

DEFENCE  
CONSTRUCTION  
CANADA



CONSTRUCTION  
DE DÉFENSE  
CANADA

# Housing Construction Program Virtual Information Session

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# Land Acknowledgment

Although we are meeting virtually today, this session is being hosted from Ottawa, which is located on the unceded traditional territory of the Algonquin Anishinaabe Nation. We acknowledge their enduring presence and stewardship of this land.



# Agenda

- Objectives
- Who We Are
  - CFHA – Canadian Forces Housing Agency
  - DCC – Defence Construction Canada
- Housing Construction Program
- Phase 2 of the Construction Program
- Procurement Strategy

# Housekeeping

- Today's session is being recorded.
- Cameras and microphones are turned off for attendees.
- Q&A function is open. However, not all questions will be addressed.
- Questions directly related to solicitations will not be answered.
  - Please hold these questions until the RFPs are released.
- The information shared today is provided for informational purposes only and does not constitute any commitment on behalf of the Crown.

The background is a solid dark blue color. It features abstract white line art in the corners. On the left side, there are several overlapping white lines forming various geometric shapes like triangles and polygons. On the right side, there are also white lines forming similar geometric patterns, including a large triangle and some smaller shapes. The overall aesthetic is clean and modern.

# **Session Objectives**

# Objectives of the Information Session

The objectives of the session are to provide industry with:

- An understanding of CFHA and DCC's individual and shared responsibilities on Defence infrastructure programs.
- A clear picture of the scale and distribution of the opportunities.
- An opportunity to understand how industry can prepare for the upcoming solicitation period.

The background is a solid dark blue color. It features several white geometric line patterns. On the left side, there are overlapping lines forming various polygons, including a large triangle and several smaller shapes. On the right side, there are more complex geometric shapes, including a large triangle and several smaller polygons, some of which are partially cut off by the edge of the frame. The overall design is clean and modern.

