



Request for Proposal
Facility Manager
For Progressive Intercultural Community Services (PICS) Society

RFP 2018-001

Issue Date:
July 4, 2018

Closing Location:
PICS
Attention: Judy Pavlovic, Executive Administrative Assistant
#205 – 12725 80 Avenue
Surrey, BC V3W 3A6

Closing date and time:

Wednesday, July 25, 2018, 12:00 PM (Noon)

Proposal must be submitted in hard copy format and on flash drive
by 12:00 PM (Noon) on Wednesday, July 25, 2018.

At 12:30 PM on that date, the names of the respondents
will be read aloud and recorded.

Please indicate RFP #2018-001 on the envelope.

Registered Charitable Organization Number: 14105-1904RR0001
Serving the Community Since 1987

www.pics.bc.ca
Tel: 604-596-7722 | Fax: 604-596-7721
#203 - 12725 - 80th Ave, Surrey, BC V3W 3A6

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1. BACKGROUND

Progressive Inter-cultural Community Services (PICS) is proposing to develop, build and operate a 5-storey, 140 bed complex residential care facility for the ethnocultural community on property it owns at 17505 – 17515 64th Avenue in Surrey, BC (PICS Diversity Village). Design development for the facility has been completed and the property is currently complying with 4th Reading requirements.

PICS is preparing for a pending RFQ from FH in mid-August 2018. It now wishes to engage a Facility Manager to join the project team and to assist with the final stages of design development, pro forma operating budgets, marketing and ongoing operational requirements.

PICS is committed to a team approach to the design, construction and management of PICS Diversity Village, and intends to bring the skills of the Architect, Landscape Architect, Interior Designer, Consulting Engineers, Construction Team and Facility Manager, to bear on the design, construction, commissioning and operation of PICS Diversity Village.

2. SCOPE OF WORK & WORK STAGES

The Facility Manager shall be responsible for the scope of work in Work Stages One to Three on a fee for service basis. The fee for Work Stage Four is to be a fixed percentage of the effective gross revenue:

Stage One (Design Development & Construction Documents)

- a) Assist PICS with responding to a pending FH RFQ and RFP, including;
 - i. Review and advise on design development drawings and outline specifications;
 - ii. Advise on alternative approaches to the functional design, building systems, equipment, materials and their impact on capital and operational costs;
 - iii. Integrate the building design into a written culturally sensitive complex residential care model submission;
 - iv. Integrate PICS' vision for a culturally sensitive complex residential care model into a care model submission that FH will understand and accept;
 - v. Prepare detailed staffing plans, operational budget pro forma and financial analysis; and
 - vi. Compile and prepare RFQ and RFP submissions, to meet all FH requirements and expectations.
- b) Review and advise on all construction documents;
- c) Update all detailed staffing plans, operational budget pro forma and financial analysis throughout this stage; and
- d) Attend design development meetings and or teleconferences with the project team, as required.

Stage Two (Construction)

- e) Conduct periodic on-site reviews of construction work and advise on any changes to the construction work, if required.

Stage Three (Marketing)

- f) Assist PICS with the branding and marketing of PICS Diversity Village and development of a Marketing Plan;
- g) Prepare all required marketing materials, including brochures, advertisements and news releases;
- h) Attend branding and marketing meetings and or teleconferences, as required;
- i) Assist PICS with developing and implementing marketing strategies;
- j) Collect and account for all rental deposits, if any;
- k) Prepare and submit detailed bi-weekly marketing reports and updated lease-up schedules; and
- l) Provide overall marketing management, supervision and coordination of the Marketing Plan.

Stage Four (Commissioning & Operations)

- m) At the appropriate time during construction and in coordination with PICS, recruit, evaluate, select and engage the General Manager and lease-up staff;
- n) Prepare and oversee a detailed operational plan (Operational Plan) including: commissioning, staff-training and orientation plans, lease-up and move-in schedules, and revenue, staff and expense pro forma budgets;
- o) Prepare and provide all required policy and procedure manuals;
- p) Assist the General Manager with recruiting, evaluating, selecting and engaging required clinical care and operational staff;
- q) Advise PICS on management reporting and administrative systems;
- r) Pre-order management reporting and administrative systems, and other equipment required;
- s) Collaborate with the project team in resolving any warranty issues;
- t) Oversee commissioning of the facility, including management and staff training and orientation, start-up of all building systems, management reporting and administrative systems, and commencement of operations;
- u) Assist the project team in obtaining an Occupancy Permit;
- v) Ensure service providers comply with contract requirements, delivery schedules, and timely correction of deficient work;
- w) Attend and chair regular twice monthly marketing and operational meetings with PICS and prepare minutes of those meetings;
- x) Collect rents, budget, manage and pay all expense accounts; and
- y) Submit to PICS regular monthly operational, financial, marketing reports and schedules;

3. FACILITY MANAGER'S TEAM

The Facility Manager is expected to deliver a full complement of complex residential care services, including: nursing and patient care, dietary, housekeeping, laundry, wellness, social and recreational programming, and on-going rental marketing services. The Facility Manager should include on its team all required personnel, including: registered nurses, care aides, management, supervisory, accounting and administrative staff.

4. FIXED TERM FACILITY MANAGEMENT CONTRACT

Depending on FH RFQ and RFP requirements, PICS seeks a minimum 2-year fixed term facility management contract, from the date of the occupancy permit. The Facility Manager is to prepare and submit a draft contract for PICS to review.

5. DESIGN DEVELOPMENT DRAWINGS

See Appendix A for Architectural Drawings dated 9 August 2017, prepared by Ciccozzi Architecture.

Residential Component

The functional design provides for services to be delivered in clusters of 10 – 12 beds, with associated facilities used by care staff, including: activity space, laundry facilities, dining area, living room, small kitchen, lounge, tub room, washrooms, medication room and nurse's station. For resident safety, each cluster is designed to prevent residents from leaving their respective cluster.

Each residential unit is ~ 31 sq. m. (333 sq. ft.) in area, and comprises a common bedroom and sitting area, and private washroom facilities. Each unit has a window providing access to natural daylight. There are a total of 140 units on floors 2 – 5.

Four (4) roof decks are located on the second floor of the facility, each with seating areas. Living rooms are located in each cluster and incorporate a deck and windows that overlook a roof deck.

Ground Floor Component

Functional uses on the ground floor level consist of amenity spaces that support the principal residential care use of the facility. Amenity spaces are located along a central corridor connecting the primary entrance along 175A Street and the secondary entrance along 64 Avenue. These include multi-purpose rooms, religious assembly areas, hair salon, coffee shop, gift shop, and wood working, art and exercise studios. Uses that support the operation of the facility, include a main reception, storage facilities, a large-scale kitchen, large-scale laundry room, staff room and office space.

A commercial retail unit fronting 64 Avenue will also be accessible to both residents of the facility and surrounding community.

A child care facility with space for 75 children, including toddler care, day care is located at the rear of PICS Diversity Village and will have direct access to a secure outdoor play area.

6. COORDINATION WITH CONSULTANTS

The Architect, as prime and coordinating consultant will supervise the General Contractor's work and be responsible for providing overall coordination of all consultants' work. The Facility Manager must also coordinate its work with that of all consultants.

7. INSURANCE

During the term of the Facility Manager's contract with PICS the Facility Manager shall provide, maintain and pay for the following insurance, which shall be placed with such companies and be in such form and amounts as are acceptable to PICS:

- a) Automobile Liability Insurance on all licensed vehicles owned by or leased to the Facility Manager. Such insurance shall be in an amount not less than \$2,000,000 inclusive of any one accident; and
- b) Comprehensive General Liability Insurance protecting the Facility Manager and the Facility Manager's insurable team members. Such insurance shall cover personal injury and damage to property in an amount not less than \$5,000,000. This insurance shall be maintained continuously from the commencement of the work until termination of services.

8. AGREEMENT

Upon PICS's selection of the Facility Manager, the Facility Manager shall prepare a draft agreement, to cover Work Stages One to Three and submit it to PICS for review and approval.

9. TIMELINE

The Facility Manager must comply with the following schedule. The target dates and timeline are as follows:

- a) RFP process and selection of Facility Manager (July 26th to mid-August 2018);
- b) Fraser Health RFQ (expected mid-August 2018); and
- c) Fraser Health RFP (TBD).

10. DEADLINE FOR INQUIRIES

The deadline for all inquiries is 4:30 PM, Thursday, 12 July 2018. All inquiries during the RFP process are to be directed to:

Judy Pavlovic, Executive Administrative Assistant
judy.pavlovic@pics.bc.ca
604-596-7722 ext. 105

11. SUBMISSION REQUIREMENTS

The following documentation is required for proponent submissions:

11.1 Financial & Business Information

- a) Submissions must include, in a separate sealed envelope, a letter of financial reference as to the Facility Manager's financial stability from a qualified accountant (CA, CGA, or CMA), external auditor or a bank manager. The letter should detail any ownership changes, mergers or acquisitions in the last three (3) years. PICS reserves the right to conduct a credit search; and
- b) Submissions must include a disclosure of any litigation affecting the Facility Manager over the last five (5) years.

11.2 Facility Manager's Fee

- a) For each of Work Stages One to Three Provide a fixed fee proposal, including a reasonable allowance for disbursements;
- b) For Work Stage Four provide a fixed percentage fee proposal based on effective gross revenue;
- c) Facility Manager's fee is to be net of GST; and
- d) PICS reserves the right to audit the Facility Manager's financial records relating to PICS Diversity Village.

11.3 Personnel & Related Experience

- a) Identify the primary contact with your firm and Facility Manager who will be responsible for the work; and
- b) Provide resumes for the Facility Manager and all other team members, and a brief description of their experience writing RFP submissions and managing similar facilities.

11.4 List of Current Facilities

- a) Provide a list of facilities currently under management or in the development stage; and
- b) Confirm that your firm will not be participating or involved in any way directly or indirectly with the pending FH RFQ and RFP.

11.5 Hourly Rate Allocation

Provide an hourly rate allocation for the Facility Manager and all other team members.

11.6 Proof of Insurance

Provide proof of insurance as required in section 7. Insurance.

11.7 Facility Manager's Statement

Provide a short statement as to why you consider your firm to be the best candidate for managing this facility. Describe your firm's experience with similar facilities, strengths you would apply to managing this facility and working with PICS, how you would mitigate any weaknesses, and how you manage risks associated with unionization.

Provide a separate statement confirming your firm's 100% commitment to working with PICS and responding to the pending FH RFQ and RFP.

11.8 Submission of Sample Documents

Provide the following sample documents. In respect to confidentiality, black out any reference to managed facilities:

- a) An abridged copy of previously written RFQ and RFP submissions;
- b) Corporate vision, values and mission statements;
- c) Policy and procedures manual;
- d) Management and staff training and orientation protocols;
- e) Monthly operational, financial, and marketing reports;
- f) Detailed operating budgets, including staffing plans and budgets;
- g) Detailed marketing plans and lease-up schedules, including brochures;
- h) Minutes of marketing meetings;
- i) Menus, and social and recreational programming; and
- j) Facility management contract.

11.9 References

Provide three (3) references (name, title and contact information) for facilities of a similar type, scale and complexity, which are being, or have been managed by the Facility Manager.

11.10 Submission Documents

Provide one (1) bound and numbered, hard copy, plus a flash drive of all required documentation.

12. EVALUATION & SELECTION PROCESS

All submissions will be reviewed and evaluated based on the following criteria and weighting. PICS will interview candidates of their choice in making the final selection.

12.1 Fees.....	45%
12.2 Experience with facilities of a similar type, scale and complexity.....	35%
12.3 Interview	20%
Financial and Business Information	Pass / Fail
Profiles and Resumes of Team Members	Pass / Fail
List of Facilities	Pass / Fail
Proof of Insurance	Pass / Fail
Facility Manager’s Statement	Pass / Fail
Submission of Sample Documents	Pass / Fail
References	Pass / Fail

13. DEADLINE FOR SUBMISSIONS

12:00 PM on Wednesday, 25 July 2018.

14. ADDRESS FOR DELIVERY

Judy Pavlovic, Executive Administrative Assistant
#205 – 12725 – 80th Avenue
Surrey, BC V3W 3A6

15. SUPPLEMENTAL DOCUMENTS

Architectural Design Development Drawings variously dated 9 August 2017 prepared by Ciccozzi Architecture.

P.I.C.S. DIVERSITY VILLAGE

CURRENT CIVIC ADDRESS: 17505 AND 17515 64TH AVENUE, SURREY, B.C.

