



New St. Paul's Hospital Project

June 2022

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What are Community Benefit Agreements (CBAs)?

The City of
Vancouver
defines CBAs as:

- An agreement signed by a developer committing them to actions and outcomes relating to employment and procurement in (or near) the community where the development is occurring
- Based on a recognition that development should enrich and empower the communities where it takes place
- Increasingly common in cities around the world



CONSTRUCTION




City of Vancouver's CBA – who it applies to



Mandatory CBA

- 45,000m² or larger sites going through rezoning
- Must prove 'best efforts' to achieve compliance
- Permits can be withheld for non-compliance
- Recognition from COV (website, social media, signage, etc.)

Vancouver's CBA Compliance requirements

1.  Hiring from equity-seeking groups, local first (10% of hiring)

2.  Local procurement (10% of procurement spend)

3.  Social procurement (10% of procurement spend)

← Across the development lifecycle (including build and operations phases) →



Buy Social Canada is the Independent Third-Party Monitor

- Deliver team orientation and training
- Support project owner, developer, general contractor and key subcontractors
- Liaise with key stakeholders
- Attend the Project Specific Working Group and present monthly reports
- Support the development and use of key tools to gather data and report on CBA targets
- Facilitate connections with employment agencies, suppliers and other community organizations
- Support with annual reporting

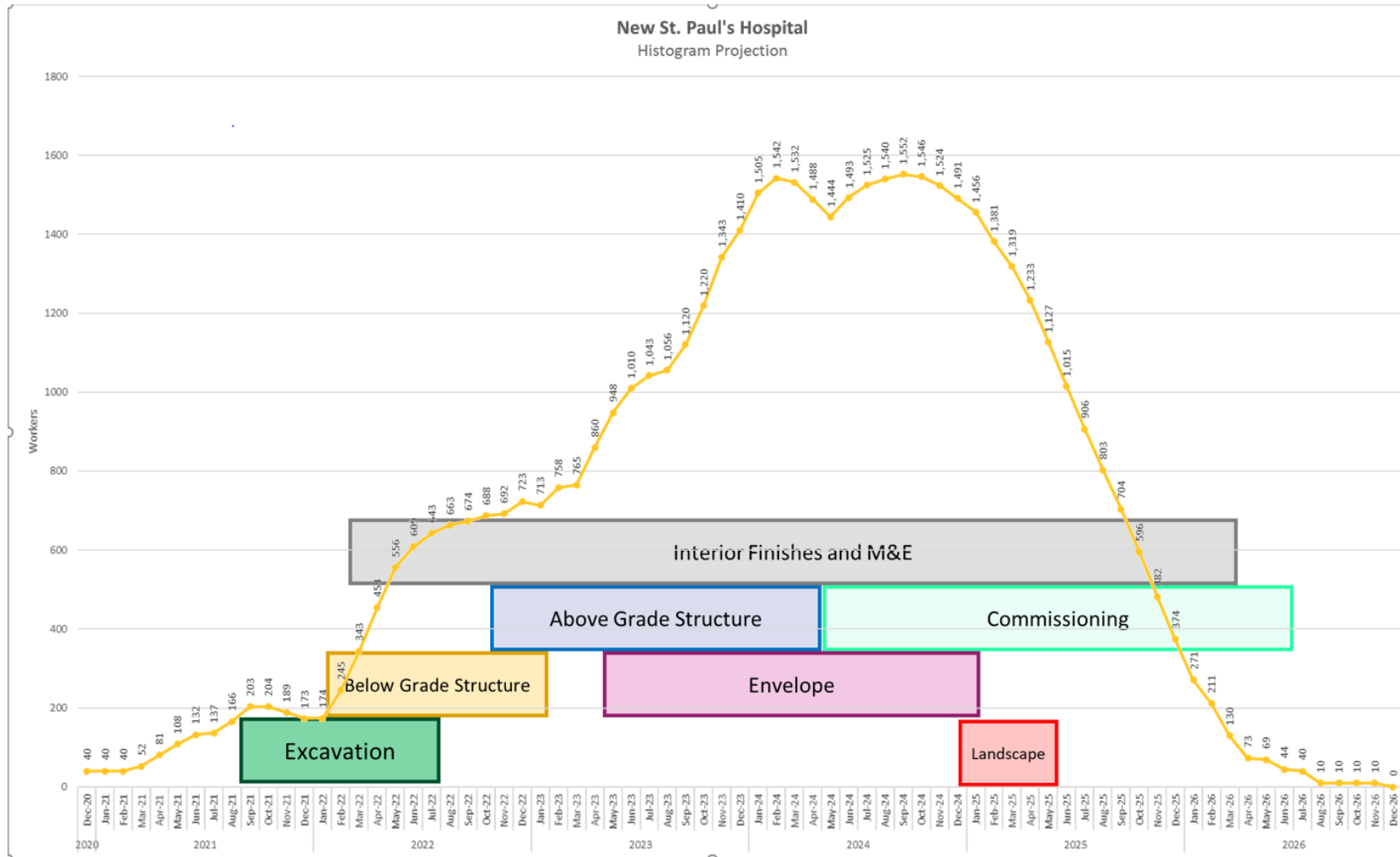
Projected Construction Timeline: New St. Paul's Hospital Project