# **Canadian Forces Housing Agency & Defence Construction Canada**

# Canadian Forces Housing Agency

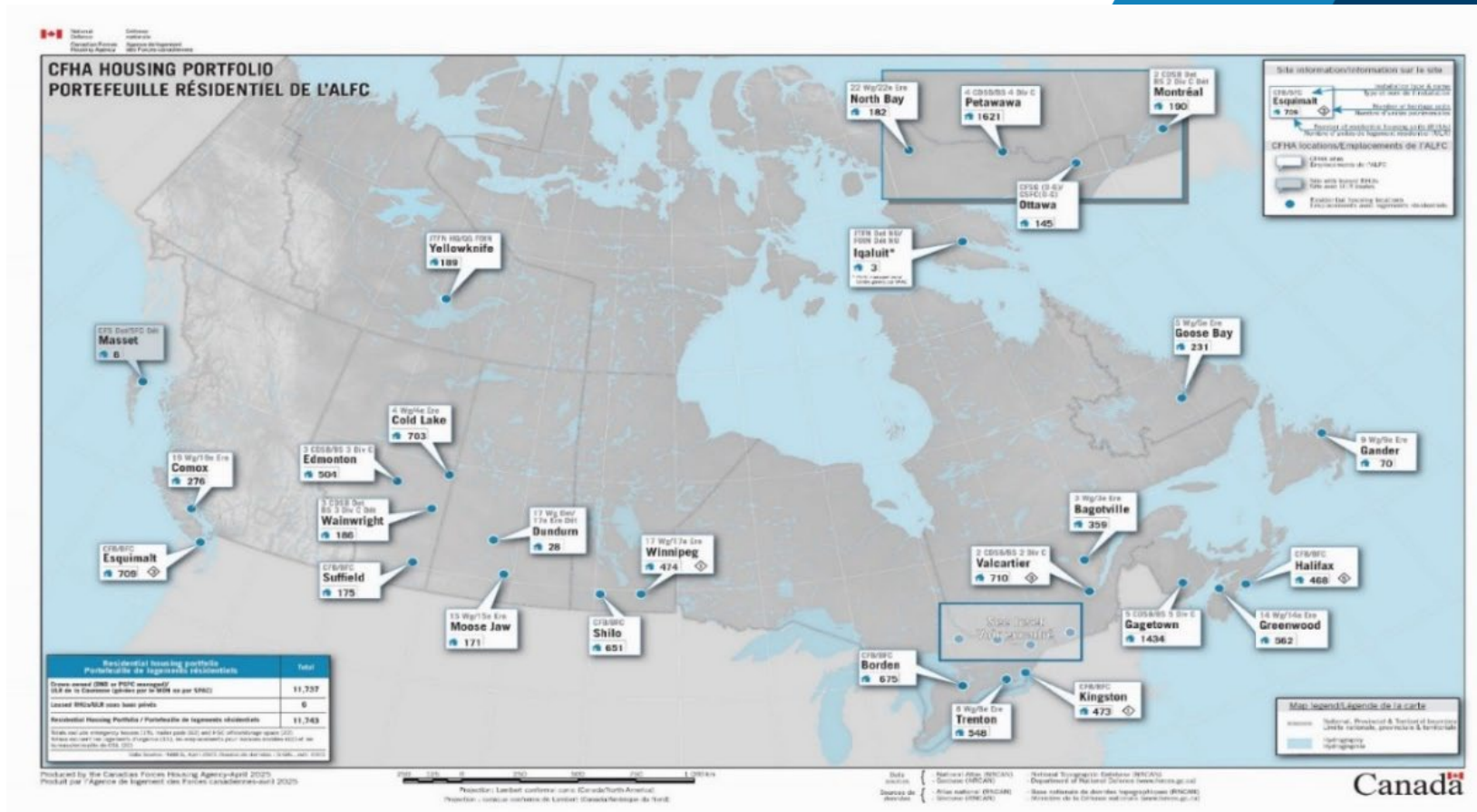
**27**  
LOCATIONS

**11,740**  
EXISTING  
UNITS

**Housing**  
**17% of CAF**  
**personnel**

NATIONAL NEW  
CONSTRUCTION  
TARGET:  
7,500 UNITS

**80%**  
OF FEDERAL GOVERNMENT-  
MANAGED HOUSING



[About the Canadian Forces Housing Agency - Canada.ca](http://Canada.ca)

# CFHA Housing Construction Program

**Proposed new residential housing  
units for the Canadian Armed Forces**  
under phases 1 and 2



# **DEFENCE CONSTRUCTION CANADA**

**75 YEARS PROVEN – READY FOR WHAT'S NEXT**

# Operating across Canada

## Head Office

## 7 Regional offices

- Pacific – Victoria, BC
- Western – Edmonton, AB
- Ontario – Kingston, ON
- Central and North – Ottawa, ON
- Quebec – Montreal, QC
- Atlantic – Halifax, NS
- National Services – Ottawa, ON

## 37 Site offices

- All active CAF bases, wings and area support units

# SERVICE LINES

Integrated, value-added services



Contract  
Services



Contract  
Management  
Services



Environmental  
Services



Project and  
Program  
Management  
Services



Real Property  
Management  
Services

# CFHA & DCC

**CFHA & DCC have individual & shared responsibilities**

## **CFHA Roles & Responsibilities**

- Portfolio Operator & Maintainer
- Project Authority
  - Project Director
  - Project Manager
- Technical and Design Authority

## **DCC Role & Responsibilities**

- Contract Authority
  - Procurement
  - Contract Management

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# **Housing Construction Program Phase 2**

# CFHA Housing Construction Program

## Key Program Objectives:

Deliver residential housing solutions to meet operational requirements nationally.

- Accelerate delivery by building high-density mid-rise apartment buildings
- Leverage existing designs where possible
- Deliver through modular or other modern construction delivery options, if capacity is available



Phase 1: Esquimalt, BC

# Housing Construction Program, Phase 1

## Phase 1 Program Details

- 5 provinces
- 8 Bases/Wings
- Over 800 units (approximate)
- The total value of all contracts awarded amounts to \$585 million



Phase 1: Kingston, ON

# Housing Construction Program, Phase 2

## Phase 2 Program Details

- 9 Provinces & 1 Territory
- 24 Bases/Wings
- 7500 units (approximate)
- ~ \$3.6 Billion in anticipated contract value

# Housing Construction Program, Phase 2

## Phase 2 Program Details

Focus on higher-density developments

- 12- to 100-unit apartment buildings
- 1- and 2-bedroom units
- Performance-based building and site requirements
- Sustainability
- Leverage modular or other modern methods of construction
- Site plan to include parks, commercial and amenity spaces