CURRENT LEGAL ADDRESS: 17505 AND 17515 64TH AVENUE, SURREY, B.C.

FILE NO. 15-0268

ADP APPLICATION

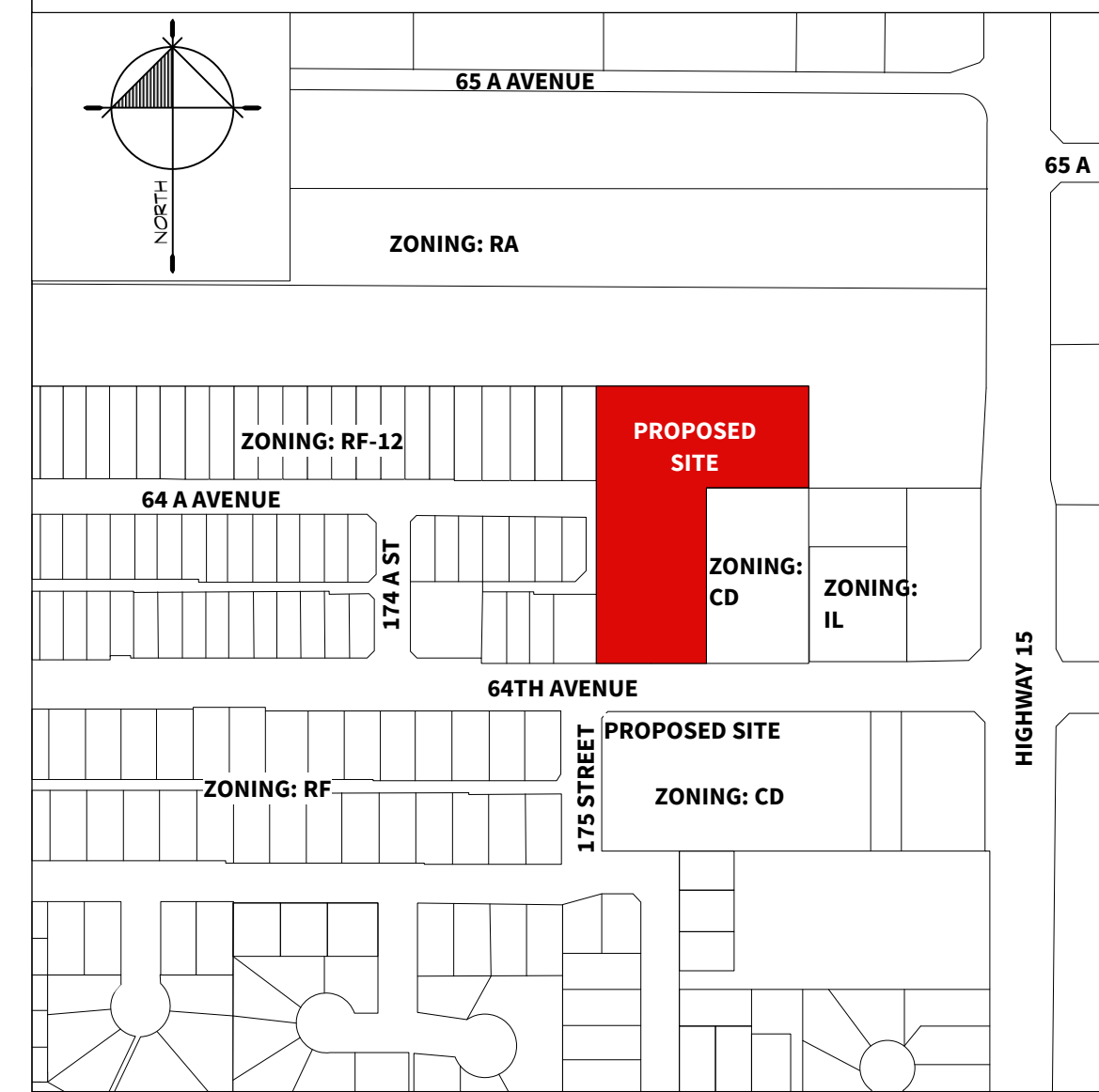
08/09/2017

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P.I.C.S DIVERSITY VILLAGE

VICINITY PLAN



PARKING REQUIREMENTS

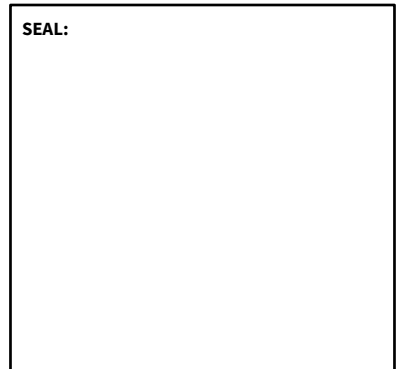
DAYCARE: (75 CHILDREN)	26	26
EMPLOYEES:		
(1) STALL PER EMPLOYEE	13	13
VISITORS:		
EQUAL NUMBER TO EMPLOYEE STALLS	13	13
CARE FACILITY:		
EMPLOYEES:		
(1) STALL PER 3 BEDS	47	47
DOCTORS:		
(1) STALL PER 2 DOCTORS	3	3
VISITORS:		
(1) STALL PER 4 BEDS	35	35
(2) STALLS FOR DROP OFF	2	2
C.R.U.:		
(2.75) STALLS PER 1075 SF	(0.0)	4
COFFEE SHOP:		
(2.75) STALLS PER 1075 SF	(2.5)	1
GIFT SHOP:		
(2.75) STALLS PER 1075 SF	(0.0)	2
MULTI-PURPOSE ROOM:		
(10) STALLS PER 1075 SF	(0.0)	25
OVERFLOW:		29
TOTAL REQUIRED:	145	174

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
18-01-2017	ISSUE FOR DP
08-09-2017	ISSUE FOR ADP



CICCOTZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT STATISTICS

LOT1:					
SITE ADDRESS:	17505 AND 17515 64TH AVENUE, SURREY, BC				
SITE AREA (GROSS):	85,810.2 SF	(7972.0 M2)	= 1.97 ACRES		
DEDICATIONS:	5,317.9 SF	(494.0 M2)	= 0.12 ACRES		
SITE AREA (NET):	80,492.3 SF	(7478.0 M2)	= 1.85 ACRES		
LOT2:					
SITE ADDRESS:	6455 HIGHWAY 15				
SITE AREA (GROSS):	25,166.5 SF	(2338.0 M2)	= 0.58 ACRES		
DEDICATIONS:	1,306.7 SF	(121.4 M2)	= 0.03 ACRES		
SITE AREA (NET):	23,859.8 SF	(2216.6 M2)	= 0.55 ACRES		
TOT GROSS AREA LOT 1-2:	110,976.7 SF	(10310.1 M2)	= 2.55 ACRES		
TOT NET AREA LOT 1-2 EXCL. DEDICATIONS:	104,352.1 SF	(9694.6 M2)	= 2.40 ACRES		
CURRENT ZONING:	RA				
PROPOSED ZONING:	REZONE TO CD BASED ON RMS-2				
AREA BREAKDOWN:					
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
RESIDENTIAL	0 SF	14,186.0 SF	14,186.0 SF	11,243.2 SF	9,834.2 SF
RESIDENTIAL SUPPORT	0 SF	656 SF	656 SF	685 SF	685 SF
CIRCULATION	15322 SF	11891.2 SF	11891.2 SF	10292.2 SF	10596.3 SF
COMMERCIAL	3894.2 SF	0 SF	0 SF	0 SF	0 SF
RESIDENTIAL AMENITY	36043.2 SF	11115.4 SF	11115.4 SF	9375.6 SF	8974 SF
TOT:	55,259.4 SF	37,848.6 SF	37,848.6 SF	31,596.0 SF	30,089.5 SF
TOTAL GROSS BUILDING AREA:		192,642.1 SF			
TOTAL EXCLUSIONS:					
		31508.7 SF			
TOTAL NET BUILDING AREA:		161,133.4 SF			
LOT COVERAGE:	ALLOWED: 45%	PROPOSED: 53.0%			
F.A.R. ON NET BUILDING AREA:	1.0	1.85	BASED ON GROSS BUILDING AREA AND NET SITE AREA LOT 1-2		
BUILDING HEIGHT:	13M	5 STOREY (20 M)			
SETBACKS:					
ALL LOT LINES:	7.5 M				
NORTH:	20.0 M	20.0 M			
SOUTH:	7.5 M	4.5M			
EAST:	0.0M	0.0M			
WEST:	6.0M AND 9.0M	6.0M AND 9.0M			

CONTACT LIST

CLIENT	P.I.C.S DIVERSITY VILLAGE 205-12725 80TH AVENUE email: Shruti.joshi@pics.bc.ca	T: 604.596.772 F: 604.596.771
ARCHITECT	CICCOTZI ARCHITECTURE INC. 200-2339 COLUMBIA STREET VANCOUVER, B.C. V5Y 3Y3 email: shannon@ciccozziarchitecture.com	T: 604.786.3397
LANDSCAPE	VAN DER ZALM + ASSOCIATES INC. SUITE 1, 20177-97 AVE LANGLEY, B.C. V1M 4B9 CONTACT: KELLY@VDZ.CA	T: 604.882.0024
STRUCTURAL	BM2 STRUCTURAL ENGINEERS SUITE 700-609 WEST HASTINGS STREET VANCOUVER, B.C., CANADA V6B 4W4 CONTACT: JOHN BRYSON	T: 604.685.9533 email: jbryson@bm2se.com
ELECTRICAL	EDG CORP (EMEC PARTNER) 1659 RENTON AVE. PORT COQUITLAM, CANADA V3B 6Z7 CONTACT: DAVE HANS	T: 604.474.4080 email: daveh@edgcorp.ca
MECHANICAL	EMEC ENGINEERING LTD #200 7404 KING GEORGE BLVD SURREY, B.C., CANADA V3W 1N6 CONTACT: MOH ISMAT	T: 604.999.2069 email: info@emec.ca
SURVEYOR	SUITE 201- 65 RICHMOND STREET NEW WESTMINSTER, B.C. CANADA V3L 5P5 CONTACT: RORY O'CONNELL	T: 604.527.6070 email: Rory.O'Connell@wspgroup.com
ENVELOPE	AQUA-COAST UNIT 201-5155 LADNER TRUNK ROAD DELTA, B.C. V4K 1W4 CONTACT: PAT CUTHBERT	T: 604.946.9910 email: pcuthbert@aqua-coast.ca
ENVIRONMENTAL	MCELHANNY CONSULTING SERVICES LTD. 100-780 BEATTY STREET VANCOUVER, B.C. V6B 2M1 CONTACT: THOMAS FITA	T: 604.424.4836 email: tfita@mcelhannycanada.com
CODE	JENSEN HUGHES SUITE 228 - 1195 W BROADWAY VANCOUVER, B.C. V6H 3X5 CONSULTANT: GORD RICHARDS	T: 604.732.3751 email: grichards@jensenhughes.com

DRAWING LIST

SHEET #	DESCRIPTION	SCALE
A0.0	COVER SHEET	N.T.S.
A0.1	SITE CONTEXT	N.T.S.
A0.2	SHADOW STUDY	N.T.S.
A0.3	MATERIALS AND CHARACTER	1:50
A0.4	SITE ANALYSIS	N.T.S.
A1.0	SITE PLAN	1:200
A1.1	PARKING PLAN	1:200
A2.0	BUILDING PLAN - LEVEL 1&2	1:200
A2.1	BUILDING PLAN - LEVEL 3&4	1:200
A2.2	BUILDING PLAN - LEVEL 5&ROOF PLAN	1:200
A4.0	ELEVATIONS	1:200
A5.0	SECTIONS	1:200
A6.0	STREETSCAPE	1:200
A9.0	3D VISUALS	N.T.S.

