

# BURKE MOUNTAIN COMMUNITY CENTRE (BMCC)

## Notice of Prequalification & Request for Information and Qualifications

City of Coquitlam | Construction Manager: EllisDon Corporation

EllisDon Corporation, acting as Construction Manager on behalf of the City of Coquitlam, is initiating the prequalification process for trade contractors for the Burke Mountain Community Centre (BMCC) — a full-scope project with an estimated construction value of approximately \$180,000,000.

### PROJECT DESCRIPTION

The Burke Mountain Community Centre is a new recreational facility and community centre for the City of Coquitlam, designed by HCMA Architecture + Design. The project is delivered under a single prime contract based on a Stipulated Price.

The facility is designed to meet the following requirements and standards:

- **Energy:** National Energy Code of Canada for Buildings 2020 — Step Code 2 (25% improvement target)
- **Sustainability:** Zero Carbon Building Standard — Design V4, with sustainability objectives per the project Sustainability Plan
- **Accessibility:** Rick Hansen Foundation Accessibility Certification (RHFAC) — Gold

*Refer to the attached drawings for an overview of the project design and site layout.*

### CRITICAL MILESTONES

Milestone	Date
Prequalification Opens	June 1, 2026
Prequalification Closes	June 30, 2026
Tender Invitations Issued	July 15, 2026
Foundation Work Starts	January 1, 2027
Project Completion	July 2029

### PREQUALIFICATION PROCESS

The prequalification window opens June 1, 2026 and closes June 30, 2026. No extensions will be granted. This is a one-time opportunity — vendors who are not currently prequalified must complete this process to be eligible for a tender invitation. No further prequalification opportunities will be offered prior to tendering.

Partial or conditional submissions will not be reviewed or accepted. Only complete submissions that fully meet all stated criteria and include all required supporting documentation will be reviewed and responded to.

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Depending on the scope, a second round of qualification may be conducted for specific packages requiring deeper evaluation of technical and work-related experience — such as mass timber installation or other specialized scopes.

Completion of this prequalification process results in the trade being added to the qualified contractor pool. Shortlisted contractors will be invited to submit a bid when the relevant tender package is released. No drawings or tender documents are available at this stage.

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## **SCOPE OF WORK**

This notice covers all major trade scopes for BMCC. Refer to Schedule A (attached) to determine the minimum experience and financial (SDI) qualification requirements applicable to your specific scope of work. For any scope not listed in Schedule A, the minimum required SDI rating is \$1,000,000.

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## **HOW TO SUBMIT — STEP BY STEP**

1. Complete the prequalification checklist and confirm compliance with all criteria.
2. Gather supporting documentation for each criterion, including a list of relevant projects with sufficient detail.
3. Confirm availability of required resources — both in-house and third-party.
4. Confirm active SDI registration and a valid rating through Compass (<https://compass-app.com/>) at the time of submission, equal to or greater than the minimum qualification threshold for your trade as listed in Schedule
5. Prepare a single submission email attaching the completed checklist and all supporting documents.
6. Use the subject line: **BMCC – Prequalification – [Scope of Work] – [Company Name]**
7. Submit to **Hamid Jamali** ([hjamali@ellisdon.com](mailto:hjamali@ellisdon.com)), CC **Luis Coni** ([lconi@ellisdon.com](mailto:lconi@ellisdon.com)).

### **Important:**

- If your company does not have an active SDI registration or does not meet the required rating, visit <https://compass-app.com/> to register or update your rating prior to submission.
- Depending on trade preparedness and cooperation with the SDI team, the process can take 1-3 weeks. No exceptions will be accepted. Ensure to allow for this to complete the process before deadline.
- Incomplete, partial, or conditional submissions will not be reviewed.
- Only submissions that meet all criteria in full will receive a response.
- Qualified contractors will be notified by email and invited to the tender platform. An active Compass account under your company domain is required.
- Tender documents are not available at this stage and will only be issued following successful prequalification.
- No extensions will be granted. The prequalification window closes June 30, 2026 — no exceptions.
- Bidders submitting qualifications for multiple scopes must hold an SDI rating sufficient for the highest-value package they intend to bid.