Phase 1: Esquimalt, BC



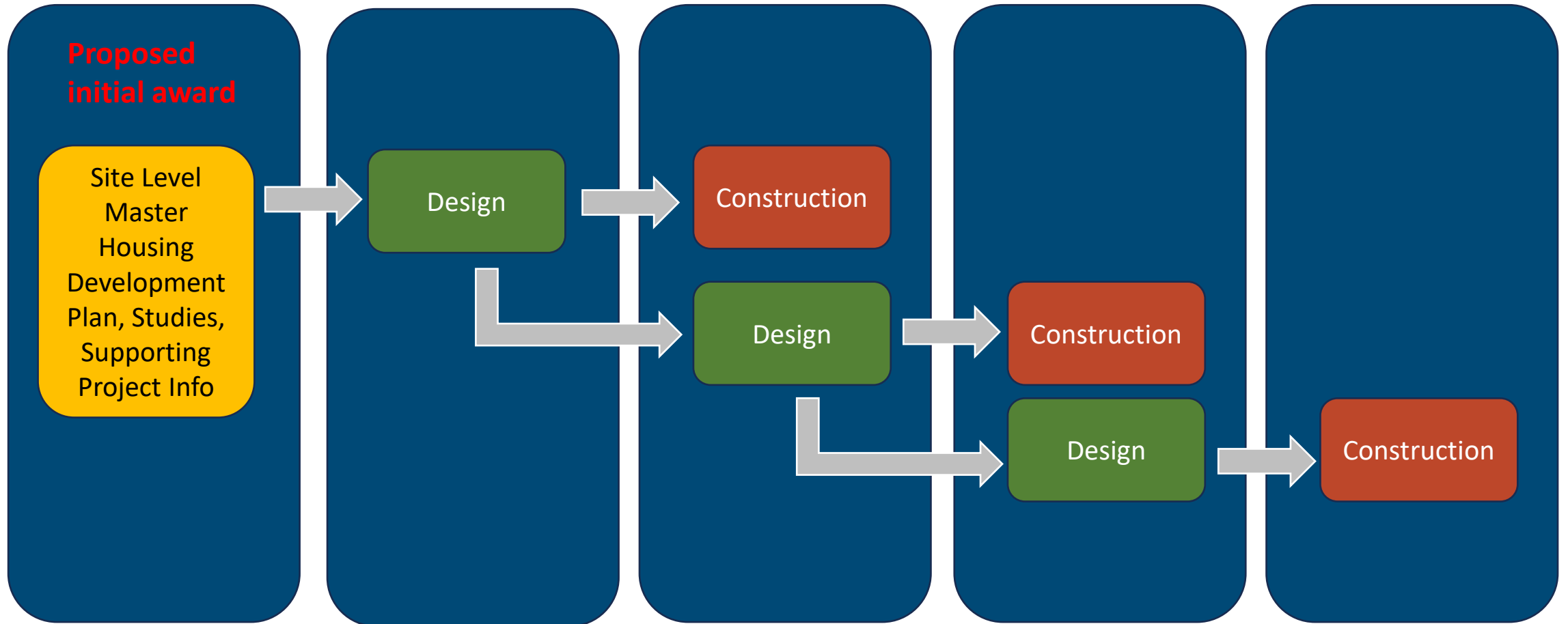
Phase 1: Petawawa, ON

# Modified Design Build (MDB) Contract

## Key characteristics

- No prescribed performance specifications
- Technical and general requirements defined at a high level
- Best value selection process
- Evaluation is based on:
  - Technical evaluation
  - Cost proposal
- Site development plan, studies, design is developed post-award in collaboration with the Owner
- Construction price is established through an open book negotiation process

# Phases MDB Methodology



# Investment Plan – Procurement Rollout

## Regional MDBs

- RFP No .1 Pacific (British Columbia)
  - Comox & Esquimalt
- RFP No. 2 Ottawa
- RFP No. 3 Yellowknife, Northwest Territories
- RFP No. 4 Atlantic (Nova Scotia, New Brunswick)
  - Gagetown, Greenwood & Halifax
- RFP No. 5 Quebec
  - Bagotville, Montreal, & Valcartier
- RFP No 6. Alberta
  - Cold Lake, Edmonton & Wainwright
- RFP No. 7 Manitoba
  - Shilo & Winnipeg
- RFP No.8 Ontario
  - Borden, Kingston, North Bay & Petawawa

# Procurement Strategy

## Indigenous Benefits & Buy Canadian

### MDB Contracts

- MDB Contracts will include a target Indigenous Benefit Plan (%), supported by market surveys.
- Policy on Prioritizing Canadian Materials in Federal Procurements

### DBB Procurement Approach

- Contracts will include Indigenous Benefit Plan (%) that will be competed.
- Policy on Prioritizing Canadian Materials in Federal Procurements

# Modern Methods of Construction

## Approach to Modern Methods of Construction

- Construction methodologies will be defined with the Design-Builder
- Design-Build teams will be required to prepare a site-based analysis on the feasibility of implementing the project using modern methods of construction
- Analysis will consider:
  - Local/regional capacity to provide construction using a modern method of construction
  - Construction approaches to be analyzed might include off-site, industrialized construction methods (modular, panelized, or factory built)





**Thank You**