HOUSE 1 STATS

PROGRAM	REQUIRED (sq m)	PROPOSED (sq ft)	REQUIRED (sq m)	PROPOSED (sq ft)
RESIDENT LIVING ROOM	30.0 sq m	322.9 sq ft	30.2sq m	325.5 sq ft
RESIDENT DINING ROOM	36.0 sq m	387.5 sq ft	36.3sq m	390.5 sq ft
RESIDENT ACTIVITY ROOM	20.0 sq m	215.3 sq ft	45.6sq m	491.2 sq ft
LOUNGE	10.0 sq m	107.6 sq ft	18.9sq m	203.7 sq ft
SERVERY/KITCHEN+CARE STN.	30.0 sq m	322.9 sq ft	45.6sq m	490.8 sq ft
MEDICATION	10.0 sq m	107.6 sq ft	10.1sq m	109.2 sq ft
STORAGE ROOM	12.0 sq m	129.2 sq ft	12.8sq m	137.3 sq ft
RESIDENT WASHROOM	4.5 sq m	48.4 sq ft	7.1sq m	76.4 sq ft
TUB ROOM	12.0 sq m	129.2 sq ft	12.2sq m	131.0 sq ft
SUB-TOTAL	164.5 sq m	1770.7 sq ft	218.8 sq ft	2355.5 sq ft
RESIDENT UNIT (ROOM + BATHROOM)	30.0 sq m	322.9 sq ft	388.5sq m	4181.8 sq ft
TOTAL	164.5 sq m	1770.7 sq ft	218.8 sq ft	6537.3 sq ft

HOUSE 2 STATS

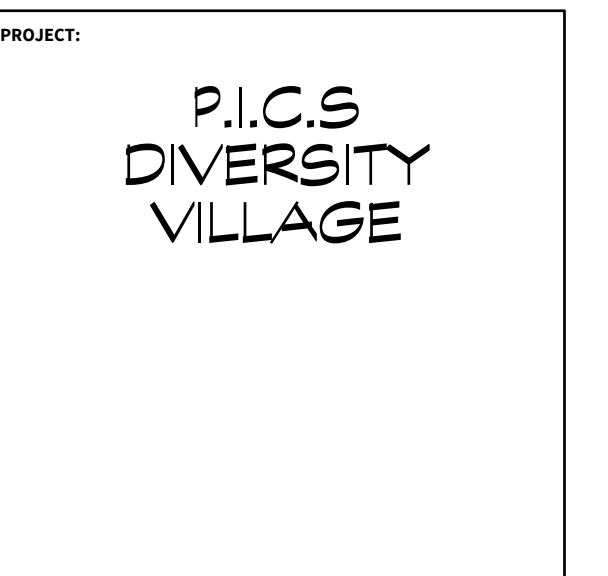
PROGRAM	REQUIRED (sq m)	PROPOSED (sq ft)	REQUIRED (sq m)	PROPOSED (sq ft)
RESIDENT LIVING ROOM	30.0 sq m	322.9 sq ft	30.2sq m	325.5 sq ft
RESIDENT DINING ROOM	36.0 sq m	387.5 sq ft	36.3sq m	390.5 sq ft
RESIDENT ACTIVITY ROOM	20.0 sq m	215.3 sq ft	31.4sq m	337.5 sq ft
QUIET ROOM/SPACE	10.0 sq m	107.6 sq ft	11.2sq m	120.9 sq ft
SERVERY/KITCHEN+CARE STN.	30.0 sq m	322.9 sq ft	45.6sq m	490.8 sq ft
MEDICATION	10.0 sq m	107.6 sq ft	10.1sq m	109.2 sq ft
STORAGE ROOM	12.0 sq m	129.2 sq ft	5.8sq m	62.4 sq ft
RESIDENT WASHROOM	4.5 sq m	48.4 sq ft	7.1sq m	76.4 sq ft
TUB ROOM	12.0 sq m	129.2 sq ft	12.2sq m	131.0 sq ft
SUB-TOTAL	164.5 sq m	1770.7 sq ft	189.9 sq ft	2044.2 sq ft
RESIDENT UNIT (ROOM + BATHROOM)	30.0 sq m	322.9 sq ft	328.5sq m	3536.0 sq ft
TOTAL	164.5 sq m	1770.7 sq ft	189.9 sq ft	5580.2 sq ft

HOUSE 3 STATS

PROGRAM	REQUIRED (sq m)	PROPOSED (sq ft)	REQUIRED (sq m)	PROPOSED (sq ft)
RESIDENT LIVING ROOM	30.0 sq m	322.9 sq ft	30.0sq m	322.9 sq ft
RESIDENT DINING ROOM	36.0 sq m	387.5 sq ft	36.0sq m	387.5 sq ft
RESIDENT ACTIVITY ROOM	20.0 sq m	215.3 sq ft	25.5sq m	274.7 sq ft
QUIET ROOM/SPACE	10.0 sq m	107.6 sq ft	10.9sq m	117.7 sq ft
SERVERY/KITCHEN+CARE STN.	30.0 sq m	322.9 sq ft	45.6sq m	490.8 sq ft
MEDICATION	10.0 sq m	107.6 sq ft	10.1sq m	109.2 sq ft
STORAGE ROOM	12.0 sq m	129.2 sq ft	8.8sq m	94.2 sq ft
RESIDENT WASHROOM	4.5 sq m	48.4 sq ft	7.1sq m	76.4 sq ft
TUB ROOM	12.0 sq m	129.2 sq ft	9.4sq m	101.7 sq ft
SUB-TOTAL	164.5 sq m	1770.7 sq ft	147.5 sq ft	1587.6 sq ft
RESIDENT UNIT A (ROOM + BATHROOM)	30.0 sq m	322.9 sq ft	254.7sq m	2742.0 sq ft
TOTAL	164.5 sq m	1770.7 sq ft	861.0 sq ft	5097.6 sq ft

HOUSE 4 STATS

PROGRAM	REQUIRED (sq m)	PROPOSED (sq ft)	REQUIRED (sq m)	PROPOSED (sq ft)
RESIDENT LIVING ROOM	30.0 sq m	322.9 sq ft	34.5sq m	371.3 sq ft
RESIDENT DINING ROOM	36.0 sq m	387.5 sq ft	53.4sq m	574.4 sq ft
RESIDENT ACTIVITY ROOM	20.0 sq m	215.3 sq ft	21.2sq m	227.7 sq ft
QUIET ROOM/SPACE	10.0 sq m	107.6 sq ft	2.0sq m	21.7 sq ft
SERVERY/KITCHEN+CARE STN.	30.0 sq m	322.9 sq ft	45.6sq m	490.8 sq ft
MEDICATION	10.0 sq m	107.6 sq ft	11.1sq m	119.0 sq ft
STORAGE ROOM	12.0 sq m	129.2 sq ft	13.4sq m	143.8 sq ft
RESIDENT WASHROOM	4.5 sq m	48.4 sq ft	7.8sq m	83.7 sq ft
TUB ROOM	12.0 sq m	129.2 sq ft	13.4sq m	144.3 sq ft
SUB-TOTAL	164.5 sq m	1770.7 sq ft	202.2 sq ft	2176.8 sq ft
RESIDENT UNIT A (ROOM + BATHROOM)	30.0 sq m	322.9 sq ft	95.8sq m	1031.0 sq ft
TOTAL	164.5 sq m	1770.7 sq ft	1978.5 sq ft	5119.8 sq ft



DRAWN: RL	CHECKED BY: SS
SCALE: N.T.S.	PROJECT NO.: RCA408

SHEET TITLE:
COVER SHEET

REVISION NO.: -	SHEET NO.: A0.0
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LOOKING EAST FROM THE INTERSECTION BETWEEN 64TH AVENUE AND 175 STREET



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - EAST FROM 64 AVENUE



LOOKING NORTH FROM 64 AVENUE



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - WEST FROM 64a AVENUE



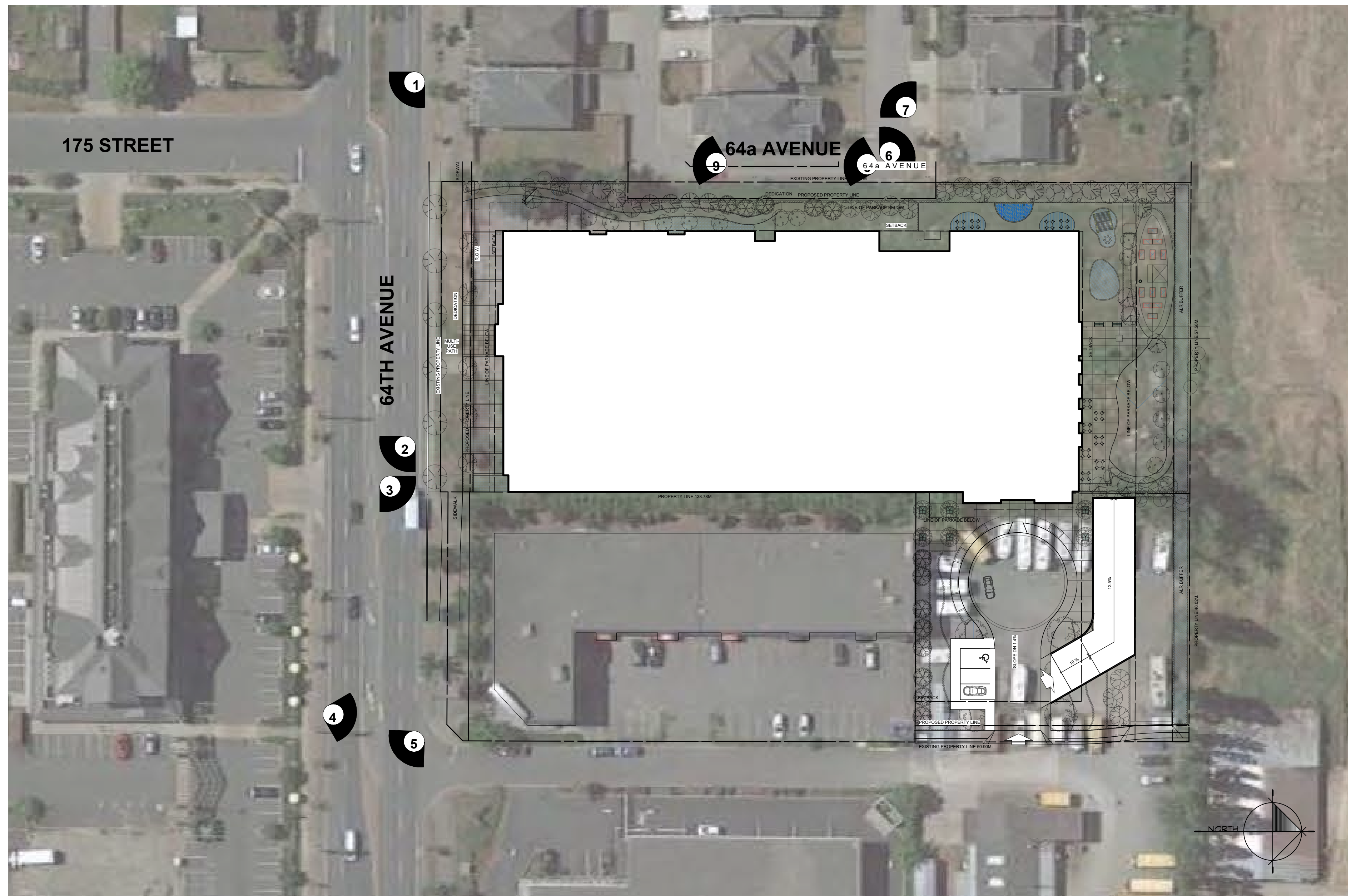
LOOKING SOUTH FROM 64a AVENUE



LOOKING SOUTH - WEST FROM 64a AVENUE



LOOKING SOUTH FROM 64a AVENUE



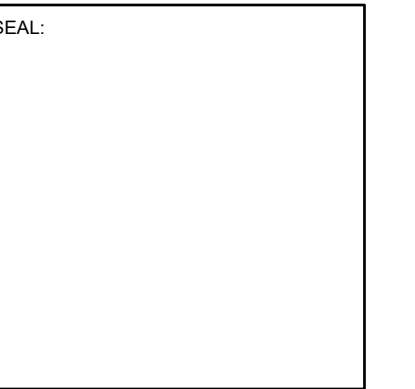
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ARCHITECTURE

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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:
**P.I.C.S
DIVERSITY
VILLAGE**

SURREY, B.C.

