

The University of Lethbridge – Community Centre for Wellbeing

Request For Expression of Interest (RFEOI)

EOI-2021-2793

University of
Lethbridge



Facilities

Key Dates:

Issued: January 14, 2021

Site Reviews: As Scheduled

Closing Date: February 16, 2021

Objective

The University of Lethbridge seeks Expressions of Interest (EOI) from qualified firms, developers, and/or organizations outlining their interest in property management and/or the development and commercialization of leasable space at the former Canadian Centre for Behavioural Neuroscience (CCBN) facility, now renamed the Community Centre for Wellbeing (CCW). The CCW is a single story institutional building formerly housing the comprehensive Neuroscience academic and research program at the University of Lethbridge main campus.

The purpose of this RFEOI is to stimulate interest in the property and to engage with parties who have the demonstrable experience, financial and organizational strength to engage in a project of this scale. Respondents are encouraged to prepare and submit innovative property management and/or development ideas and conceptual business approaches for the facility that are compatible with University of Lethbridge core values.

Respondents should address typical items of concern with respect to a real estate development of this magnitude. At this stage of the RFEOI, the University of Lethbridge will welcome any creative ideas for its consideration.

Should there be sufficient interest, the University will engage one or more proponents in negotiations for a long term facility lease/facility management agreement that are aligned with the University of Lethbridge Community Centre for Wellbeing motif.

Parties interested in this development opportunity must respond by submitting your Expression of Interest in writing before **February 16, 2021 at 4:00pm**.

Background

Founded in 1967 on traditional Blackfoot territory, the University of Lethbridge is one of Canada's top-ranked universities and leading research institutions. We are one of Alberta's four comprehensive academic and research universities and our motto, Fiat Lux – let there be light – refers to the illumination that comes from research and learning. The University of Lethbridge is located in West Lethbridge overlooking the Oldman River. The institution is home to approximately 8000 undergraduate, 600 Masters, and 150 Doctoral students and 1150 Faculty and staff.

The University of Lethbridge has a history of growth and community leadership.

Our strategic direction is outlined by the following core values:

- **To excel as a comprehensive university**
- **Inspire and support student potential**
- **Promote access to quality, affordable post-secondary education**
- **Build internal community and enhance relationships with external communities**
- **Enhance the sustainability of the University**

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The Community Centre for Wellbeing

As one of Alberta's Comprehensive Academic and Research Universities, the U of L is a thriving hub of health research in our province, involving research chairs, professors, post-doctoral fellows, and graduate students. The University of Lethbridge currently engages in health related disciplines of Nursing, Therapeutic Recreation, Kinesiology, Exercise Physiology, Neuroscience, Health Services Management, and Population Studies in Health. Through these programs we endeavour to create a centre of excellence in the CCW where outreach and service to the community facilitate partnerships that provide access to the U of L's rich and multi-disciplinary nexus of undergraduate and graduate programs in health-related disciplines.

Along with the benefits to our academic program and campus community, we anticipate the development of this facility will create new opportunities for the southern Alberta region through improved access to health and wellness services. As the Community Centre for Wellbeing name implies, we envision a facility where we are able to offer our researchers, staff and students opportunities to teach and learn, while promoting community access.

Currently the University has a lease and research agreement in place with two private health care providers; The University 3T MRI Centre provides MRI and ultrasound procedures and The Memory Clinic which provides testing services for persons with brain injury or Alzheimer's disease support and counselling.

Subject Site

The University campus is situated with convenient access to major highways leading North and West. Our proximity to Whoop-Up Drive, the main artery to East Lethbridge, makes the CCW the closest proximity real estate available to the downtown Lethbridge core.

The original facility was constructed in 1999 and was instrumental in the University of Lethbridge growing our world class Neuroscience teaching and research program, Canadian Centre for Behavioural Neuroscience. As a result of the Neuroscience program's success the facility underwent two major additions; one in 2005 adding purpose built human and animal MRI facilities, and another in 2011 to meet expanding laboratory requirements. As research programs and enrollment grew, along with strict regulatory requirements, the building systems were no longer capable of providing the necessary service for intensive scientific research without significant upgrades. Furthermore, the development of the new Science Commons facility allowed the University to make significant building upgrades across all physical sciences and create a co-located, trans-disciplinary science research and teaching facility. In 2019, all Neuroscience teaching and research was relocated to the newly completed Science Commons facility.

The CCW facility is a single story, structural slab on grade building with a gross area of 4777.9m² (51428.9 ft²). The majority of the facility consists of high bay structure with HVAC, electrical and telecommunications infrastructure situated in a ceiling interstitial space.

The mechanical and electrical systems in the facility are robust and were originally constructed to, and have been maintained in conformance to, strict institutional standards. The CCW is independent and "stand-alone" from our campus district heating and cooling plant in University Hall and has capacity for

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emergency power from the central campus cogeneration and emergency power plant. The facility has considerable IT infrastructure in place with fibre optic backbone interconnected to our campus network infrastructure.

The interior of the facility is a mix of office/administrative spaces, medium size low service laboratory/project rooms, and high service laboratory/specialized research/procedural space. Interior finishes are institutional quality and built to University design standards.