- **March 2021** Began with site set-up and mobilization
- **June 2021** Started secant shoring and early works related to soil remediation
- **August 2021** Started the bulk excavation and shoring anchors
- **November 2021** The secant shoring was 100% complete
- **February 2022** Start construction of the building foundations with a forecast to complete up to Level 1 by early 2023
- **March 2022** Start below grade waterproofing of the foundation
- **June 2022** More subcontractors such as waterproofers, plumbers, and electricians will begin working on site

Projected Construction Timeline: New St. Paul's Hospital Project

- **November 2022** Start of the primary building concrete structure, above level 1 with a forecast to complete date of mid-2024
- **December 2023** Elevators install starts
- **Summer 2024** Structure complete
- **Winter 2024** Roofing complete
- **Feb 2025** Building envelope complete
- **March 2026** Interior finishes complete
- **Summer 2026** PHC takes ownership

Projected number of workers at New St. Paul's site throughout project



Projected number of workers at New St. Paul's site throughout project

- **Winter 2022** 175 workers on-site
- **May 2022** 600 workers on-site
- **April 2023** 1,000 workers on-site
- **December 2023** 1,500 workers on-site
- **Throughout 2024** The number of workers on-site remains around 1,500
- **April 2025** 1,200 workers on site, lowering by 150 each month for the remainder of year
- **January 2026** 200 workers on-site
- **Summer 2026** PHC takes ownership and operations phase begins