DRAWN: CB	CHECKED BY: SS
SCALE: 1:500	PROJECT NO.: RCA 408

SHEET TITLE:
SITE CONTEXT

REVISION NO.: -	SHEET NO.: A0.1
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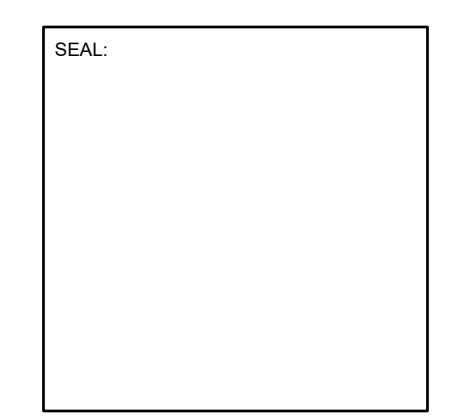
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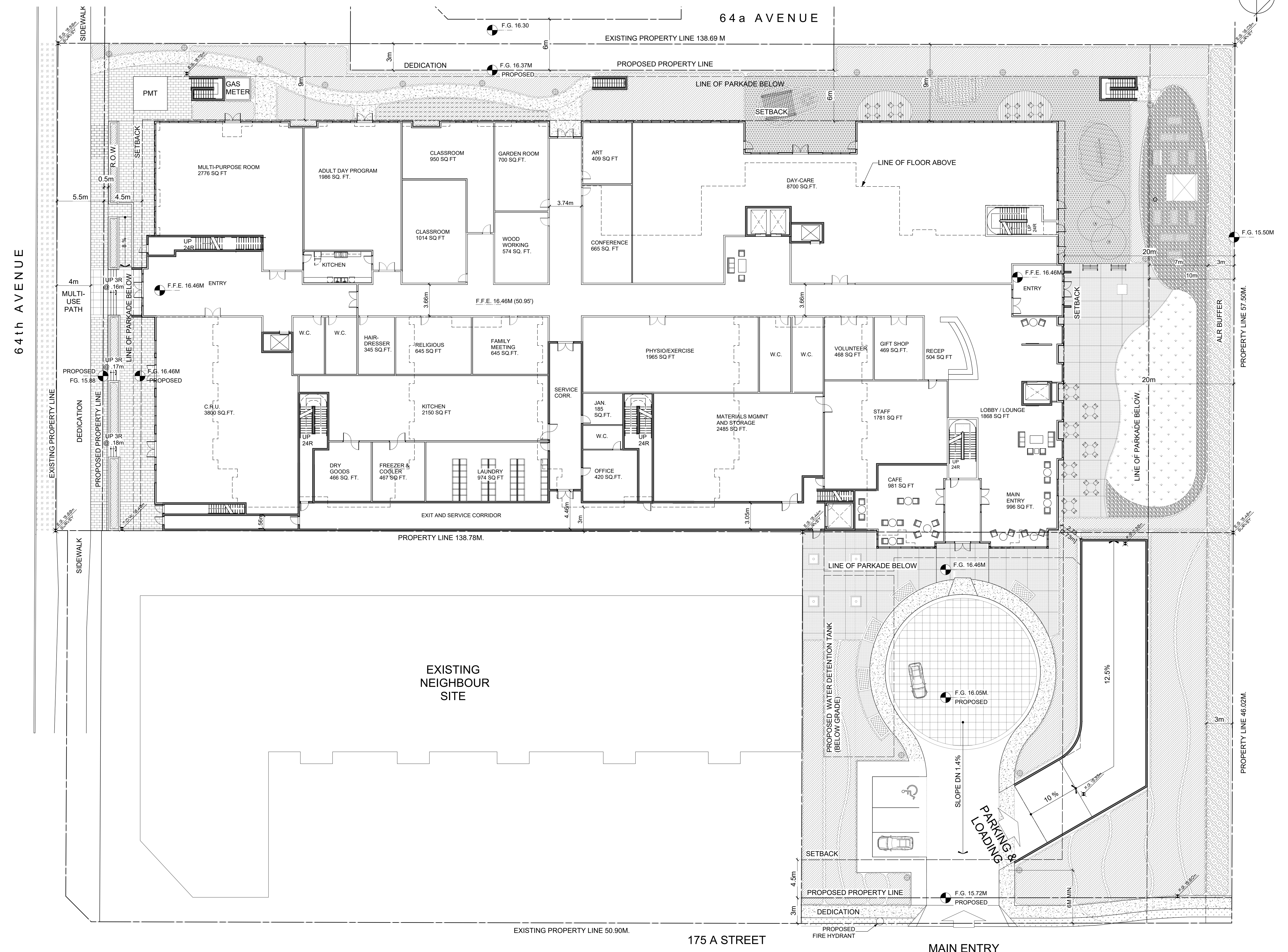
PROJECT:
**P.I.C.S
DIVERSITY
VILLAGE**

SURREY, BC

DRAWN: RL	CHECKED BY: SS
SCALE: 1:200	PROJECT NO.: RCA 408

SHEET TITLE:
SITE PLAN

REVISION NO.: -	SHEET NO.: A1.0
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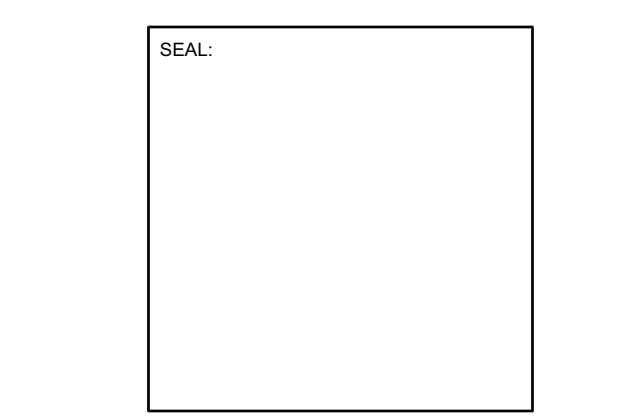
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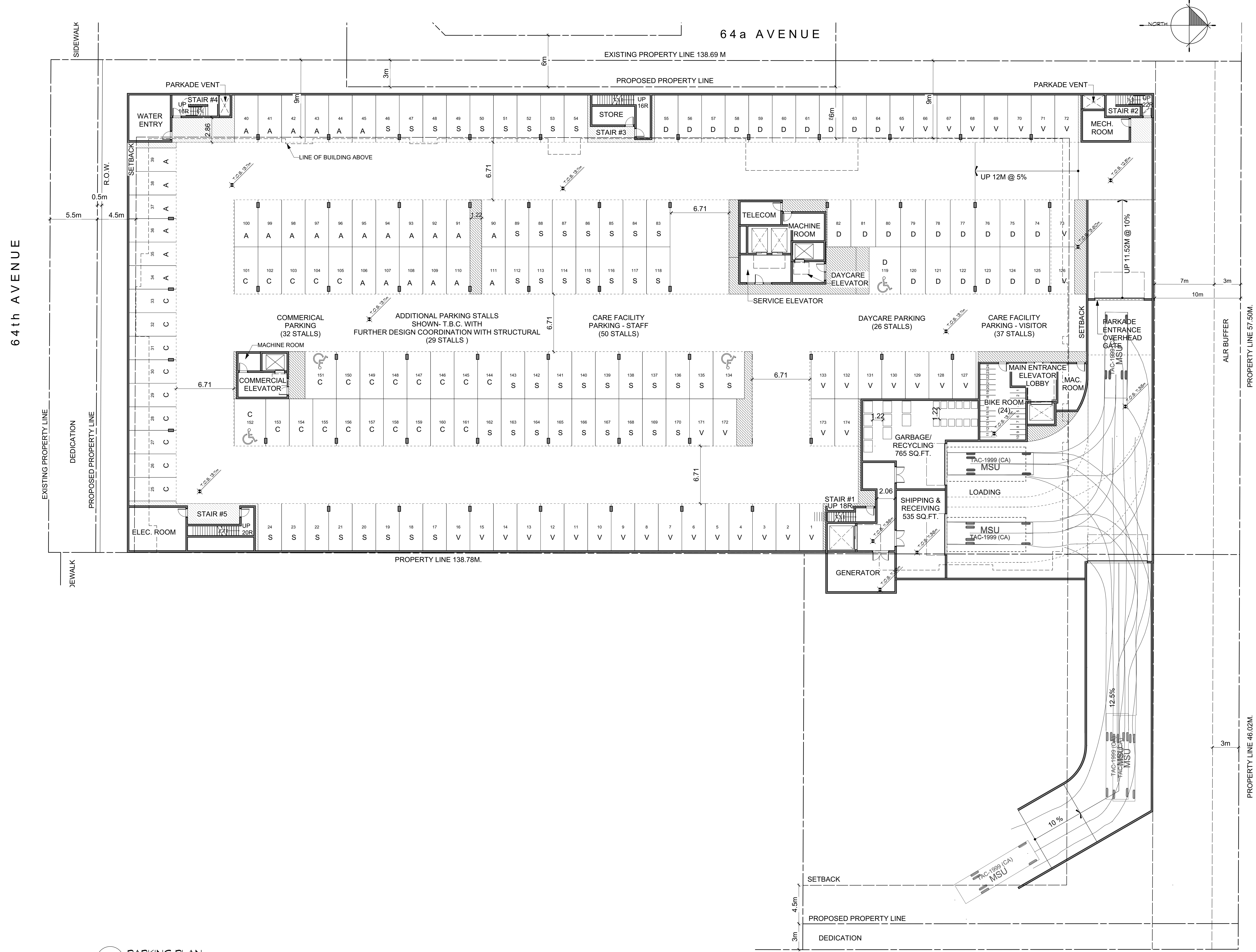
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SURREY, BC

DRAWN: RL	CHECKED BY: SS
SCALE: 1:200	PROJECT NO.: RCA 408

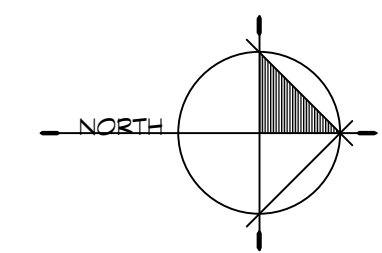
SHEET TITLE:
PARKING PLAN

REVISION NO.: -	SHEET NO.: A1.1
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1 PARKING PLAN
A1.1 SCALE: 1:200

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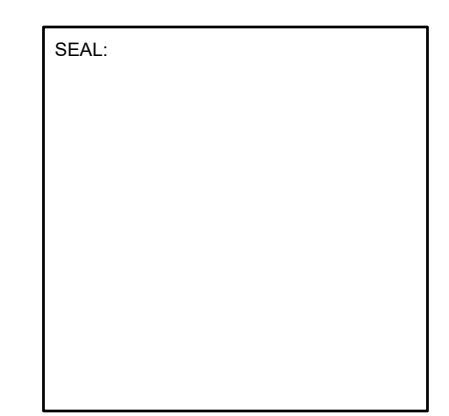


