential apartments to be provided for Games Mode will be determined by the number of athletes. The current requirement is to provide accommodation for a total of 2,800 Olympic Village residents through a combination of twin bedrooms and/or single bedrooms, including enhanced accessibility requirements of the Vancouver Building By-laws ("VBBL"). The current IOC Olympic Village Guidelines

(2000 Edition) specify a minimum gross floor area requirement of 12 square metres for every twin bedroom. The 12 square metres should be useable bedroom space. Of the 2,800 beds to be provided for Village residents, 2,400 or the maximum number possible, should be provided within buildings on Developable Parcels 3, 4, 6 and 10. The remaining bed spaces to bring the total to 2,800 may be provided in buildings that are mutually agreed to by the City of Vancouver and VANOC on Developable Parcels 2, 5 and 9. Residential units on Developable Parcel 11 cannot be used for accommodating athletes or officials, however these units will be used to meet other, non-accommodation, Village operational requirements.

Members of each delegation will be housed together in groups or floors of apartments allocated according to team size. A range of apartment types and sizes must be available to provide flexibility of allocation such that no apartment is shared by members of different delegations. Men and women from the same nation do not share the same apartment.

Generally, occupants will be accommodated two per room, but a proportion of athletes or officials may be housed in single rooms, due to special personal requirements and subject to availability. The Chef de Mission and one team doctor will each be allocated a single room, which means that up to 200 residents are to be accommodated in single occupant bedrooms. These single occupant bedrooms will be dispersed as uniformly as possible throughout the buildings and should be factored into the accommodation calculations.

Standard resident rooms must be sized to accommodate two single beds of minimum length 2.0 metres, one closet and two bedside tables. Each bedroom will accommodate one chair and a lockable space for each occupant, which will be provided by VANOC. The room for the Chef de Mission must be sized to accommodate one single bed and some additional items to allow use as an office.

The provision of baths, showers, toilets and wash basins are to be provided uniformly throughout the accommodation complexes at a rate of 1 bathroom per 4 residents. All bathrooms must be accessible from circulation/passage space. En-suite bathrooms which, during Games mode, serve only the attached bedroom, will count to serve 1 or 2 bed spaces only as per the prevailing case.

Where possible, to provide the greatest degree of flexibility of use, bathrooms should be designed such that the shower, wash basin and toilet can be used privately and independently of one another.

In addition to bedroom spaces, living spaces are to be incorporated into apartment layouts as follows:

- 2 or more bedroom apartments shall all include a living space which is sized to accommodate a table, minimum 4 chairs, a television and lounge and should typically have a minimum useable area of 12 square metres;

- 1 bedroom and studio apartments shall either include a living space of minimum size 12 square metres or alternatively be adjacent to an apartment with a living space with a minimum useable area of 12 square metres; and
- the Developer proposal shall maximize the number of apartments with a living area in Games Mode and a minimum number of 70% of all apartments used for residential purposes in Games Mode shall have living areas.

The Developer is strongly discouraged from installing kitchen appliances for Games Mode.

2.2.2 Athlete Housing Standards and Finishes

2.2.2.1 Base Works - Developer's Cost

The housing accommodation Base Works will, as a minimum, include:

- built in closets to permanent bedrooms of permanent housing;
- power outlets and connection points for phones, computers, high speed internet connections, etc;
- bathroom fittings and fixtures;
- lights;
- door stoppers to all doors;
- tiled surfaces in bathrooms; and
- all fire and life safety systems, including fire suppression sprinkler systems, standpipe hose systems, fire extinguishers and fire alarm systems.

Note that temporary walls and other modifications are to be kept to a minimum, or eliminated, through permanent design innovation. Housing shall include finishes to a minimum standard as outlined in the following table. Alternative equivalent finishes may be proposed by the Developer.