Subcontractors on New St. Paul's

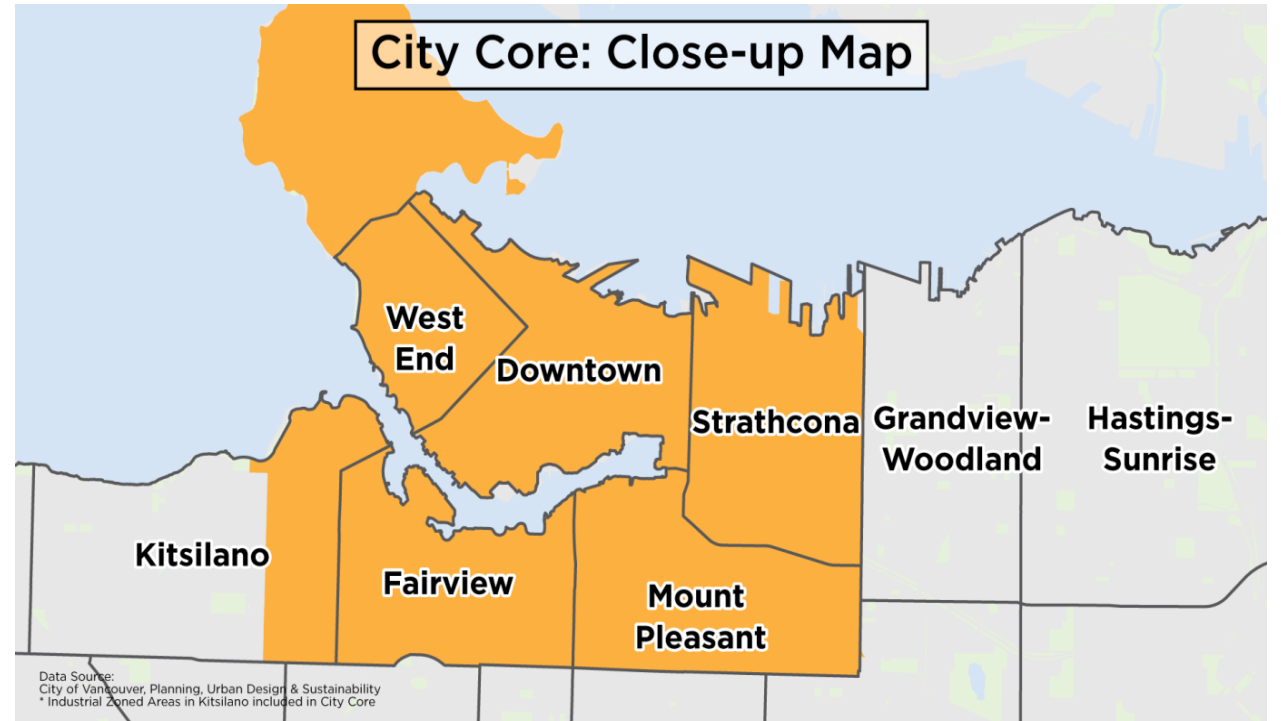
- **Henry Drilling** – Secant shoring walls complete and soil anchors underway
- **Jacobs Brothers Construction** – Excavation and Civil Utility install underway within the Site boundaries
- **Modern Niagara** – Plumbing, Mechanical and HVAC mobilizing on-site, construction work began in March 2022
- **Plan Group Inc.** – Electrical and IMIT mobilizing on-site, began construction work in June 2022

Subcontractors on New St. Paul's

- **Trilogy** – Structure (Collaboration between Whitewater and Syber), mobilization in early Feb 2022 and start crane erection and footings by early March 2022
- **A&H** – Rebar, March 2022
- **Bothwell** – Below Grade Waterproofing, March 2022
- **CP Distributors Ltd** - Doors and Hardware subcontractor beginning November 2023. Currently working with Design team to finalize the doors/hardware design before any physical work will proceed onsite
- **Richmond Elevators** – Mechanical and elevator installation subcontractor, beginning December 2023

What is considered local?

The City considers any new employees residing in the postal codes located in the highlighted area to be local residents



EMPLOYEE SPOTLIGHT!



“ It is thanks to EMBERS and BladeRunners that I now work full-time for PCL Construction and am able to go to school as a carpenter’s apprentice. ”