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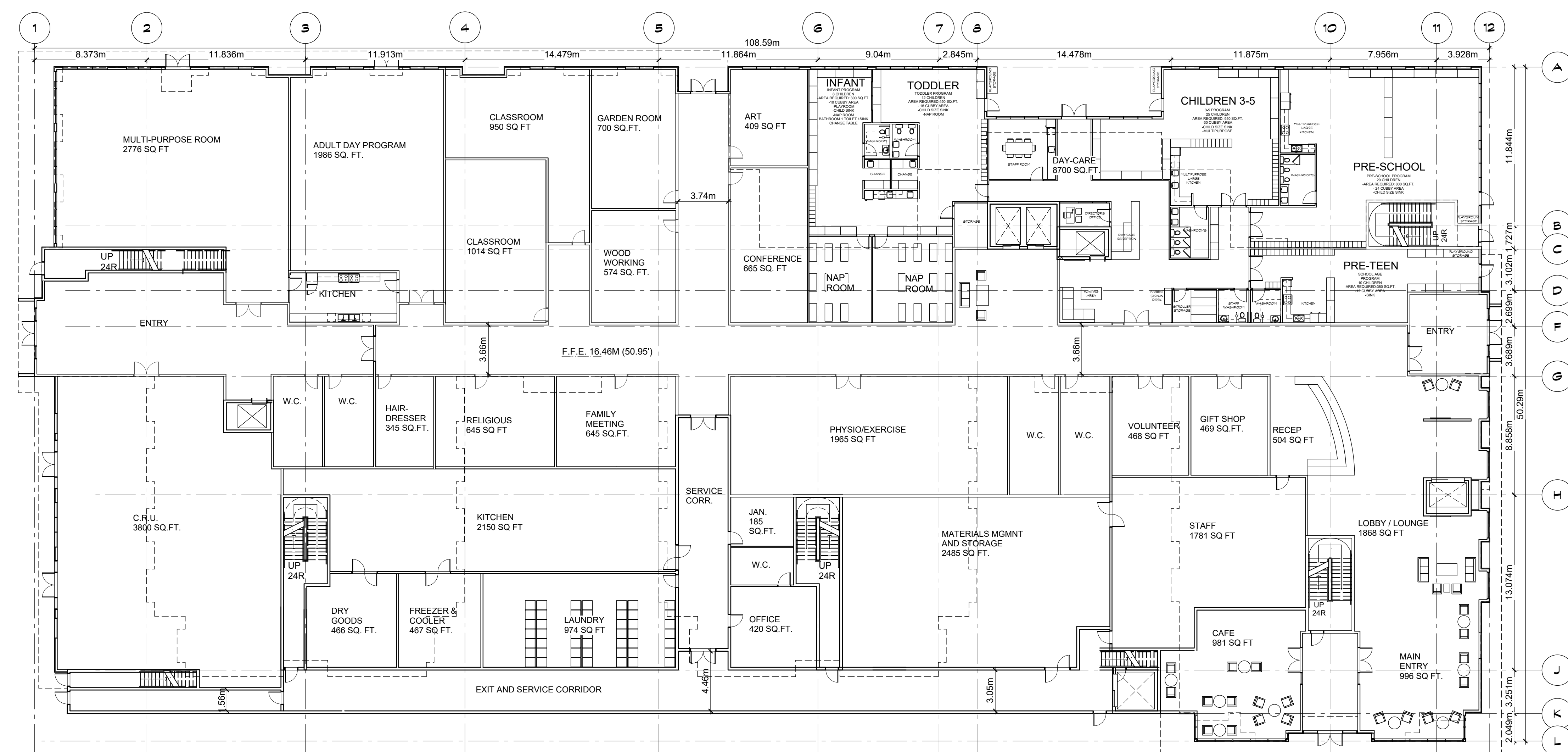
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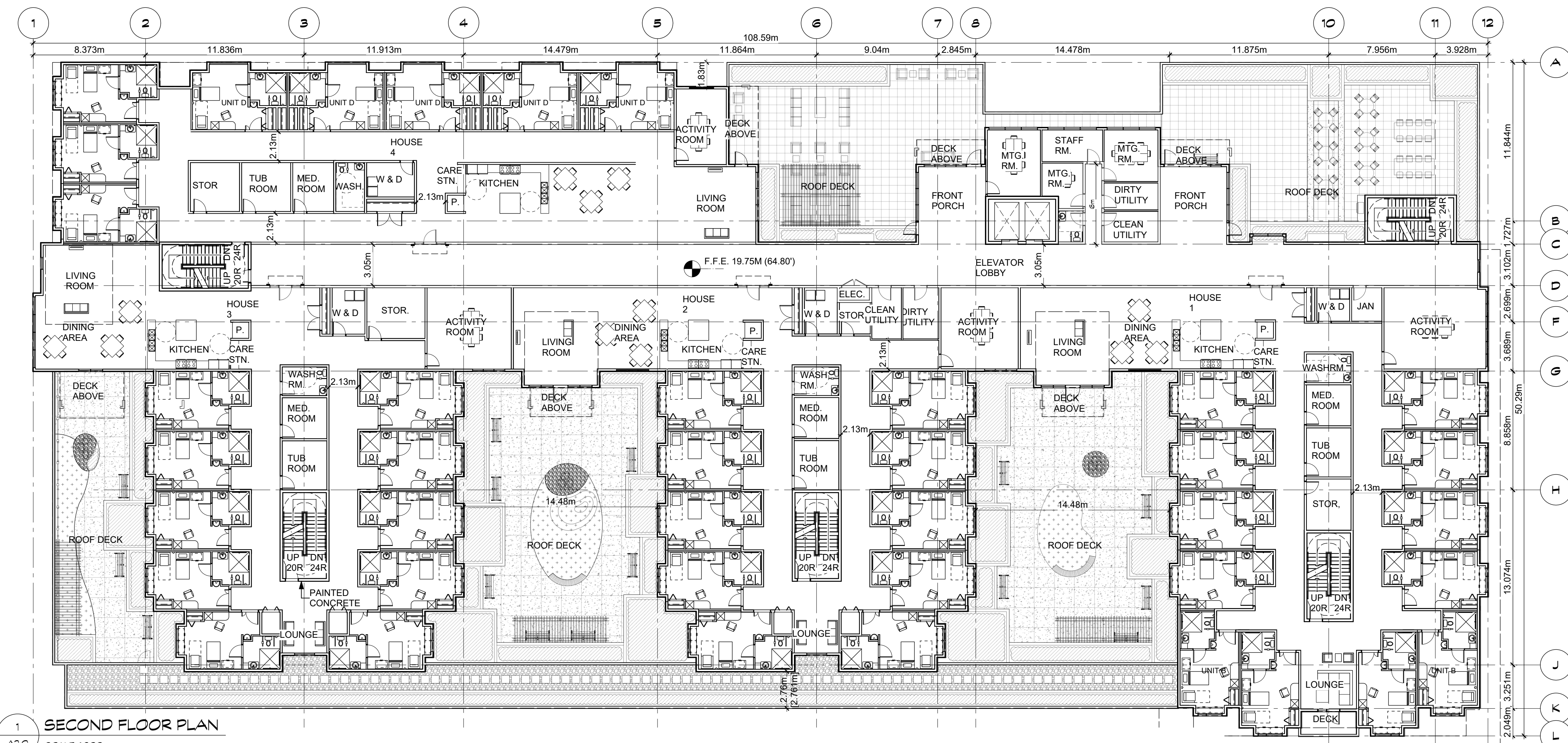
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CARE FACILITY			
PROGRAM	(sq m)	(sq ft)	
MAIN ENTRY	92 sq m	996 sq ft	
RECEPTION COUNTER	47 sq m	504 sq ft	
LOBBY/LOUNGE	183 sq m	1974 sq ft	
RELIGIOUS SPACE	63 sq m	680 sq ft	
CONFERENCE ROOM	69 sq m	738 sq ft	
FAMILY MEETING ROOM	63 sq m	682 sq ft	
MULTI PURPOSE ROOM	258 sq m	2776 sq ft	
PUBLIC AREA WASHROOM	122 sq m	1309 sq ft	
DAY CARE	859 sq m	9245 sq ft	
EXERCISE/PHYSIO	186 sq m	1997 sq ft	
ADULT DAY PROGRAM	183 sq m	1968 sq ft	
GIFT SHOP	44 sq m	478 sq ft	
HAIR DRESSER	31 sq m	335 sq ft	
ART STUDIO	43 sq m	468 sq ft	
WOODWORKING	52 sq m	564 sq ft	
GARDENING	66 sq m	714 sq ft	
CLASSROOM	183 sq m	1971 sq ft	
C.R.U.	362 sq m	3894 sq ft	
VOLUNTEER	44 sq m	478 sq ft	
STAFF	163 sq m	1758 sq ft	
SHIPPING/RECEIVING	58 sq m	622 sq ft	
GARBAGE	64 sq m	685 sq ft	
RECYCLING	40 sq m	430 sq ft	
STORAGE (MATERIALS/ OXYGEN/FAMILY/GENERAL)	252 sq m	2709 sq ft	
KITCHEN	208 sq m	2236 sq ft	
FOOD SERVICES OFFICE	56 sq m	606 sq ft	
DRY STORAGE	47 sq m	511 sq ft	
FREEZER STORAGE	46 sq m	500 sq ft	
JANITOR/HOUSEKEEPING	19 sq m	207 sq ft	

1 GROUND FLOOR PLAN
A2.0 SCALE: 1:200



NEIGHBOURHOOD STATS				
	REQUIRED (sq m)	(sq ft)	PROPOSED (sq m)	(sq ft)
FRONT PORCH	30.0 sq m	322.9 sq ft	60.9sq m	656.0 sq ft
CLEAN UTILITY ROOM	12.0 sq m	129.2 sq ft	21.4sq m	230.0 sq ft
DIRTY UTILITY ROOM	12.0 sq m	129.2 sq ft	24.3sq m	262.0 sq ft
STAFF ROOM	14.0 sq m	150.7 sq ft	15.6sq m	168.0 sq ft
STAFF WASHROOM	2.5 sq m	26.9 sq ft	4.3sq m	46.0 sq ft
MEETING ROOM	15.0 sq m	161.5 sq ft	38.2sq m	411.0 sq ft
JANITOR/HOUSEKEEPING	6.0 sq m	64.6 sq ft	5.7sq m	61.0 sq ft
STORAGE	25.0 sq m	269.1 sq ft	0.0sq m	0.0sq ft
TOTAL	116.5 sq m	1254.0 sq ft	170.4sq m	1834.0 sq ft

PROJECT:
P.I.C.S. DIVERSITY VILLAGE
SURREY, BC

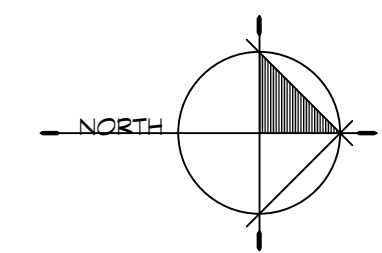
DRAWN: RL CHECKED BY: SS
SCALE: 1:200 PROJECT NO.: RCA 408

SHEET TITLE:
GROUND & 2ND FLOOR PLAN

REVISION NO.: - SHEET NO.: **A2.0**

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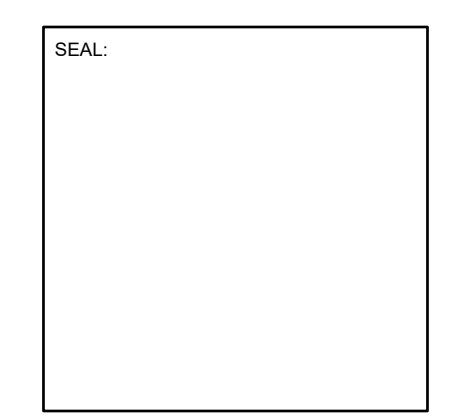


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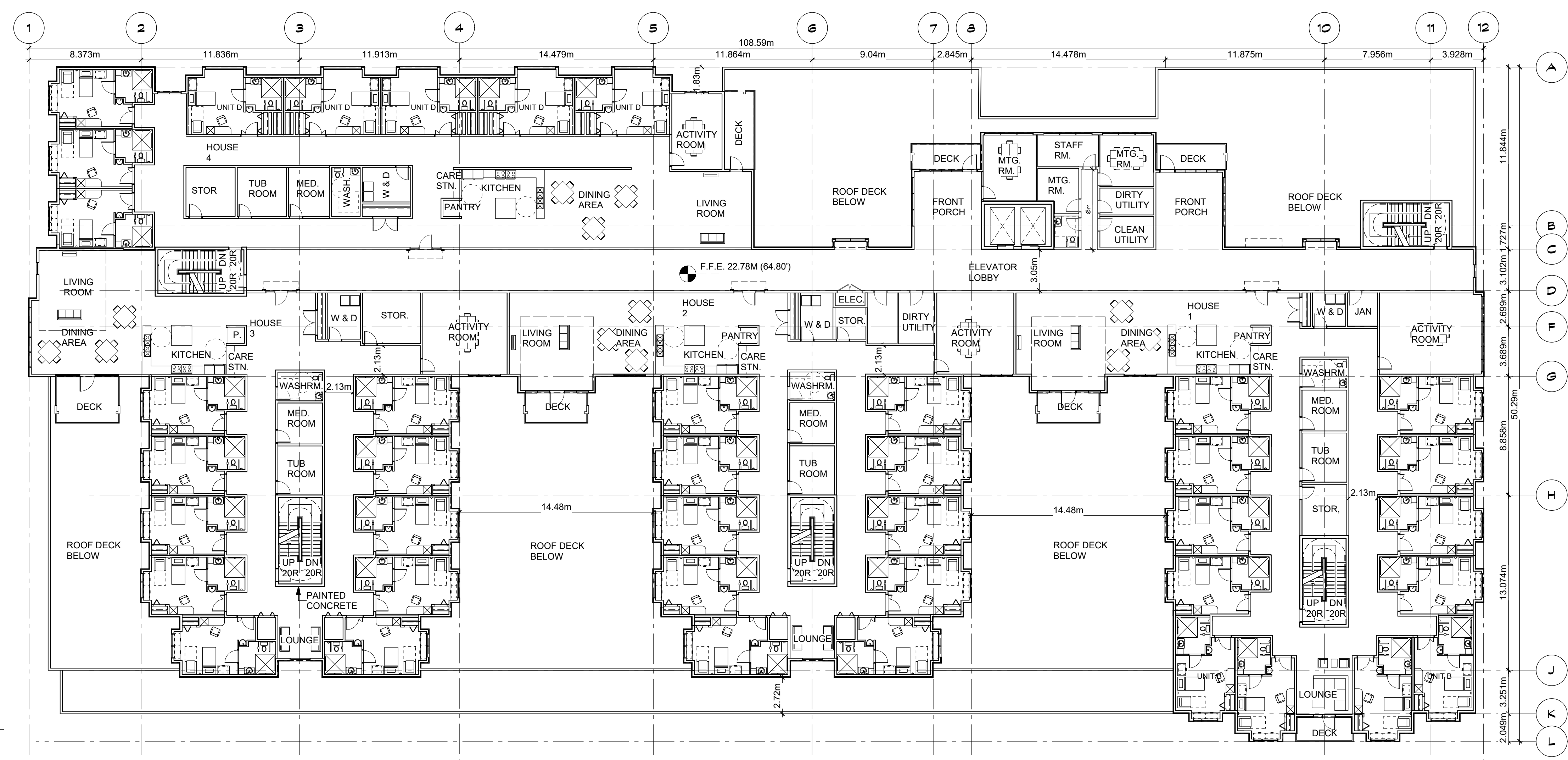
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SURREY, BC