Table 1 - Base Works - Developer's Cost

Component	Design Description
Dwellings	<ul style="list-style-type: none"> • The Developer must construct permanent housing to accommodate 2,800 athletes in a combination of single and twin bedrooms, with twin bedrooms having a minimum useable floor area of 12 square metres. Bedrooms, bathrooms and communal living/lounge spaces only are required to be provided for Games Mode.
	VANOC-suggested Games Mode Finishes
Bedrooms	<ul style="list-style-type: none"> • Walls - painted gypsum board; • Temporary walls - painted or refinished gypsum board, with acoustic performance equivalent to permanent walls; • Ceilings - painted or coated gypsum board, concrete, or equivalent; • Floor coverings - carpet or equivalent. Minimum standard (spec to be confirmed), fitted to proper, professional and safe standard; and removed

Component	Design Description
	<p>after Games;</p> <ul style="list-style-type: none"> • Closets - built in. Where provided, wardrobe space to be fitted with hanging rails but not doors; • Painting - Tinted undercoat - 1 or 2 coats as required to provide adequate coverage to walls, ceiling, trim and doors; • Lighting - Generally to post-Games layout and specification but a minimum of one light fixture per room; • Power Outlets - Minimum of one duplex outlet per room; • Telephone Outlet - Provided in Master Bedroom; • Width - The general minimum width of bedroom is to be 2.1m subject to demonstration of acceptable furniture arrangements and circulation; • Doors - Painted flush panel doors or similar fitted with selected hardware and door locks that comply with VANOC prescribed master key system; and • Windows and ventilation - light and ventilation, preferably natural, to comply with the Vancouver Building Bylaw.
Bathrooms	<ul style="list-style-type: none"> • Access - Bathroom shall be accessed from circulation/common areas. Ensuite bathrooms accessible only from a bedroom will only be considered to serve that bedroom's resident(s); • Walls - Wet area waterproofing and finishes to relevant Authority requirements. Other areas typically painted gypsum board; • Ceilings - painted or coated gypsum board, concrete, or equivalent; • Floor Coverings - Ceramic tile or sheet vinyl where provided for final bathroom configuration. Screed and tiled or other suitable non-slip covering where interior fitout has been omitted for the Games; • Painting - Tinted undercoat (1 or 2 coats as required to provide adequate coverage to walls, ceiling, trim and doors); • Lighting - Generally to post-Games layout and specification but a minimum of one light fixture per room; • Power Outlets - Minimum of one duplex outlet per room (ground fault breaker where required); • Where provided, windows will generally have either clear or translucent glass; • Washbasin and faucet - Provided as per final configuration (may include vanity). Permanent laundry tub may be used for washbasin in converted laundry; • Mirror - Provided; • Toilet - Provided in accordance with the design intended for marketing and sale of the Permanent Dwellings. Temporary toilet to be equivalent model as in permanent bathrooms; • Shower or Bath - Either shower or bath (with showerhead and curtain) to be provided in each bathroom. Temporary shower provided in laundry; • Shower Doors - Glass shower doors as per final configuration or temporary rod and curtain to be provided and any additional treatments to contain

Component	Design Description
	<p>splash water;</p> <ul style="list-style-type: none"> • External Bathrooms - not permitted; • Heating - providing heating systems to comply with the Vancouver Building Bylaw; and • Hardware to include: privacy snib, towel rail, toilet paper holder, two hooks on back of door, soap holder in shower, door stopper.
Resident Living Rooms	<ul style="list-style-type: none"> • Living rooms - Athlete living rooms will be provided in all dwellings to the minimum standard of 12 m² per apartment; • Walls -Painted gypsum board for all permanent walls. Painted or prefinished gypsum board, with scribed or butted joints, or other material suitable for wall finish, for all temporary walls. Temporary walls to have acoustic performance equivalent to permanent internal walls to be approved by VANOC acting reasonably. Include an allowance to remove the temporary walls and retrofit after the Games; • Ceilings - Sprayed or spraytex gypsum board, concrete or equivalent; • Floor Coverings - Carpet or ceramic tiles or vinyl or hardwood or equivalent. Carpet quality to be 12oz level loop Polypropylene carpet and fitted to a proper, professional and safe standard. Ceramic tiles or vinyl or hardwood flooring may be installed in lieu of carpet where applicable to the final layout. The colour of all temporary floor coverings is to be agreed to between VANOC and Developer, acting reasonably; • Doors - Front door and other external doors to be lockable; • Painting - Tinted undercoat (1 or 2 coats as required to provide adequate coverage to walls, ceiling, trims and doors; • Crown moldings - Not required for temporary or permanent walls; • Lighting - Generally to post-Games layout and specification but a minimum of one light fixture per room; • Power outlets - Minimum of one duplex outlet; • Sink - Not required. Plumbing provision for sink provided by the developer where consistent with the final plumbing location; • Television outlet - provided in Living Area in Games Mode configuration and connected to cable TV system; • Telephone/data outlets - One telephone outlet to living room in accordance with the post-games layout; and • Windows and ventilation - light and ventilation, preferably natural, to comply with the Vancouver Building Bylaw.