The University site has considerable parking resources adjacent to the facility. Enforcement is managed through the University Mobility Services unit and proposed parking revisions with respect to this development must be balanced with the priorities of our ongoing academic programs.

Submission Requirements

This RFEOI is intended to provide general guidance to interested parties. The EOI Proposal should be innovative and should be based on the Respondent's experience and understanding of typical issues associated with property management and development in general. The Respondent is free to propose a methodology and to recommend changes which they believe best meet the project intent.

Responses and formats are at your discretion as a Respondent. The University of Lethbridge greatly appreciates any and all input.

Corporate profile

- Name, location and contact information of the company.
- Identify corporate structure, shareholders and length of time in operation.
- Identify the founder, partners, and management team of the company.
- An overview of the present business activities and pertinent operational data.

Project Vision

- Describe the nature of your corporate mission and an outline plan of your proposed management or use of the facility.

Reference Projects

- Provide a summary of the types of projects this team or team members have completed that are comparable.
- Provide contact information from past clients, landlords or tenants that can attest to the performance and success of referenced projects.

Operational Plan

- Articulate the operational strategy and the University's role in the proposed relationship.

Project Timeline

- Considering that negotiations and renovations can be time consuming, develop an outline schedule for the project that includes negotiations, planning, construction and occupancy.

Risk Analysis

- List aspects that are internal and external risks and any mitigation strategies that will contribute to the ultimate success of the venture.

Sustainability

- Outline the strategy that your group will employ to ensure this initiative aligns with the University of Lethbridge's mandate to incorporate and continuously improve our environmental, social and economic sustainability practices.

The University of Lethbridge accepts no liability for the expenses incurred by the Respondents in preparation of their submission. Each Respondent that enters into the RFEOI process shall prepare the required materials and submittals at its own expense and with the express understanding they cannot make any claims whatsoever for reimbursement for the costs and expenses associated with this process.

The Respondent acknowledges that the University of Lethbridge does not pay any broker commission fees. This RFEOI is not an offer or a contract and does not bind the University of Lethbridge or the Respondent in any way. Its purpose is for interested parties to demonstrate their wish to manage or lease property from the University of Lethbridge and to initiate correspondence on the matter. The RFEOI collects only business contact information and solely used for informational purposes.

Evaluation

After the deadline for receiving the Respondent's submission, Campus Development will review the RFEOI and contact the prospective Respondent to confirm whether or not the University of Lethbridge will proceed to discuss a more detailed proposal. The University of Lethbridge reserves the right to contact only those parties at its sole discretion.

Freedom of Information and Protection of Privacy Act (FOIP)

All documents submitted to the University of Lethbridge as a result of this RFEOI become the property of the University of Lethbridge and as such, shall be subject to the disclosure provisions of the Freedom of Information and Protection of Privacy Act of Alberta. Making the entire submission proprietary or confidential shall be neither accepted nor honoured. If applicable, Respondents shall identify which portion(s) of their submission is confidential and what harm could reasonably be expected from disclosure of those portions.

Project Oversight

The University has a single point of management for this initiative. The Campus Development Office, reporting to the Associate Vice President, Facilities and Vice President, Finance & Administration has been assigned to act on behalf of the University of Lethbridge as facilitator of this process.

The Respondent has the responsibility at all times to notify Campus Development of any ambiguity, divergence, error, omission, oversight or contradiction contained in the RFEOI as it is discovered or to request any instruction, decision or direction which may be required to prepare the RFEOI.

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Direct all questions regarding this RFEI during the response period to:

Gene Lublinkhof
Director, Campus Development, Facilities
University of Lethbridge
e. gene.lublinkhof@uleth.ca
t. 403-331-3842

Site Tour

A non-mandatory site tour will be offered to interested Respondents. Site tours can be scheduled between January 20 – February 5, 2021. COVID-19 precautions are in effect on campus and all tours will be conducted with necessary risk assessments and pandemic procedures in place. The Campus Development office will transmit necessary information to parties who schedule a site tour.

Submission Deadline

Due to COVID-19 we are not accepting hand delivered submissions at this time. Email submissions will only be accepted at the indicated email address. Proposals sent to any other email may disqualify the bid.

EMAIL ADDRESS: gene.lublinkhof@uleth.ca

SUBJECT LINE: Community Centre for Wellbeing – Expression Of Interest – EOI-S2021-2793

FILE FORMAT: PDF

FILE SIZE: Maximum 120MB NOTE: Zip files will be rejected by email server

IMPORTANT NOTICE:

Submissions received after the due date will not be accepted or considered. Delays caused by any email/technical issues will not be grounds for an extension.

The Respondent is encouraged to confirm receipt of their submission by contacting the Campus Development via email or telephone.

Appendix A – Site Plan



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Appendix B – Floor Plan



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Appendix C – Space Inventory

Community Centre for Wellbeing

Room Type	Area (m²)
CURRENTLY LEASED	345.3
BUILDING	4432.6
Leasable space	
Low service laboratories	1442.9
High service laboratories	875.7
Academic office and related services	442.4
Circulation	1008.9
Building Service/Custodial	210.4
Mechanical	452.3
Total Building Area	4777.9