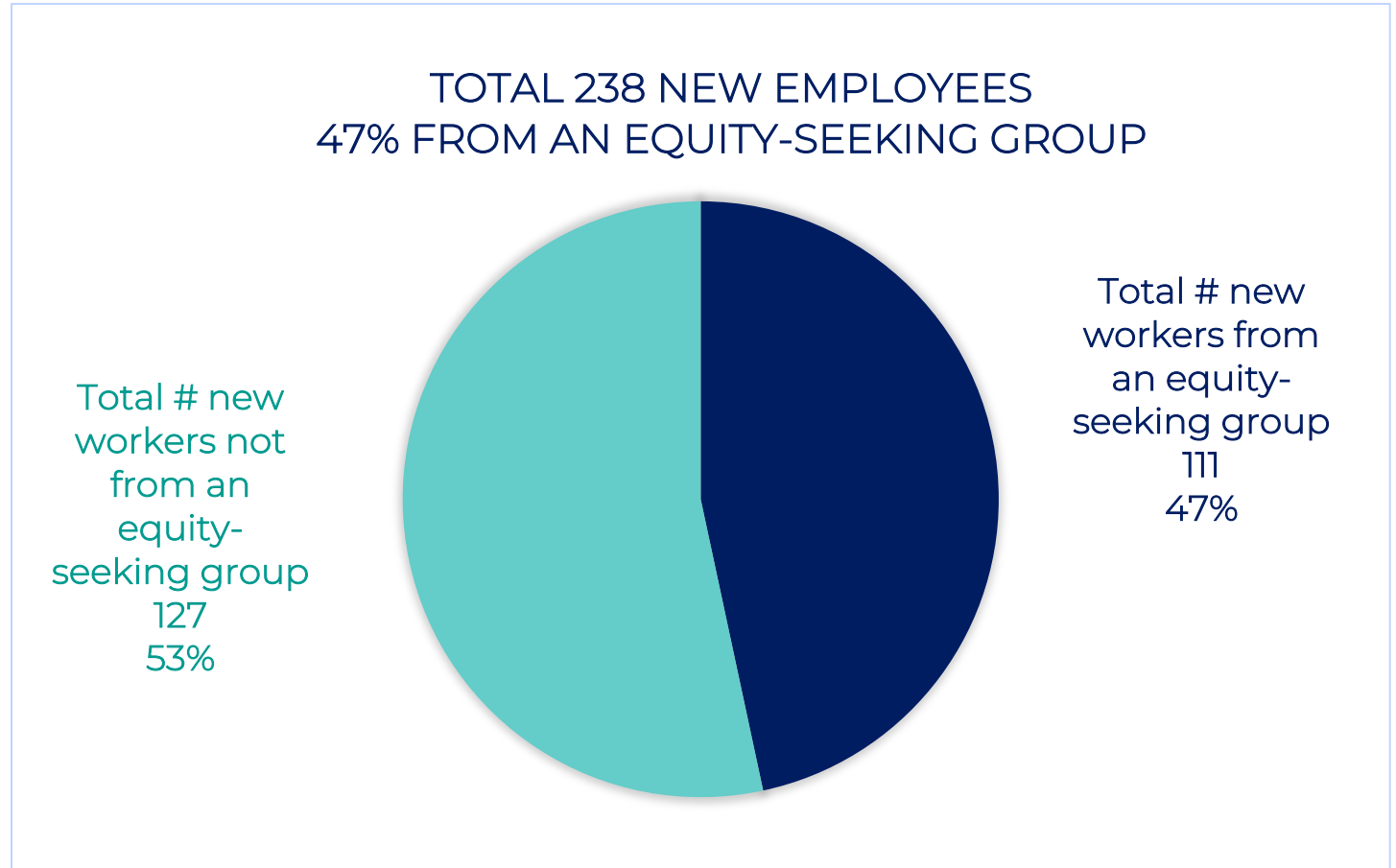


Number of new employees from an equity-seeking group

April 2021 – 2022

This data is from:

- Providence Healthcare
- PCL
- Henry Drilling
- Jacobs Brothers
- Plan Group
- Modern Niagara
- Trilogy
- A&H