2.2.2.2 Furnishings, Fixtures and Equipment (FF&E) - VANOC's Cost

The loose F, F&E in apartments will include:

- non-fixed electrical appliances;
- towels and bathroom consumables;
- beds and bedding;

- bedside tables;
- computers and relevant connections;
- telephones;
- desks, tables and chairs;
- door mats;
- light shades and free standing lamps;
- lounge chairs and low tables;
- outdoor furniture;
- chest of drawers and shelving;
- waste bins including recycling;
- heaters or fans for temporary accommodation only; and
- security and secure storage.

2.2.3 NOC Offices / Facilities - Developer's Cost

The NOC offices will be staffed by team officials and include spaces for the management, administration and medical support for respective teams.

The NOC offices will be distributed throughout the Residential Zone so that the delegation support facilities are close to the athletes' housing accommodation. The following spaces (excluding internal walls, unless already provided to meet the end-use requirements) shall be provided by the Developer:

- 48 spaces at 32 square metres;
- 5 spaces at 48 square metres;
- 11 spaces at 79 square metres;
- 11 spaces at 89 square metres; and
- 2 spaces at 126 square metres.

NOC offices will be configured using available space within the permanent residential buildings, e.g. spare rooms (or combinations of rooms) in buildings provided, and/or commercial level of buildings. The NOC office facilities include team office, meeting rooms, doctor's rooms, and massage areas and shells will be provided as part of Base Works. NOC offices must be located within close proximity to where the athletes and officials they are intended to serve are accommodated.

All spaces in NOC offices are to have:

- overall lighting where possible;
- heating;
- minimum of 2 × general power outlet in each room; and
- external lighting at entrance.

A dedicated power circuit for copiers will be provided.

2.2.3.1 VANOC Overlay and Furnishings, Fixtures and Equipment - VANOC's Cost

VANOC will provide internal wall partitions to the NOC offices.

The loose F, F&E will include:

- work space furniture and chairs;
- conference tables and chairs;
- floor coverings;
- window curtains and blinds;
- cupboards/bookshelves;
- filing cabinets;
- lamps;
- massage/medical examination tables;
- refrigerators;
- screens and moveable partitions (e.g. pipe and drape);
- secure storage/safes; and
- IT and telecommunications terminal hardware.

2.2.4 Resident Centres

The Olympic Village will have five (5) Resident Centres situated strategically throughout the Residential Zone to serve approximately equal resident catchments (i.e. approximately 550 – 600 residents). Each Resident Centre will be 180 square metres in size. The Resident Centres will all be staffed by Olympic Village workforce, including volunteers. Each centre will offer general front desk support services, lock-out, lost and found and lost key services, and provide transport and general Games Village information. Each resident centre will serve as the mail distribution point for the NOC's in its service area, as well as the housing office for issues relating to the accommodation. Self-service laundry and drying rooms will be equipped with washing machines, dryers and ironing facilities, all free of charge. A towel exchange service will also be provided.

Additionally there will be video lounges, leisure areas and refreshment dispensers. These Resident Centres, at least some of which will operate 24 hours per day, will also offer faxing and photocopying services. Resident centres will utilise space within permanent buildings (e.g. spaces in buildings provided including Commercial Spaces, town home spaces).

The Resident Centres are to be accessed at ground level only and should be single level facilities.

2.2.4.1 Resident Centres Base Works - Developer's Cost

The Developer will provide five spaces of 180 square metres each consisting of concrete floors, painted walls and ceiling linings, heating, electrical, water and sanitary services to final layout (excluding internal walls, unless already provided to meet the end-use requirements). Final locations will be agreed between the City, VANOC and the Developer.