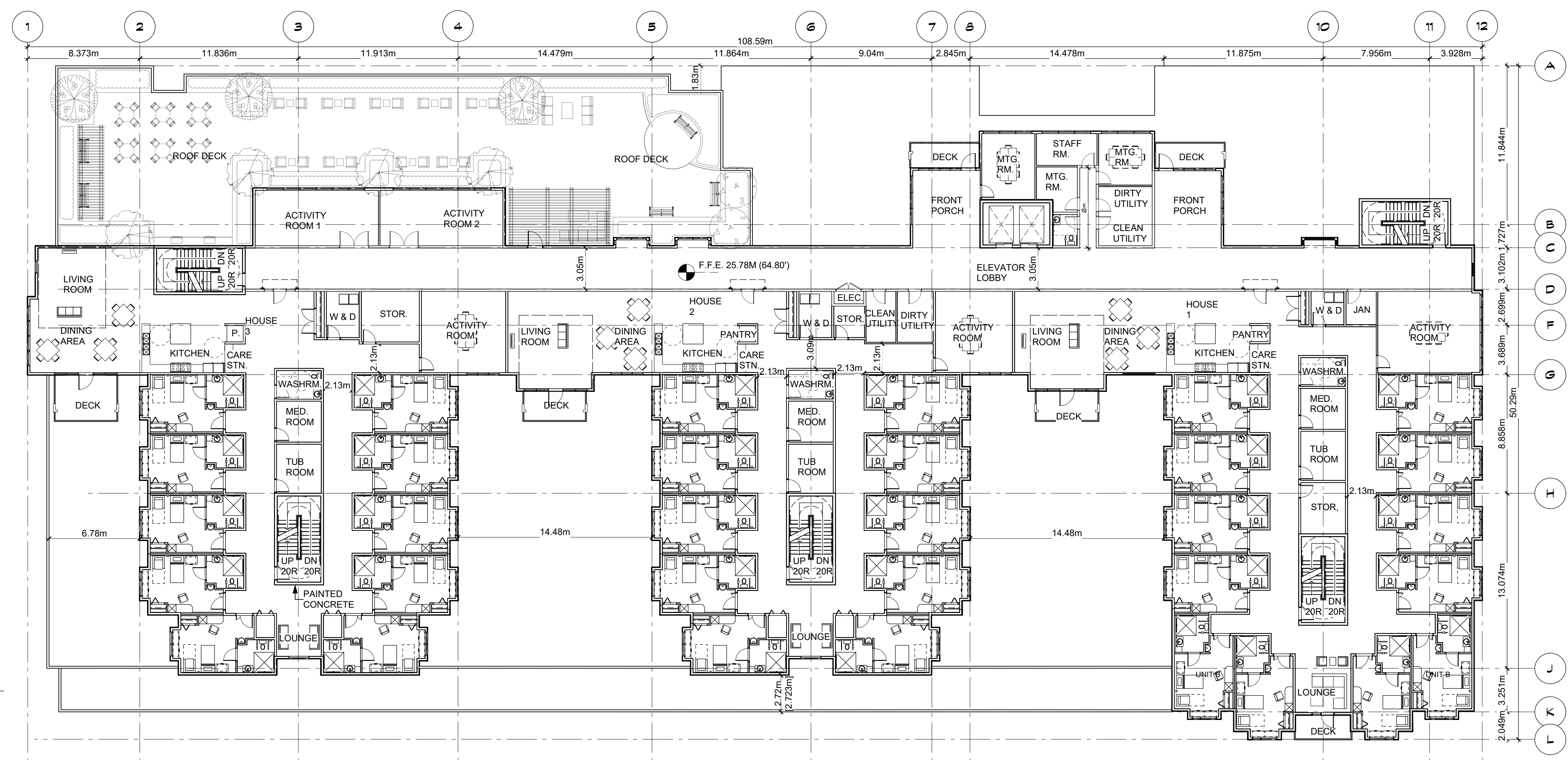
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SHEET TITLE:
3RD & 4TH FLOOR PLANS

REVISION NO.: -	SHEET NO.: A2.1
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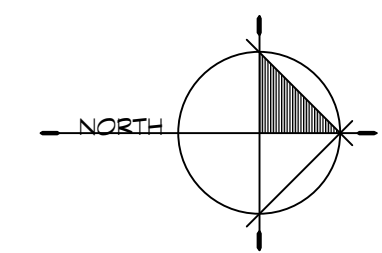


1 3RD FLOOR PLAN
A2.1 SCALE: 1:200



2 4TH FLOOR PLAN
A2.1 SCALE: 1:200

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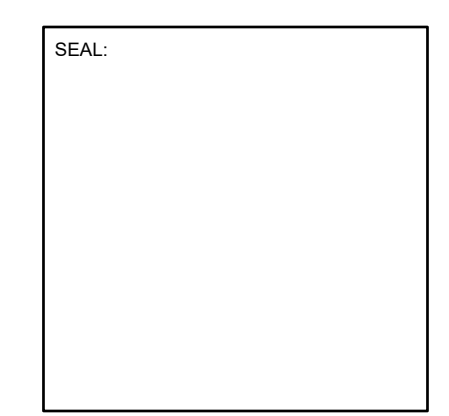


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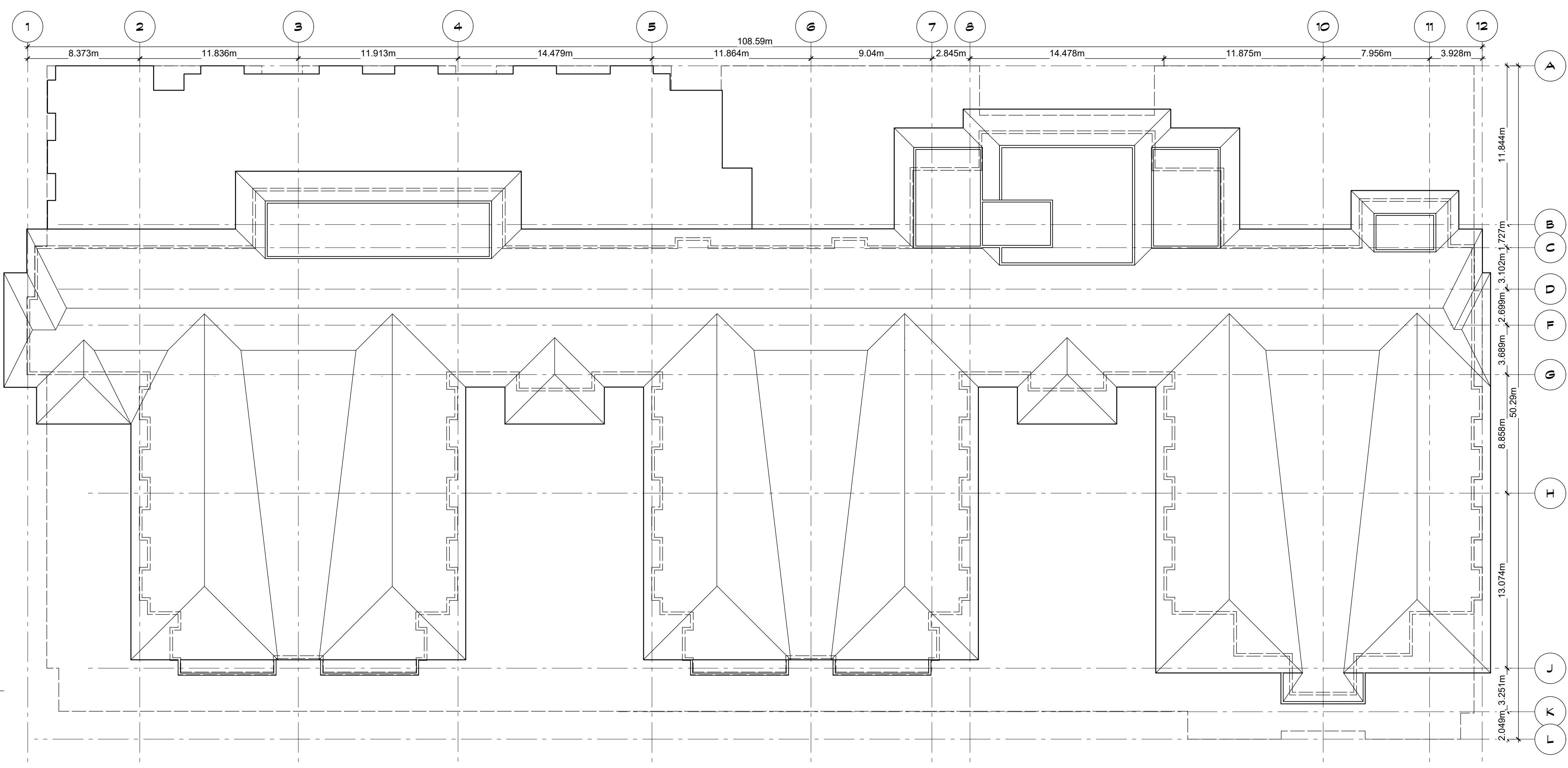
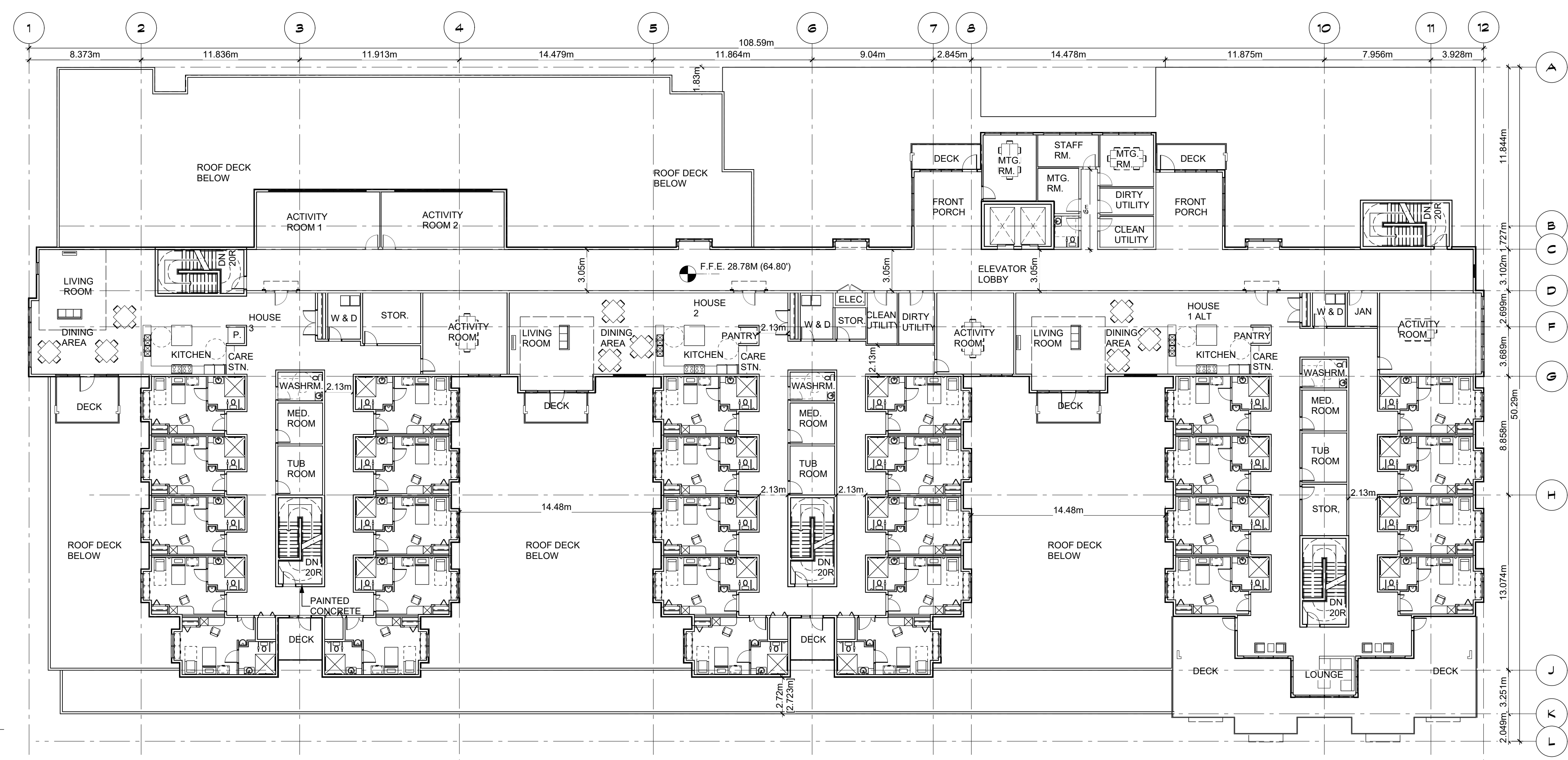
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PROJECT:
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SURREY, BC

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SCALE: 1:200	PROJECT NO.: RCA 408

SHEET TITLE:
5TH & ROOF FLOOR PLANS

REVISION NO.: -	SHEET NO.: A2.2
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PROJECT:

**P.I.C.S.
DIVERSITY
VILLAGE**

SURREY, B.C.