Number of new employees from an equity-seeking group and live locally

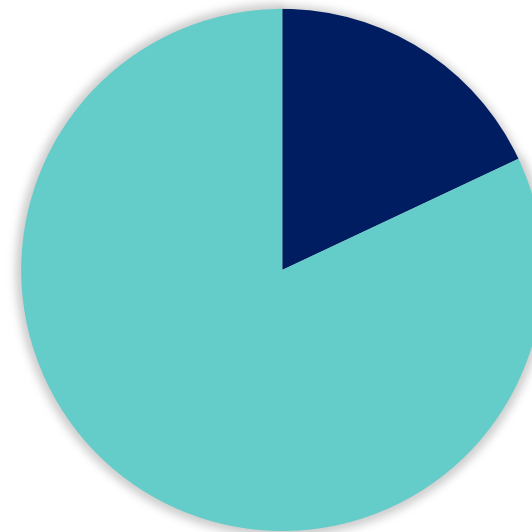
April 2021 – 2022

This data is from:

- Providence Healthcare
- PCL
- Henry Drilling
- Jacobs Brothers
- Plan Group
- Modern Niagara
- Trilogy
- A&H

TOTAL 238 NEW EMPLOYEES
18% FROM AN EQUITY-SEEKING GROUP AND LOCAL

Total # new
workers not from
an equity-
seeking group
and local
195
82%



Total # new
workers from
an equity-
seeking group
and local
43
18%

This data includes reports from; the Owner, PCL, Henry Drilling, Jacobs Brothers, Modern Niagara, Plan Group, Trilogy and A&H Steel.

Some of the roles that were hired and included in this report are as follows:

- Project Lead
- Project Manager
- Project Coordinator
- Field Supervisor
- Superintendent
- Carpenter
- Carpenter Apprentice
- Carpenter Pre-Apprentice
- General Labourer
- Skilled Labourer
- Pipelayer
- Heavy Equipment Operator
- Administrative Assistant
- BIM Staff
- Electrical Foreman
- Project Administrator
- Field Safety Coordinator
- Field Recruiter
- Ironworker
- Construction Managers
- Plumber
- Administration Staff
- Security Guard/Gatekeeper

Examples of Community Engagement & Employment Opportunities

Since August 2021, the Owner, PHC and the general contractor PCL and the various subcontractors have made regular connections with various local Employment Organizations:

- Open Door Group
- Mosaic
- ACCESS
- Bladerunners
- YWCA Vancouver
- EMBERS
- BCCWITT
- Metis Nation of BC
- PCL has also connected with ACCESS Bladerunners and has presented to their students on projects beyond the New St. Paul's Hospital Project
- Many of the subcontractors are connected with the local First Nations communities and have participated in multiple job fairs at the Eslha7an Learning Centre in North Vancouver and the Stitsma Career Centre Hiring Fair
- Plan Group hosted a booth at the EJTC Women in Trades event, speaking with local high school students and community youth about apprenticeship opportunities in electrical and IMIT fields
- PCL are working to connect with the Level Up program instructor through the YWCA to see if a similar meet and greet can be done with their class. Level Up is a 12-week program organized by the YWCA that is geared to women looking to enter the trades.

PCL has purchased catering for their staff from Potluck Catering, a local social enterprise that employs and trains people with barriers.

Potluck's mission is to transform lives by creating jobs and providing healthy food for people living in Vancouver's Downtown Eastside.

Lisa Forrester from PCL said of her experience with Potluck that: "we have used Potluck a couple of times and have been very happy with them. Both times were not a lot of notice for them (or for me, lol), but they accommodated us and the feedback was great. Everyone enjoyed the food and had enough to eat. I really appreciate that they include water in their lunch boxes and their prices are still very reasonable. As well, Darcy is great to work with. Thank you for giving me their information – it is a win/win situation and they are definitely my 'go-to' now."