2.2.4.2 Resident Centres Overlay Works - VANOC's Cost

VANOC will undertake internal works in order to accommodate the following. The loose F, F&E will include:

- Desks, chairs, cupboards, and shelving;
- easy chairs and TV/video;
- games and books;
- floor coverings;
- window curtains and blinds;
- laundry equipment and consumables;
- snack food and beverage dispensers; and
- IT and telecom terminal equipment.

2.2.5 Site Works - Developer's Cost

The finishes to the housing accommodation shall provide for:

- accessible slip resistant, hard surface paths from the City sidewalks to each building; and
- building accessibility for persons with disabilities in compliance with the VBBL.

2.2.6 Access

Externally and internally, fire fighting access and pedestrian access is required to comply with the VBBL and the Vancouver Fire Bylaw (VFBL), including provision of ramps, guards, handrails, exit signage, lighting and emergency lighting.

Small truck access is required to NOC offices and Resident Centres for goods delivery, waste collection services, and medical waste collection (i.e. sharps).

2.2.7 Statutory Compliance - Building Classification

The Housing, NOC Offices and Resident Centres can be classified by the VBBL as follows:

- *Housing:* Group C (residential)
- *NOC offices:* Group D (office)
- *Resident Centres:* Group A Division 2 (assembly)

The requirements of the VBBL should be met.

2.2.8 Key Locks

Key locking for housing accommodation, NOC offices and resident centres should be coordinated to maintain security and ease of management. Individual bedrooms must all be lockable during Games Mode.

An indicative key hierarchy is proposed based as follows:

Individual room
 Σ house/unit/NOC office
 Σ NOC grouping of house/unit
 Σ Resident centre (geographic allocation).

Resident Centres can be keyed separately from residential units and NOC Offices as these form part of the Games Village services.

2.2.8.1 Base Works - Developer's Cost

Base mode locking system including 2 sets of keys.

2.2.8.2 Overlay Works - VANOC's Cost

Individual bedroom locksets will be at VANOC's expense, with mutually desirable solutions for improved resident access and security to be investigated by all parties, acting reasonably.

3.0 INTERNATIONAL ZONE

3.1 Introduction

The International Zone is immediately adjacent to the formal entrance to the Olympic Village - the Main Entry - in which the commercial, ceremonial and media related functions of the Village are located. It is the only Village Zone that may be accessed from the Main Entry. It is a focal point for communal activity within the Village and includes performing spaces for ceremonial and entertainment programs delivered to NOCs and visitors.

Primary access for accredited media, dignitaries and NOC visitors to the Olympic Village will be to the International Zone.

Where necessary for the purposes of Olympic Village operations, additional temporary spaces will be incorporated in the public realm around the periphery of the permanent buildings.

3.2 Functional Requirements

3.2.1 International Zone Plaza

The International Zone is to be a central activity focus separate from the living quarters for all those functions which might interfere with the privacy of athletes. A feature of the International Zone will be an informal assembly space in the form of a plaza, defined by buildings and/or other structures upon access from the Main Entry facility.

Facilities to be provided in the area include the following:

- Stage facility or amphitheatre for the Village team welcoming ceremonies and subsequently part of the entertainment program, which will be overlay works;
- Flag plaza - to fly the national flag of each nation represented at the Village; and
- Internet café and coffee house.

3.2.2 Retail and Commercial

Retail and Commercial Space will be established in the International Zone. These spaces will be fitted out and operated by their respective tenants, and will include some or all of:

- bank - 120 square metres;
- postal service - 80 square metres;
- package and courier services;
- phone lounge and call centre - 140 square metres;
- internet café - 150 square metres;
- travel agency - 75 square metres;
- barber, hairdressing and beauty salon - 100 square metres;
- laundry and dry cleaning pick-up/drop-off service - 120 square metres;
- clothing and merchandise - 150 square metres;
- convenience shop, including newsagent, sundries, books, magazines and stationery - 120 square metres;
- florist - 75 square metres; and
- photography equipment and film processing service - 60 square metres.

A first aid station will be available in the International Zone for minor treatment of Olympic Village staff, visitors and residents, as needed.