**Note: This notice does not constitute an invitation to tender. Completion of prequalification does not guarantee receipt of a tender invitation, award of work, or a subcontract.**

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The table below outlines the estimated subcontract value for each scope package. Bidders must hold a minimum SDI rating through Compass equal to or greater than the estimated value of the scope(s) for which they are submitting qualifications. These values are estimates only and are subject to change.

Schedule A - Min. Qualification Threshold (per Trade)	
Trade	Minimum Qualification Threshold (Min. SDI Rating)
Mechanical	\$30,000,000*
Electrical	\$15,000,000*
Formwork, Pump / Place / Finish / Curing	\$10,000,000*
Glazing	\$8,000,000*
Landscaping	\$7,000,000*
Structural Steel and Metal Fabrications	\$7,000,000*
Cladding	\$7,000,000*
Tiling and Flooring	\$6,500,000*
Finished Carpentry and Millwork	\$6,000,000*
Rebar	\$5,000,000*
Steel Stud Walls and Ceiling	\$4,000,000*
Roofing	\$3,000,000*
Masonry and Veneer	\$2,000,000*
Doors, Frames and Hardware	\$2,000,000*
Elevator	\$1,000,000*
Mass Timber Install	\$1,000,000*
Waterproofing, Below Grade Insulation, Traffic Coating	\$1,000,000*
Painting	\$1,000,000*
Signage	\$1,000,000*

**\*These values do not represent final subcontract amounts and carry no contractual obligation.**

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**Prequalification Criteria and Compliance Confirmation Table**

*To be completed and submitted by all interested vendors*

<b>Company Name:</b>		<b>Scope of Work:</b>
<b>Contact Name:</b>		<b>Email / Phone:</b>
Criteria	Description	Yes / No
<b>1. Demonstrated Ability to Provide Service to the Project Location</b>	Confirm that your company has been continuously operating within Metro Vancouver / Tri-Cities over the past 10 years, including completion of a minimum of five (5) projects of similar or greater value than the minimum qualification threshold for your trade as listed in Schedule A. Provide records upon request.	
<b>2. Safety Policy &amp; Record</b>	Confirm that your company: (i) maintains an active and up-to-date Safety Policy; and (ii) has had no outstanding stop-work orders, safety suspensions, or critical safety violations within the past five (5) years.	
<b>3. Similar Construction Projects Completed in the Past Five Years</b>	Confirm that your company has completed or currently has under construction a minimum of four (4) projects of similar scope, type, and nature within the past five (5) years. Comparable projects shall be of a similar project type (e.g., community centre, civic, or commercial) and of equivalent significance and complexity. Projects of a dissimilar type, including industrial or residential, will not be considered comparable.	
<b>4. Current Construction Projects Underway / Anticipated</b>	Confirm that your company has sufficient capacity, resources, and availability to commence and complete the work within the required project timeframe, maintains an established workforce with experience in similar scope projects, and provide a list of the workforce and equipment that will be utilized for this project.	
<b>5. Claims and Suits</b>	Declare whether your company has been involved in, or is currently involved in, any legal claims or disputes with an Owner, Consultant, or Construction Manager. Provide details if applicable.	
<b>6. Subcontractor Removal or Abandonment of Site</b>	Confirm that your company has not been terminated for cause, removed from a project, or abandoned a project site within the past ten (10) years.	
<b>7. Local Presence</b>	Confirm that your company maintains an established and active office in Metro Vancouver / Tri-Cities, supported by a local team. Provide a minimum of five (5) projects with a value meeting or exceeding the minimum qualification threshold for your trade as listed in Schedule A, either in progress or substantially completed within the past three (3) years in this area.	
<b>8. Financial Capability and Capacity (SDI)</b>	Confirm that your company maintains an active SDI registration and a valid rating through Compass ( <a href="https://compass-app.com/">https://compass-app.com/</a> ) at the time of submission, equal to or greater than the minimum qualification threshold for your trade as listed in Schedule A. Refer to the attached "Bid or Tender Package – Specifications for Subcontractor Default Insurance" for further details.	