Examples of Social Procurement

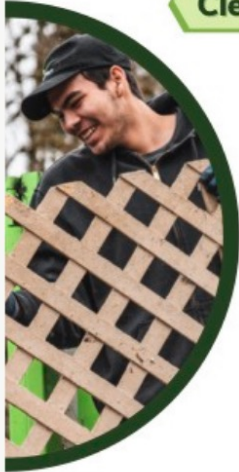




COMPREHENSIVE SERVICES FOR PROPERTY CLEANUP NEEDS

WWW.CLEANSTARTBC.CA

CleanStart Services:



Junk Removal & Hoarding Cleanup

- 7 days/week
- Sharps, biohazards
- Large and small items
- Mattresses & appliances
- Experienced hoarding cleanup



Janitorial & Extreme Cleaning

- 7 days/week
- 2 person crew
- Janitorial, deep, and biohazard clean-up
- Kitchens, bathrooms
- Floors, surfaces, appliances, windows



COVID-19 Sanitization

- 7 days/week
- High touch points
- Hospital-grade disinfectant
- Disinfectant fogging



Pest Control & Preparation

- 5 days/week
- Indoor/outdoor rodent maintenance
- On-call or scheduled treatment plans
- Rodents, cockroaches, bedbugs, fruitflies, ants, wasps, etc

About CleanStart BC :

CleanStart BC offers professional services in tandem with providing opportunities to community members experiencing barriers to employment, such as poverty and disability.

We hire, train, and support marginalized individuals in order to facilitate economic development at a grassroots level.



CONTACT US

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CleanStart BC

CleanStart have been contracted to work on site since November 2021 by two of the key subcontractors, Modern Niagara and Plan Group.

CleanStart provides weekly sanitization and junk removal services for the trailers. So far their staff have worked 80 hours on site, providing employment for 3 people.

Cleanstart BC's COO, Charlotte Lewthwaite, said that for their employees "being included on the New St. Paul's project, even if just for weekly sanitization and office garbage removal, has been a refreshing change of scenery for our crews from working in SROs and supportive housing."

CleanStart was able to pivot their business model to gain work on this project and developed a new brochure of services to meet the demand of the project.