3.2.3 Team Welcoming Ceremonies

Team Welcoming Ceremonies will be conducted in the International Zone. Every NOC present in the Olympic Village is formally welcomed in this ceremony prior to the Games Opening Ceremony, in a ceremony that takes approximately 30 minutes. The NOC's national flag is raised during the ceremony.

The team welcoming ceremony is to be conducted in a covered space that allows a performance area for 50 persons and a seating area for the largest NOC, which is estimated to be 150 persons. Village residents, guests and workforce may also attend the ceremony as spectators.

The team welcoming ceremony space should be configured to maximise the opportunity to enjoy the beauty of the setting. Given that the ceremonies are concluded prior to the Opening Ceremony, an opportunity exists for the space to be subsequently used to stage elements of the Village entertainment program.

3.2.4 Ticketing

VANOC will be distributing tickets for all events to the NOC's for their athletes, staff, and guests. Additionally, VANOC Ticketing will operate a walk-up sales service for tickets in the International Zone. All Games Village residents, staff, and guests will have access to this ticket sales location to purchase tickets for VANOC events. The ticket office will be located in the retail centre and requires a space of 80 square metres.

3.2.5 Village Management Offices

General office, conference and storage space for management and staff will be required in the Olympic Village to coordinate the effective operations for the duration of the Games. The Village Management offices will require a combination of spaces totalling 285 square metres. VANOC will likely adapt and utilise the second level of the building on Developable Parcel 11 in the Olympic Village International Zone for the purpose of the Village Management Offices.

3.2.6 Spatial Summary

The table below summarises the approximate spatial requirements for each of the functional spaces provided within the International Zone.

Table 2 - Spatial Requirements for the International Zone

Component	Description	Type	Area m2	Number of users	Notes
International Plaza	Entry plaza with sense of arrival and circulation space.	External		500 per hour	Defined entry plaza and circulation space to enjoy waterfront, retail and ceremonial spaces.
Retail and Ticketing	Shopping facilities for Olympic Village residents.	Retail	2,160		Market place activities. Circulation provided externally to retail units.
Ceremonial Area	Stage plus covered viewing area.	External	500	50 performers, 250 spectators	Stage approx 100 square metres. Flexibly sized audience area with temporary cover / pavilion.
Village Management Office	Office, conference, storage space.	Office	285	50	
Leisure	Entertainment and social functions to use ceremonial stage.	Public	As above	250	Variety of spaces. Circulation provided externally to suit.

Component	Description	Type	Area m2	Number of users	Notes
	Washrooms for retail/public to be calculated subject to user numbers.				Code requirements for gathering/egress.
Miscellaneous	Transport, security support, information, first aid station		50		

3.3 DESIGN GUIDELINES

3.3.1 Site works - Developer's Cost

Accessible, slip resistant, hard surface paths shall be provided from the City sidewalks to each building. Open space must be incorporated to facilitate meeting and greeting and crowd movement requirements.

3.3.2 Access

There are four major access requirements:

- general pedestrian/wheelchair access to events/activities/services;
- emergency, e.g. from events/activities/services to required open space;
- truck access to service areas including waste collection; and
- secure cash transport access (to be determined).

3.3.3 Statutory compliance

There are three statutory compliance requirements:

- 1) **Building Classification** - The requirements of the VBBL classification apply and consideration should be given to the building envelope and the end use of the building.
- 2) **Site grade** - The site finished levels should accommodate disabled access requirements.
- 3) **Access, Egress, and Emergency provisions** - Access to the various buildings should meet the requirements of the VBBL. Egress from buildings, including signage and emergency lighting, should meet VBBL requirements.

3.2.4 Building Options - Developer's Cost

Building shell(s) totaling approximately 2,160m² net are required to accommodate the

International Zone commercial uses including power, HVAC units and water supply for sinks.

The preference would be for Commercial Space to generally be the size and distribution outlined above to be provided as shell areas within the International Zone permanent building.

Details of assumptions regarding base building provision are described in the Table below. The Table below provides a preliminary indication of the sorts of items that may be included in the Overlay Works fit out and the FF&E of these buildings.