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## **Bid or Tender Package Specifications for Subcontractor Default Insurance**

EllisDon is using Subcontractor Default Insurance (SDI) on this Project. This is an insurance product that replaces Subcontractor bonding. As SDI is being used on this Project, the bidder will not be required to provide a performance and payment bond, provided that the Subcontractor has successfully prequalified for SDI with EllisDon. This applies to all Subcontracts with a value in excess of \$500,000. The SDI rating from EllisDon must be equal to, or in excess of, the subcontract amount, or the subcontractor will be required to supplement the SDI rating with alternate forms of security acceptable to EllisDon, at the Subcontractor's expense.

Compass (<https://compass-app.com/>) is the only method to prequalify for work with EllisDon. The company must register, complete the prequalification submission, and maintain their account in good standing with Compass in order to be rated by EllisDon.

Compass requests information on the business, finance, and health & safety aspects of each Subcontractor. The purpose of this is for EllisDon to perform a risk assessment and assign a proper SDI rating, this is a similar process to what sureties do. EllisDon employees other than those directly assigning ratings do not have access to your financial information, this information is strictly confidential.

While Compass has an annual fee for the subcontractor, EllisDon can request they hold invoicing until a Subcontractor has been successfully awarded a project with EllisDon. Should the Subcontractor decide not to pay the annual fee the Subcontractor will be required to resubmit all required financial documents and apply for SDI again for each tender proposal submitted.

EllisDon is not the only General Contractor to utilize SDI and Compass' services. It not only protects EllisDon and the Owners, but also all Subcontractors involved on the project. If a Subcontractor were to default, we can respond much quicker than if that Subcontractor had bonding, minimizing impacts to schedule which would have cascading impacts on each Subcontractor involved in the project.

With no requirement to provide a bond, the Subcontractor may also free up bonding capacity for other projects.

It is the responding Bidder's responsibility to have completed the online Compass application and have the required rating from EllisDon within one (1) week following the Tender Closing date.

# BURKE MOUNTAIN COMMUNITY CENTER



## PROJECT TEAM

**OWNER**  
**City of Coquitlam**  
 3000 Guildford Way  
 Coquitlam, BC V3B 7N2  
 T: 604.927.3000  
 E: www.coquitlam.ca

**PROJECT MANAGER**  
**Turnbull Construction**  
 #201 - 15691 104 Avenue  
 Surrey, BC V4N 2H4  
 T: 604.282.1363  
 E: info@tcpm.ca

**ARCHITECTURAL**  
**hcma Architecture + Design**  
 400 - 675 W Hastings St  
 Vancouver, BC V6B 1N2  
 T: 604.732.6620  
 E: vancouver@hcma.ca

**STRUCTURAL**  
**RJC Engineers**  
 1285 West Broadway, Suite 300  
 Vancouver, BC V6H 3X8  
 T: 604.738.0048  
 E: vancouver@rjc.ca

**MECHANICAL**  
**AME Group**  
 200 - 638 Smith Street  
 Vancouver, BC V6B 1E3  
 T: 604.684.5995  
 E: nicbesseling@amegroup.ca

**LANDSCAPE**  
**space2place**  
 200 - 291 E 2nd Avenue  
 Vancouver, BC V5T 1B8  
 T: 604.646.4110  
 E: studio@space2place.ca

**ELECTRICAL**  
**AES Engineering**  
 505 Burrard Street, Suite 950  
 Vancouver, BC V7X 1M4  
 T: 604.569.6500  
 E: vancouver@AESengr.com