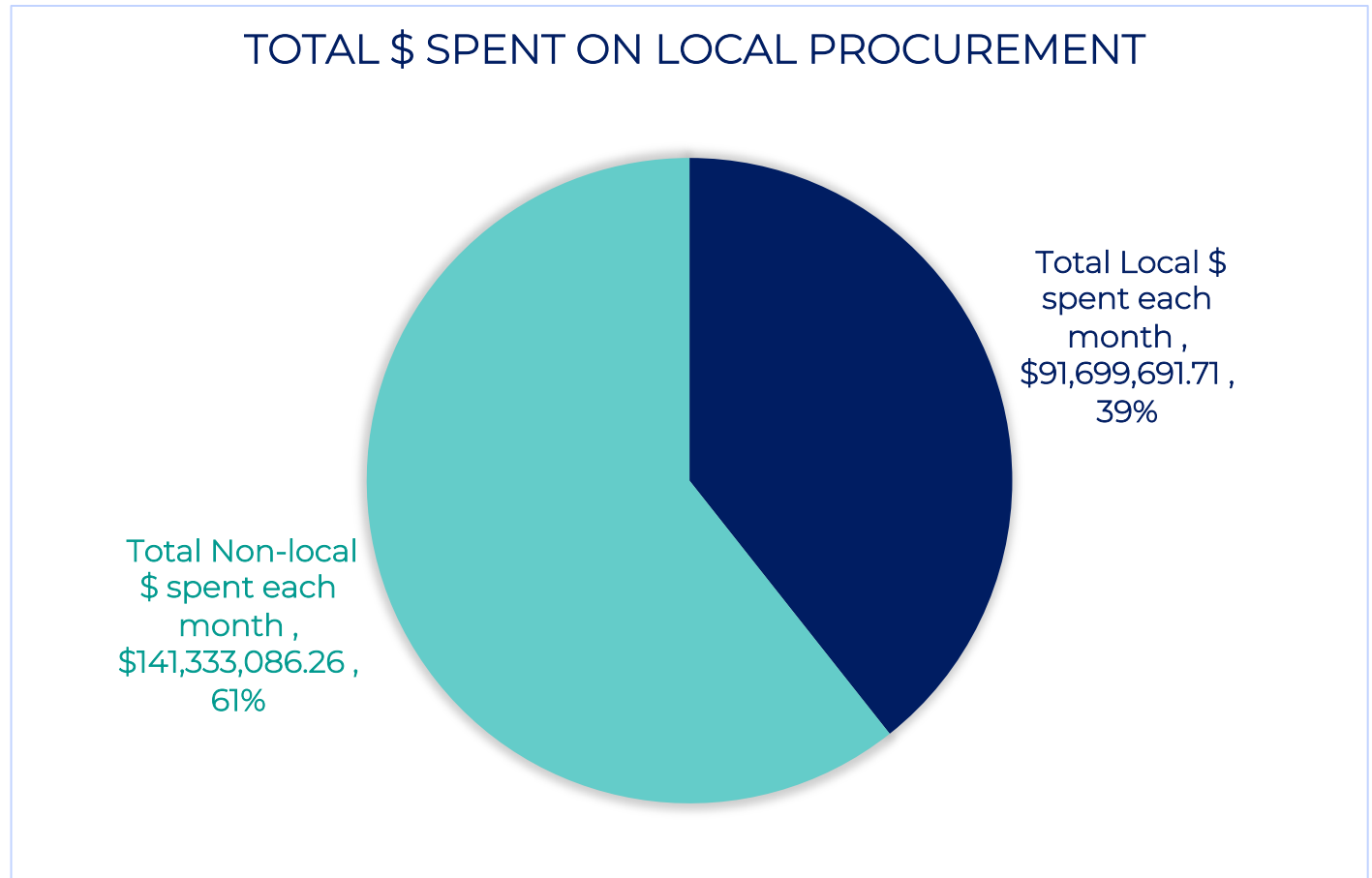
Local Procurement

This data is from:

- PCL
- Henry Drilling
- Jacobs Brothers
- Plan Group
- Modern Niagara
- Trilogy
- A&H

Results:

- From April 1st 2021 – March 31st 2022, \$233,032,777.97 was reported to be spent on this project.
- 39%, \$91,699,691.71, was reported as being spent with local businesses from the most local postal codes stated below.