Table 3 - Indicative Base Building and Fitout Provisions

Component	Base Works - Developer's expense	Overlay Works and FF&E - VANOC's expense
Retail	<ul style="list-style-type: none"> • Permanent serviced spaces as per Post games layout; • General power outlets; • Plumbing and drainage connection to permanent infrastructure; • Telephone outlets; • Computer outlets and high speed internet; and • Increased electrical power to suit additional loads. 	<ul style="list-style-type: none"> • Light fittings; • Hire of temporary structures for additional uses if required; • Any embellishments to the building shell or external wall; • Work space furniture and chairs; • Cupboards/bookshelves, filing cabinets; • Floor coverings; • Lamps, Lighting; • Refrigerators; • Screens and moveable partitions (e.g. pipe and drape); • Secure storage/safes; • IT and Bell's terminal hardware; • Base Overlay Works (VANOC expense) to include temporary serviced spaces only where necessary; and • Temporary internal division walls and doors.

4.0 ATHLETE SERVICES

4.1 Introduction

A number of athlete services are required within the Olympic Village to meet the needs of the residents. These are summarised below.

The following spaces are to be provided in the Residential Zone and are to be allocated

spaces within the **Community Centre**:

- Polyclinic (medical services) - 1,050 square metres;
- Religious Centre - 380 square metres;
- Sports Information Services - 335 square metres;
- Chef de Mission meeting hall - 200 square metres;
- Massage centre which may include health / beauty / aromatherapy services - 200 square metres;
- Fitness Centre including cardio and weight training facilities - 500 square metres; and
- NOC Services Centre - 322 square metres.

The following spaces are to be provided in the ground floor **Commercial Spaces of buildings in the Residential Zone**, at locations to be agreed to between the Developer, the City of Vancouver and VANOC:

- a. Recreational lounge including DVD screens, a library and internet café - 300 square metres;
- b. Language Services Centre - 300 square metres;
- c. Games room with pool tables, X-boxes, machine games - 200 square metres;
- d. Entertainment facility including a stage / dance club / sports lounge - 500 square metres; and
- e. Athlete gift bag storage and distribution - bags of sponsor products collected and provided to each athlete upon arrival and presentation of bona fide accreditation - 300 square metres.

4.2 Base Works - Developer's Cost

The Developer will provide the Community Centre and an additional 1,800 square metres to meet the above mentioned requirements. The table below sets out the further detail on delivery of these spaces.

The Table below provides the delineation of what works will be included in the Base Works (Developer's cost), the Overlay Works and the FF&E (VANOC's cost) for these spaces located within the commercial level of the residential buildings.

Table 4. - For Inclusion in the Base Works, Overlay Works and FF&E

Component	Base Works - Developer's expense	Overlay Works and FF&E - VANOC's expense
Athlete Services spaces	<ul style="list-style-type: none"> • Permanent serviced lockable shell Community centre or in ground level of building; • Plumbing and drainage connection to permanent 	<ul style="list-style-type: none"> • Light fittings; • Additional computer outlets; • All temporary internal division walls; • Any embellishments to the building shell or external wall; • Work space furniture and chairs;

	infrastructure; <ul style="list-style-type: none"> • General Power Outlets; • Lighting; • Increased electrical power to suit additional loads; • 2 x Telephone / data outlets per location; • Floor coverings; and • Heating. 	<ul style="list-style-type: none"> • Conference tables and chairs; • Cupboards/bookshelves; • Filing cabinets; • Lamps; • Refrigerators; • Screens and moveable partitions (e.g. pipe and drape); • Secure storage/safes; and • IT and Bell's terminal hardware.
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5.0 INFRASTRUCTURE

5.1 Potable Water Supply

Potable water usage during the Games Mode occupancy is estimated as follows: maximum peak usage requirements for a two hour period in the morning between 6:00 a.m. and 8:00 a.m. During this period hot water will be constantly used and the water heating and storage systems are to allow for this use.

Water demands will vary throughout the Olympic Village. These variations are primarily influenced by the number of Olympic Village residents in each precinct, and the facilities that are predicted to be located in each precinct. Facilities that have a major influence on the water demands for each precinct are Resident Centres with laundry facilities, and food administering areas. In addition to the 2,800 Games Mode residents, the Olympic Village also has approximately 1,200 service personnel at any time, distributed uniformly throughout, plus 1,000 daily visitors, who will primarily use services on Developable Parcel 11.