**CIVIL**  
**KWL**  
 300 - 4185 Still Creek Drive  
 Burnaby, BC V5C 6G9  
 T: 604.294.2088  
 E: CCharbonneau@kwl.ca

**CODE**  
**LMDG**  
 4th Floor - 780 Beatty St.  
 Vancouver, BC V6B 2M1  
 T: 604.682.7148  
 E: codeinfo@LMDG.com

**ACOUSTICAL**  
**Aercoustics Engineering**  
 2015 Main St #2  
 Vancouver, BC V5T 3C2  
 T: 778.900.5791  
 E: payama@aercoustics.com

**BUILDING ENVELOPE**  
**Evolve Buildings Engineering**  
 2350 - 997 Seymour St.  
 Vancouver, BC V6B 3M1  
 T: 604.260.1124  
 E: info@evolvebuildings.com

**ENERGY MODELING**  
**reLoad Sustainable**  
 423 - 119 West Pender St  
 Vancouver, BC V6B 1S5  
 T: 778.861.5666  
 E: info@reloadsustainable.com

**GEOTECH**  
**Thurber**  
 #900 - 1281 West Georgia Street  
 Vancouver, BC V6E 3J7  
 T: 604.353.0019  
 E: ryan.mills@thurber.ca

**TRANSPORTATION**  
**Step One Mobility**  
 Vancouver, BC  
 T: 778.888.0387  
 E: john@steponemobility.com

## PROJECT INFORMATION

**CIVIC ADDRESS:**  
 3600 Princeton Ave.  
 Coquitlam, BC

**LEGAL DESCRIPTION:**  
 LOT 1, Sec 17, Tp 4, NWD, PLAN BCP50410

**BUILDING CODE:**<sup>1</sup>  
 Applicable Building Code: BC Building Code 2024  
 Applicable Fire Code: BC Fire Code, 2024  
 Applicable Energy Code: BC Energy Step Code 2  
 Number of Buildings: 1  
 Major Occupancies:  
 Group A, Division 2 Library, Gymnasium, Fitness and Weights  
 Group A, Division 3 Indoor swimming pool  
 Group F, Division 3 Storage Garage  
 Subsidiary Occupancies:  
 Group A, Division 2 Lounge rooms, Multipurpose Rooms  
 Group F, Division 2 Service rooms, Storage rooms,  
 Commercial Kitchen  
 Type of Construction: Non-Combustible  
 Sprinklered: Yes  
 Alternative Solutions:<sup>2</sup>  
 AS01 - Sprinkler Protected Glazing \*\*  
 AS02 - Interconnection of Third and Fourth Storey \*\*  
 AS03 - Heavy Timber Roof Assembly \*\*  
 AS04 - Omission of Sprinklers from the Natatorium \*\*  
 AS05 - Extended Travel Distance within Parkade \*\*

Notes:  
<sup>1</sup> For additional construction & code compliance requirements, refer to Fire Protection & Life Safety Building Code Concepts Report as prepared by LMDG Building Code Consultants Ltd.

<sup>2</sup> Alternative Solutions: Fire Protection & Life Safety Building Code Concepts Report as prepared by LMDG Building Code Consultants Ltd.

**ZONING INFORMATION:** rezoning in progress

**GROSS SITE AREA:** 10,275 m<sup>2</sup>

**GROSS FLOOR AREA (GFA):** 8,272m<sup>2</sup> + 1,736m<sup>2</sup> (semi-conditioned below pool deck @ P2 and storage @ P1)