DRAWN: AW CHECKED BY: SS

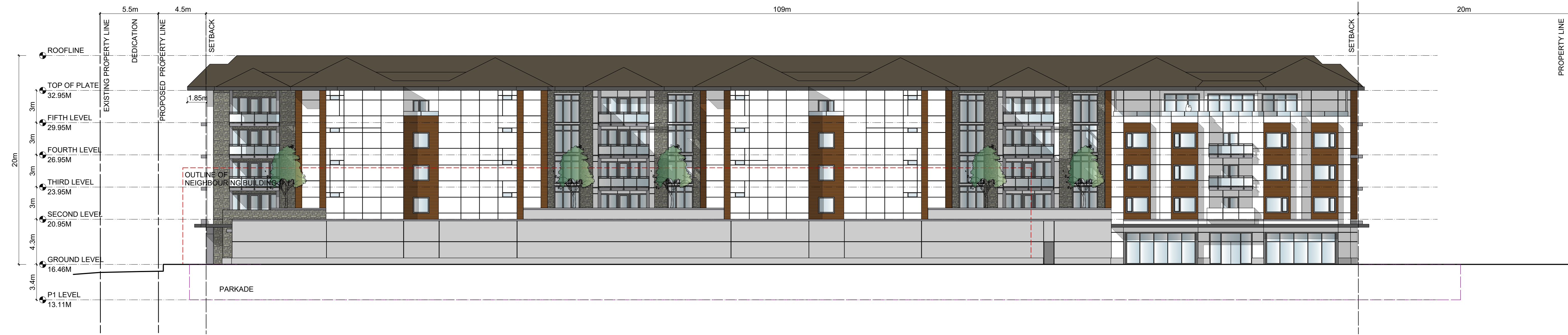
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SHEET TITLE:

ELEVATIONS

REVISION NO.: SHEET NO.:

- **A4.0**



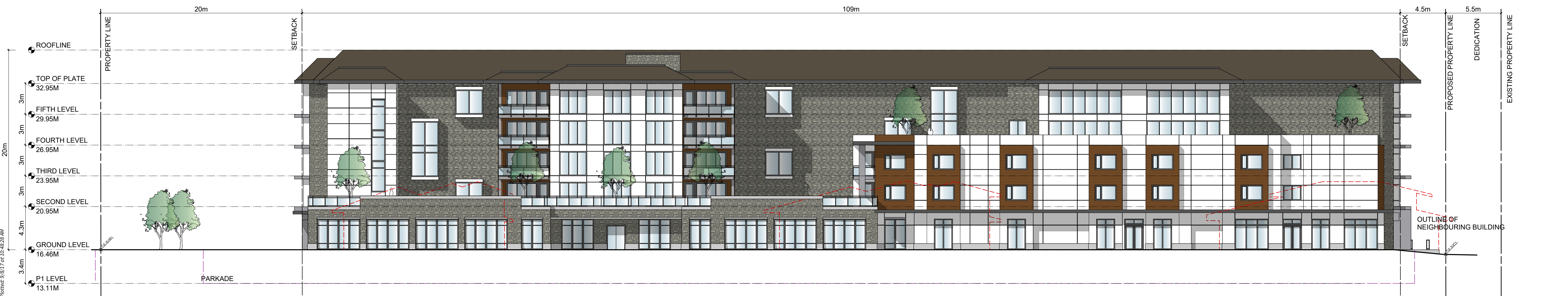
1 EAST ELEVATION
A4.0 SCALE: 1:200



2 NORTH ELEVATION
A4.0 SCALE: 1:200



3 SOUTH ELEVATION
A4.0 SCALE: 1:200



4 WEST ELEVATION
A4.0 SCALE: 1:200

File: 409 Elevations.rvt Plotted: 9/27/2017 01:05:43 AM

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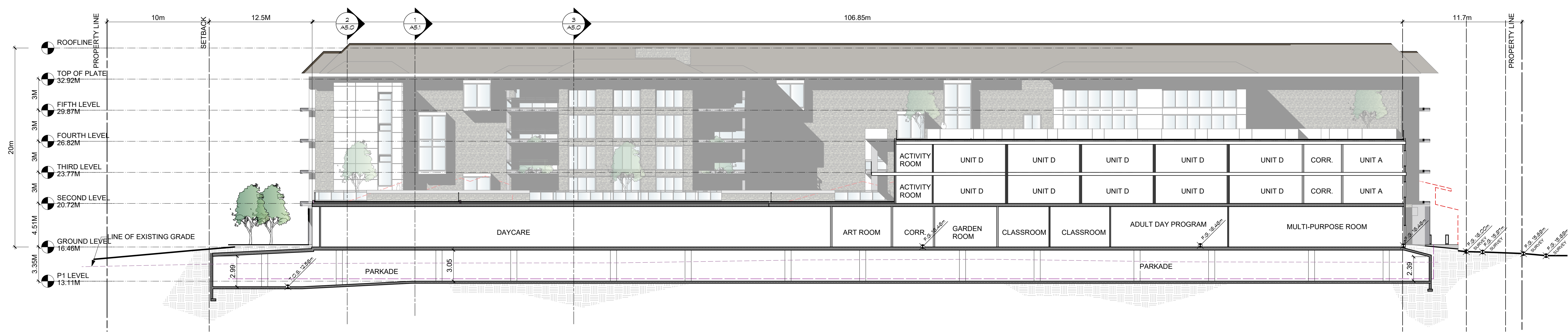
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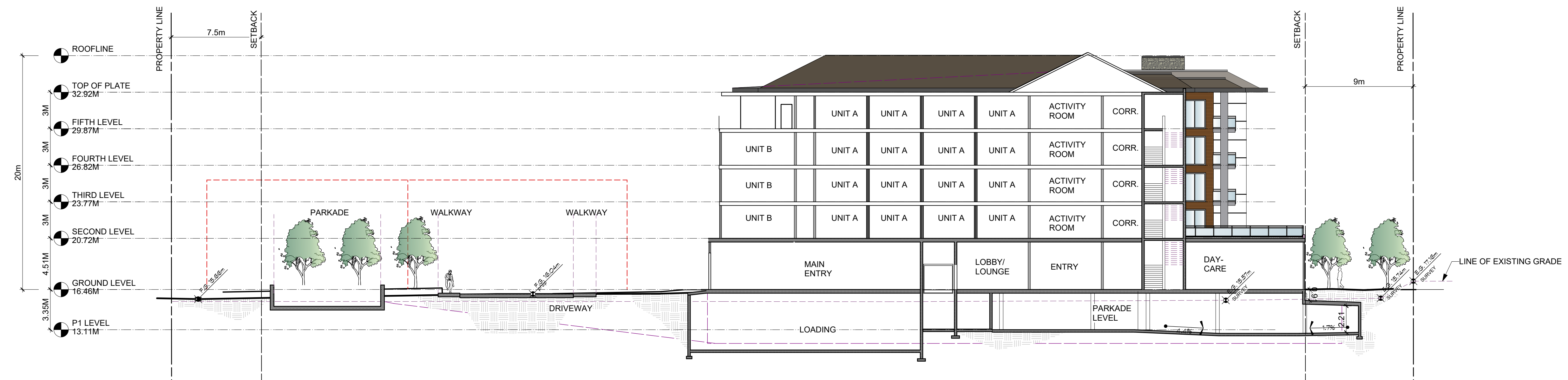
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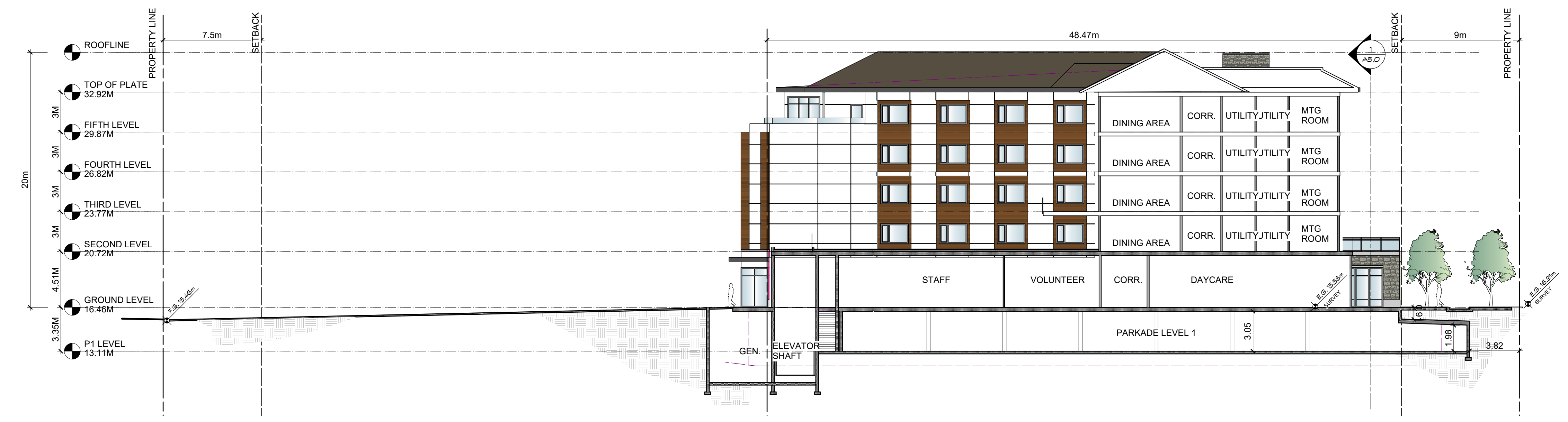
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1 BUILDING SECTION A
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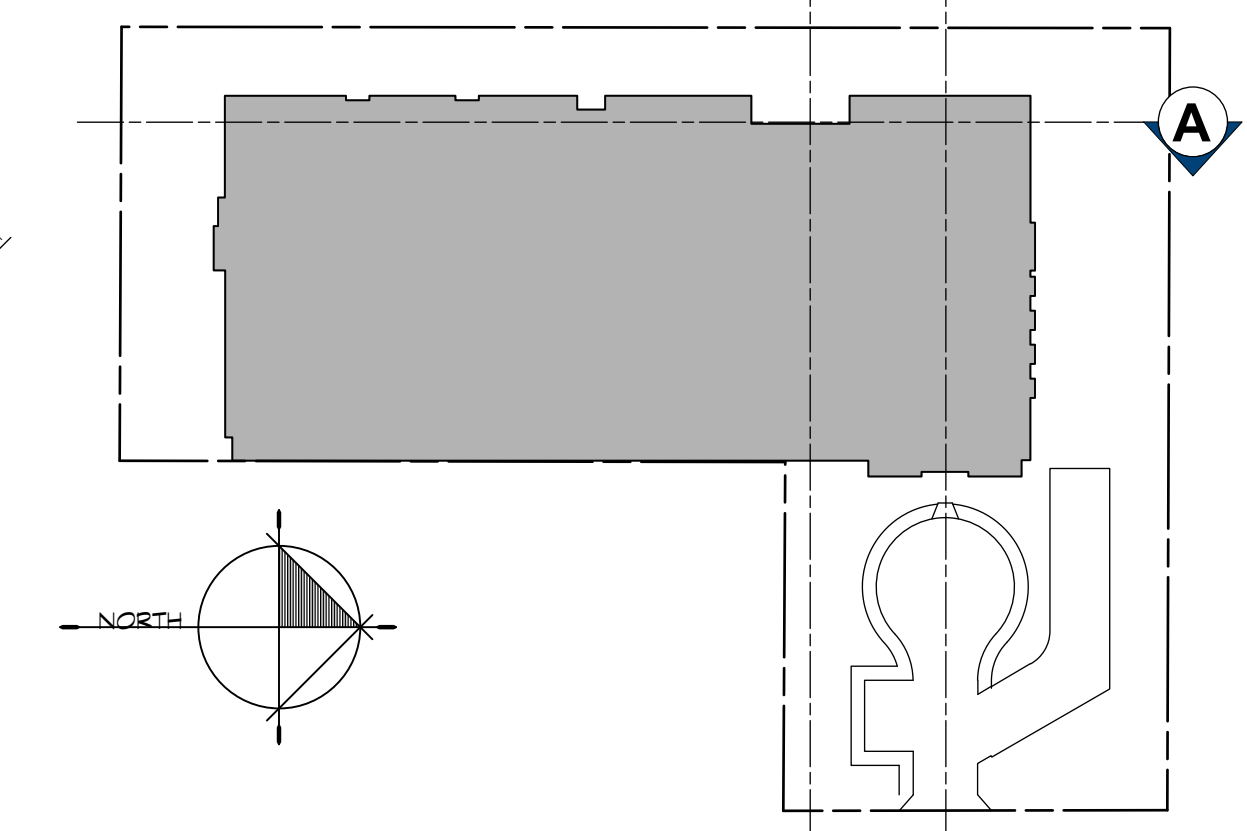