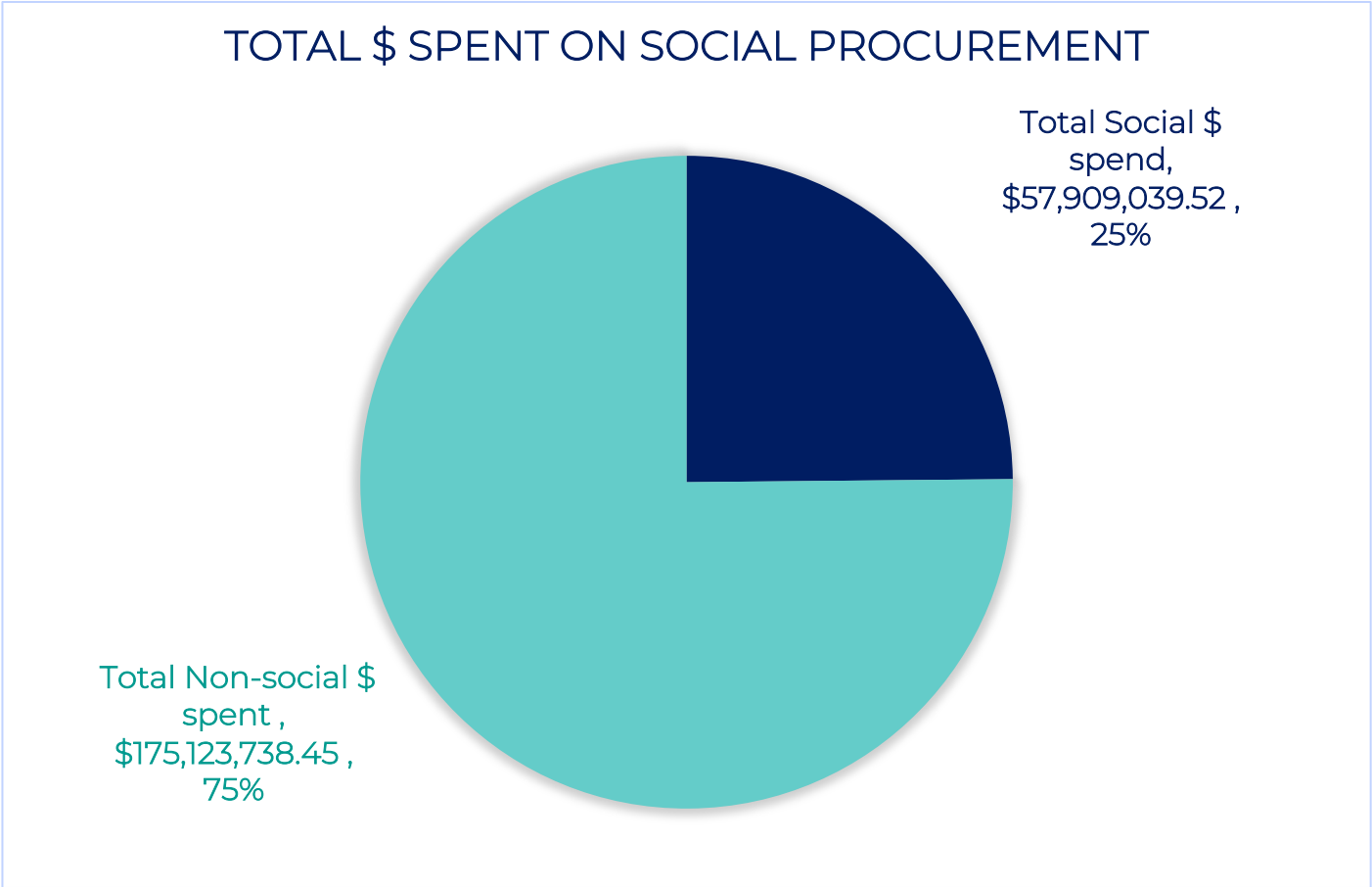
Social Procurement

This data is from:

- PCL
- Henry Drilling
- Jacobs Brothers
- Plan Group
- Modern Niagara
- Trilogy
- A&H

Results:

- From April 1st 2021 – March 31st 2022, \$233,032,777.97 was reported to be spent on this project.
- 25%, \$57,909,039.52, was reported as being spent with businesses that contribute to the social procurement target.



Social Procurement

- Zenith Consulting (B-Corp)
- Embers (Social Enterprise)
- Buy Social Canada (Social Enterprise)
- Indigenous Consultant (Self-Identified Equity-seeking business – Indigenous owned)
- Friendship Catering (Social Enterprise)
- Mills Basics (B-Corp)
- Clean Start (Social Enterprise)
- Potluck Catering (Social Enterprise)
- City of Vancouver (Living Wage Employer)
- Lafarge (Living Wage Employer)
- Geoscan Subsurface Surveyors (Living Wage Employer)
- 3SI RISK STRATEGIES INC. (Self-Identified Veteran Owned Business)
- AD Micro Technology Inc. (Self-Identified Visible Minority Owned Business)
- GHJ Consultants Ltd. (Self-Identified Visible Minority & Women Owned Business)
- Metro Traffic Ltd. (Self-Identified Visible Minority Owned Business)
- Multivista Construction Documentation (Self-Identified Owned Equity-Seeking Business)
- Radix Tree & Landscape Consulting Inc. (Self-Identified Women Owned Business)
- Arc West Group (Loco BC & Living Certification in progress)
- ATCO (self-identified diverse owned)
- MFPE Engineering (self-identified diverse/equity seeking owned, Living Wage Certification in progress)
- Western Gasco Cylinders (self-identified diverse owned)