**BUILDING FOOTPRINT AREA:** 5,800 m<sup>2</sup>

**SITE COVERAGE:** 56.4%

**FAR/GFA CALCULATION:** 0.98

**OFF-STREET PARKING:**  
 REQUIRED: 215x (By-law Institutional - Extensive recreation use - Sports Club and Institutional)  
 RECOMMENDED: 200-211x On-site including 15x accessible (Traffic Report)  
**PROVIDED:**  
**On-BMCC: 200 Stalls + 4 Motorcycle Stalls (incl. 14 accessible stalls)\*\***  
 SMALL (VARIANCE) x2 (2.4m x 5.0m)  
 SMALL x75 (2.7m x 5.0m MINIMUM)  
 SMALL TOTAL = 77 (39%)  
 STANDARD x109  
 ACCESSIBLE x14  
 RESERVED CITY FLEET VEHICLE PARKING x1

**ON-SITE PASSENGER LOADING SPACES:**  
 REQUIRED: 5  
 RECOMMENDED: 5  
 PROVIDED: 5

**BICYCLE PARKING:**  
 REQUIRED: 6 Short-term  
 RECOMMENDED: 32 Short-term, 6 Long-term (secured)  
**PROVIDED: 32 Short-term Spaces, 11 Long-term (secured)\*\***

**LOADING\***  
 REQUIRED: -  
 RECOMMENDED: 1x HSU or 2x MSU  
**PROVIDED: 1x HSU**

Notes:  
 \* For additional transportation information and requirements, refer to Transportation Assessment Report as prepared by Step One Mobility Planning and Engineering, dated **June 23, 2025**

Notes:  
 \*\* **Charging capacity desired by CoC = 62x EV parking stalls, 7x short term bike parking/e-scooter and 3 long-term bike parking.**

**SETBACKS:**  
 North (CD-1): 0.0 m required, 2.0 m provided  
 East (\_\_\_\_): n/a, 9.5 m provided  
 South (\_\_\_\_): n/a, 5.5 m provided  
 West (CD-1): 0.0 m required, [varied] m provided

**BUILDING HEIGHT:** 22m (measured from Grade at P2 to top of Library high-point parapet)

**WASHROOM REQUIREMENTS:**  
 Burke Mountain Community Center:  
 Occupant Load (Overall building Open)= 1807 persons  
 Male WC: 9 required 9 provided  
 Female WC: 18 required 18 provided  
 Total Provided (all genders) = 27

Occupant Load (Pool closed)= 1169 persons  
 Male WC: 7 required 10 provided  
 Female WC: 14 required 18 provided  
 Total Provided (all genders) = 28

Occupant Load (Pool and Gym closed)= 616 persons  
 Male WC: 6 required 6 provided  
 Female WC: 11 required 11 provided  
 Total Provided (all genders) = 17

## LONG TERM PARKING:

STALL	SIZE	COUNT	
		P2	P1
SCX SMALL (VARIANCE)	2.4m x 5.0m	42	42
SC SMALL	2.7m x 5.0m (MINIMUM)	403	403
ST STANDARD	2.7m x 5.0m	489	473
AC ACCESSIBLE	2.7m x 5.0m (MINIMUM)	14	14
	TOTAL	1388	
ST(R) RESERVED CITY FLEET VEHICLE PARKING		11	11
PUDO HIGH-RIDGEP-DECK		10	10
MC MOTORCYCLE STALL		10	10
(E) EV INSTALLED		429	411
(ER) EV ROUGH-IN		46	416

hcma  
 architecture + design  
 400 - 675 W Hastings St 604.732.6620  
 Vancouver BC V6B 1N2 hcma.ca

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Seal

Consultants

Key plan

Project title  
 Burke Mountain  
 Community Centre  
 (BMCC)