Predicted water demands for these facilities are based on anticipated flows for Olympic Village residents and service personnel water usage. The demands per Olympic Village resident and site personnel have been summarised in the Table below.

Table 5- Individual water demand

	Daily water demand (L)		Peak water demand (L/h)	
	Expected	Maximum	Expected	Maximum
Olympic Village resident	204	248	47	75
Site personnel	29	47	19	28

Laundry	60	60	20	20
Site personnel no dining	20	38	10	19

The Developer is to identify in the Proposal if and where water and sanitary sewer capacities will need to be increased to meet Games Mode requirements (i.e. increased hot water storage within buildings if necessary). Additionally, the Developer is to identify and cost water requirements that may be necessary to meet VBBL requirements and outline a strategy to implement the most cost effective solution to increasing Games Mode capacities.

APPENDIX H: OLYMPIC VILLAGE ACCOMMODATION WORKSHEET
Olympic Village Accommodation Worksheet - for Developable Parcels 3, 4, 6, and 10

For Illustrative Purposes only - Non-binding

This worksheet corresponds to Section 5.2 (b) iii of the RFP and PART TWO (2.6) of the Evaluation Matrix.

Unit Type	# of Bathrooms per Unit	Area per Unit (m ²)	# of Units of Each Type	Total Floor Area (m ²)	# of Athletes Per Unit	Total Athlete Population	m ² per Athlete	Athlete per bathroom
EXAMPLE	1	30	100	3000	3	300	10	3
Market Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
Modest Market Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
Affordable Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
TOTAL								

Olympic Village Accommodation Worksheet - for portions of Developable Parcels 2, 5, or 9
For Illustrative Purposes only - Non-binding

This worksheet corresponds to Section 5.2 (b) iii of the RFP and PART TWO (2.6) of the Evaluation Matrix.

Unit Type	# of Bathrooms per Unit	Area per Unit (m ²)	# of Units of Each Type	Total Floor Area (m ²)	# of Athletes Per Unit	Total Athlete Population	m ² per Athlete	Athlete per bathroom
EXAMPLE	1	30	100	3000	3	300	10	3
Market Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
Modest Market Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
Affordable Housing								
3 bedroom								
2 bedroom								
1 bedroom								
Studio								
Other								
Sub-total								
TOTAL								

APPENDIX I: RFP PROCESS - LEGAL TERMS AND CONDITIONS

Appendix I attached. Please execute and submit with RFP Proposal.

APPENDIX J: HOUSING COST INFORMATION WORKSHEET - TWO PARTS

PART ONE - This worksheet corresponds to Section 3.2.3 of the RFP. This worksheet is to be completed for information purposes only and will not be evaluated.

	Purchase Price paid to the City per Buildable m ² (\$/ft ²)	Total Buildable Area m ² (ft ²)	Location Developable Parcel Number(s)	Total Price paid to City if Freehold	Total Price paid to City if Leasehold	Fees For Construction Services paid by City (formula plus estimated value)
Commercial Space						
Affordable Housing (20%)						
Modest Market Housing (n/a)						
Market Housing (80%)						
Community Centre			4			
Child Care Facility			4			
Plaza Underground Parking Facility			Plaza Parcel 12			
WORKSHEET TOTAL						

PART TWO - This worksheet corresponds to Section 3.2.3 of the RFP. This worksheet is to be completed for information purposes only and will not be evaluated.

	Purchase Price paid to the City per Buildable m ² (\$/ft ²)	Total Buildable Area m ² (ft ²)	Location Developable Parcel Number(s)	Total Price paid to City if Freehold	Total Price paid to City if Leasehold	Fees For Construction Services paid by City (formula plus estimated value)
Commercial Space						
Affordable Housing (33.3%)						
Modest Market Housing (n/a)						
Market Housing (66.7%)						
Community Centre			4			
Child Care Facility			4			
Plaza Underground Parking Facility			Plaza Parcel 12			
WORKSHEET TOTAL						