2 BUILDING SECTION B
A5.0 SCALE: 1/200



3 BUILDING SECTION C
A5.0 SCALE: 1/200

KEYPLAN



PROJECT:
P.I.C.S. DIVERSITY VILLAGE
SURREY, B.C.

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SECTIONS

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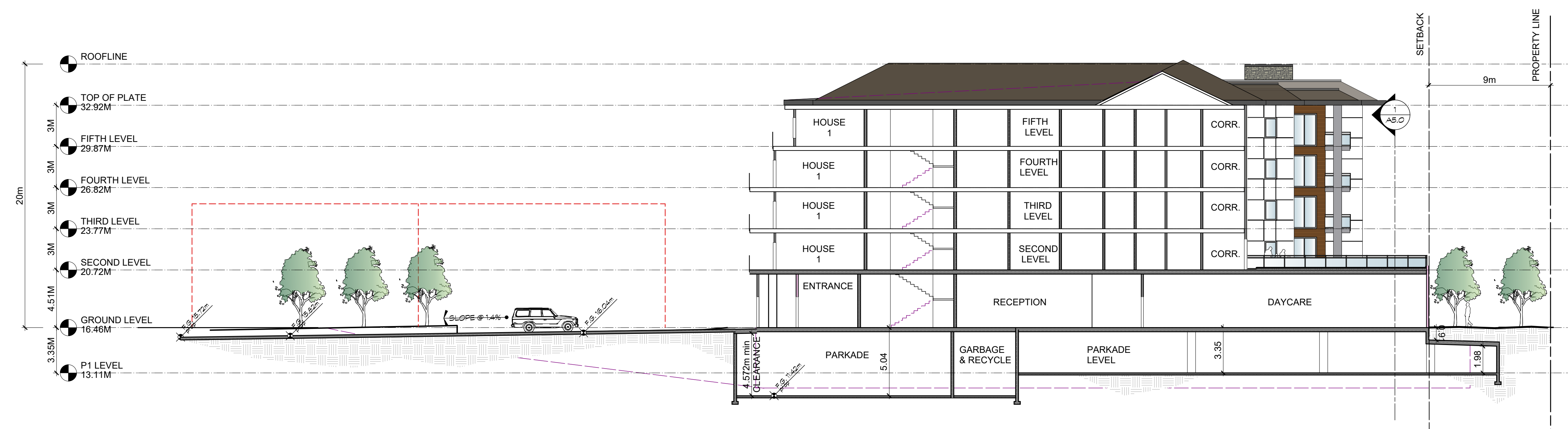
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DIVERSITY
VILLAGE**

SURREY, B.C.

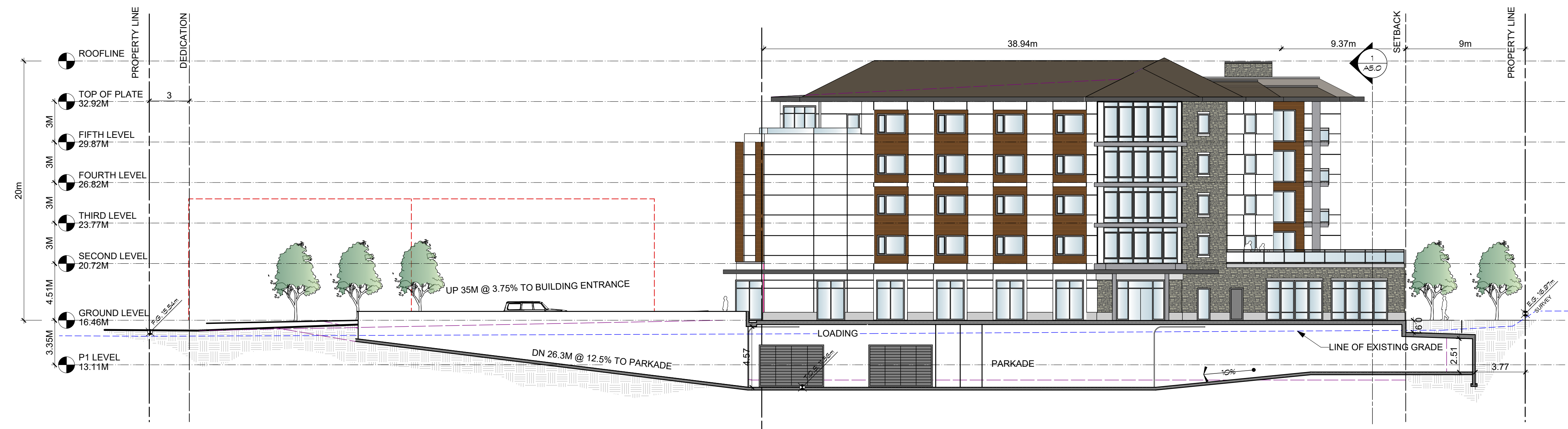
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SHEET TITLE:
**PARKADE
ENTRY SECTION**

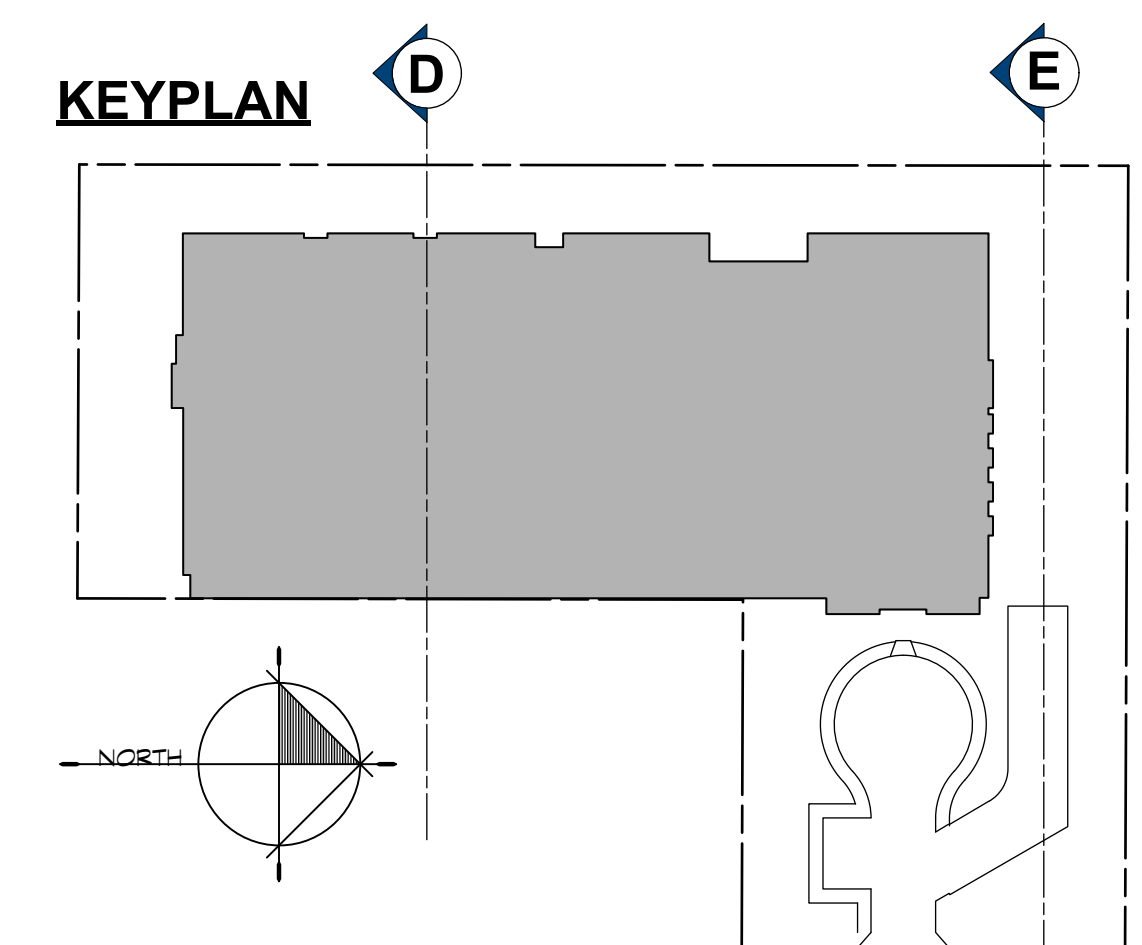
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1 BUILDING SECTION D
SCALE: 1:200



2 PARKADE ENTRY SECTION E
SCALE: 1:200



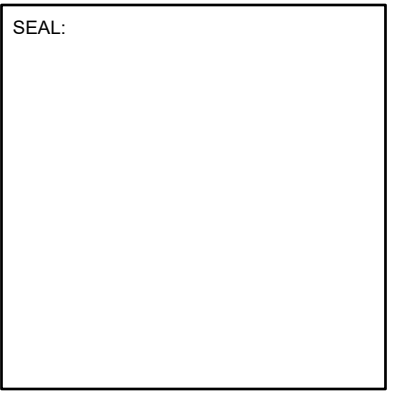
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RESIDENTIAL AREA

DRIVEWAY

ENTRANCE

SPLITZ GYMNASTICS CENTRE

1 64TH AVENUE STREETSCAPE
A6.0 SCALE: 1:200

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PROJECT:
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DIVERSITY
VILLAGE**

SURREY, B.C.

DRAWN: CB	CHECKED BY: SS
SCALE: 1:200	PROJECT NO.: 408

SHEET TITLE:
**64TH AVENUE
STREETSCAPE**

REVISION NO.: -	SHEET NO.: A6.0
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VIEW FROM 64TH AVE OF SIDE ENTRANCE AND MULTI-USE PATH

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VIEW OF WEST ELEVATION & GARDENS

PROJECT:
**P.I.C.S
DIVERSITY
VILLAGE**

SURREY, BC

DRAWN: AW	CHECKED BY: SS
SCALE: N.T.S.	PROJECT NO.: RCA 408

SHEET TITLE:
3D VISUALS

REVISION NO.: -	SHEET NO.: A9.0
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VIEW OF MAIN ENTRANCE



VIEW FROM 64TH AVE LOOKING WEST

PROJECT:
**P.I.C.S
DIVERSITY
VILLAGE**

SURREY, BC

DRAWN: AW	CHECKED BY: SS
SCALE: N.T.S.	PROJECT NO.: RCA 408

SHEET TITLE:
3D VISUALS

REVISION NO.: -	SHEET NO.: A9.1
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