Client  
 City of Coquitlam

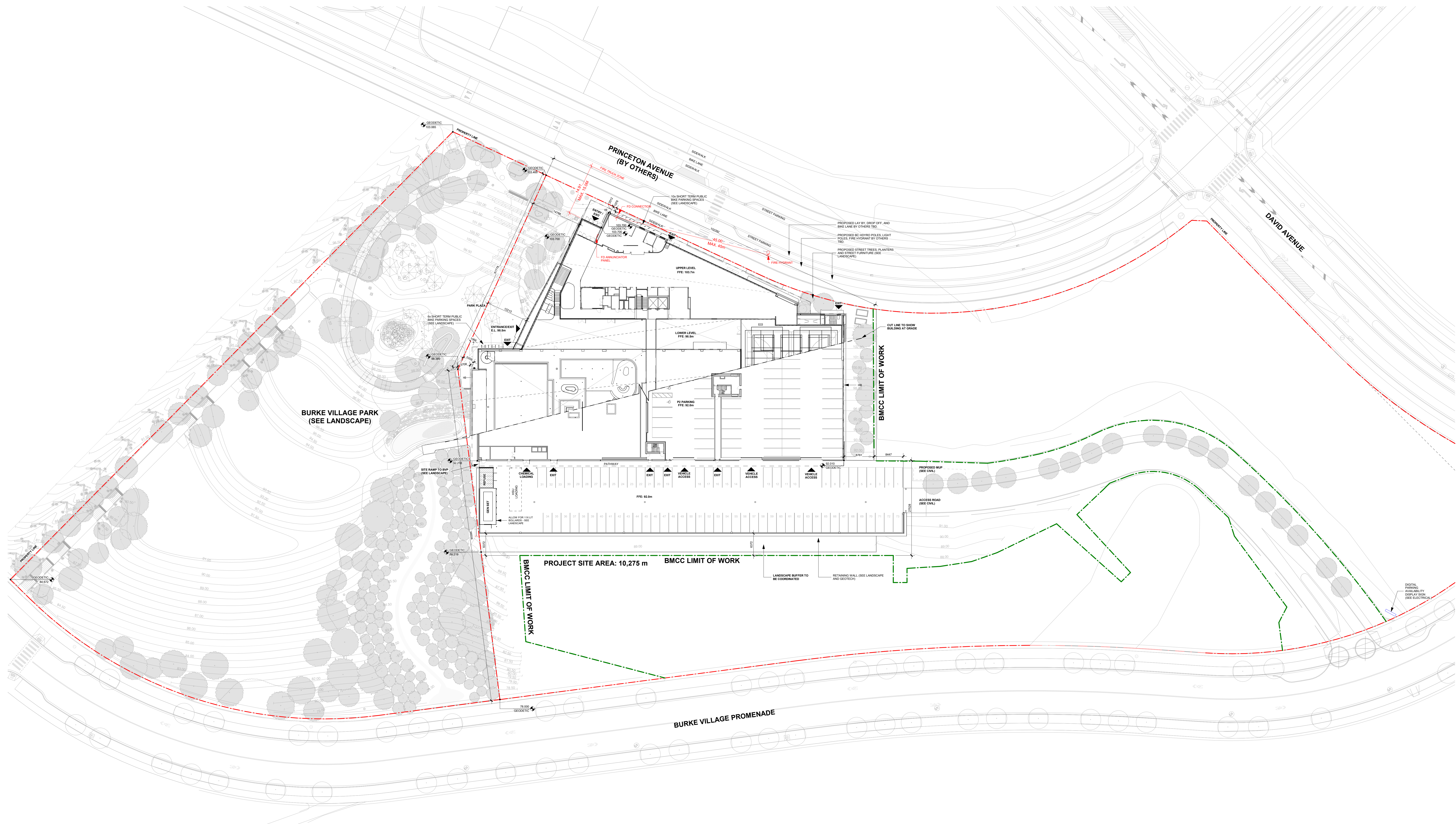
Site address  
 3600 Princeton Ave, Coquitlam BC

Sheet title  
 COVER SHEET

Seal

Consultants

Key plan

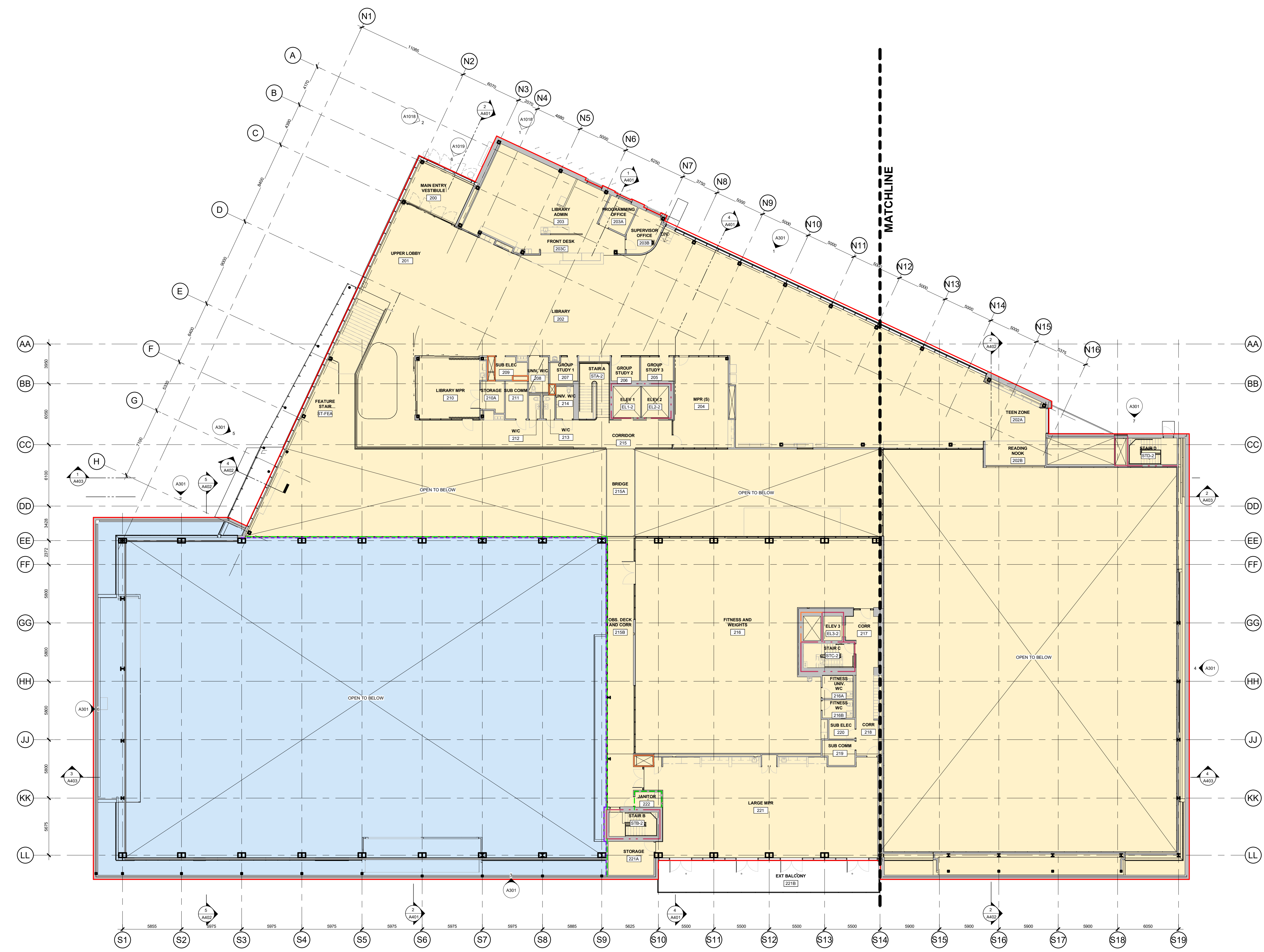


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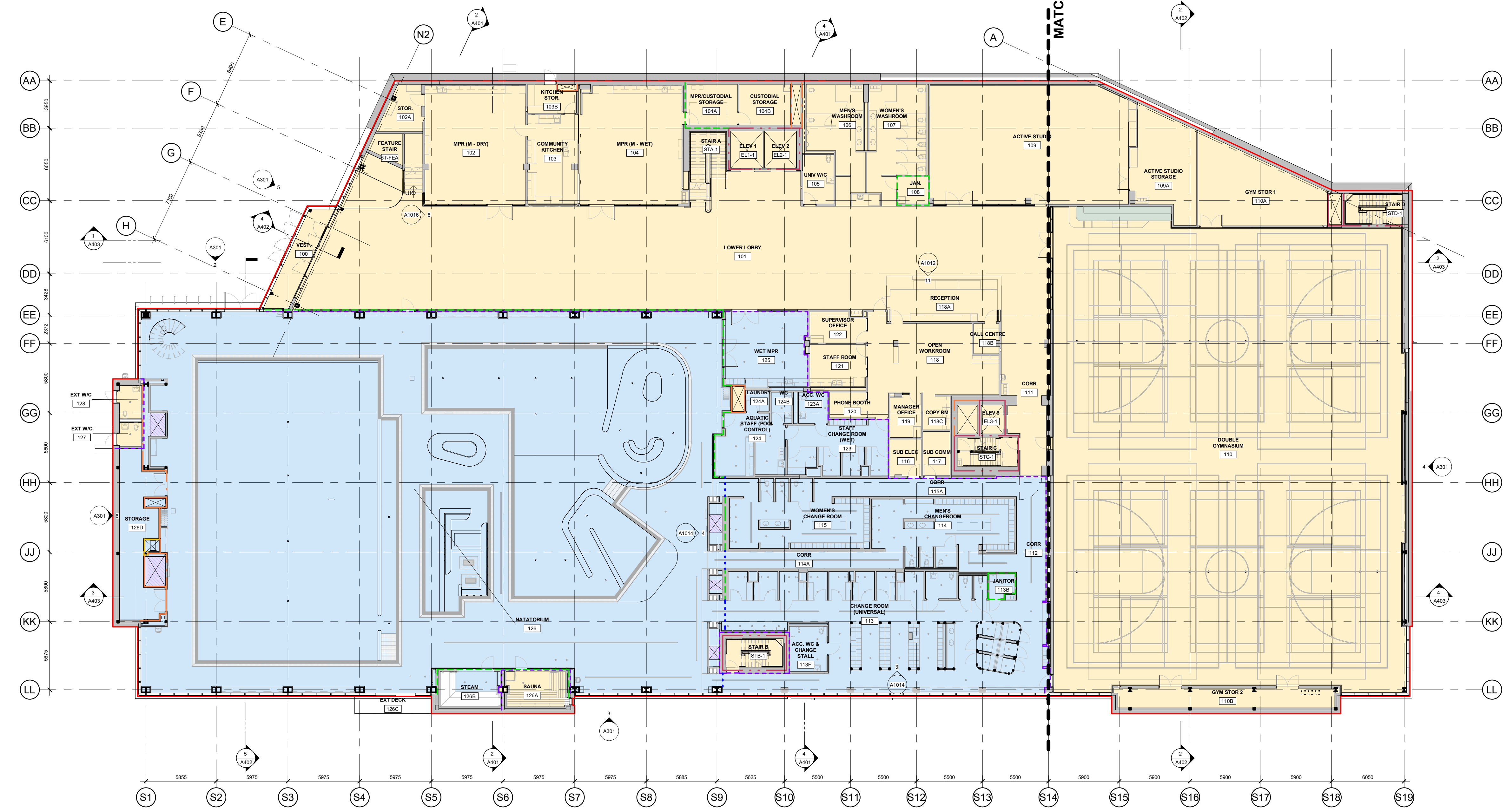
Client  
City of Coquitlam  
Site address  
3600 Princeton Ave, Coquitlam BC

Sheet title  
SITE PLAN





2 KEY PLAN - UPPER LEVEL  
1:200



1 KEY PLAN - LOWER LEVEL  
1:200

Seal

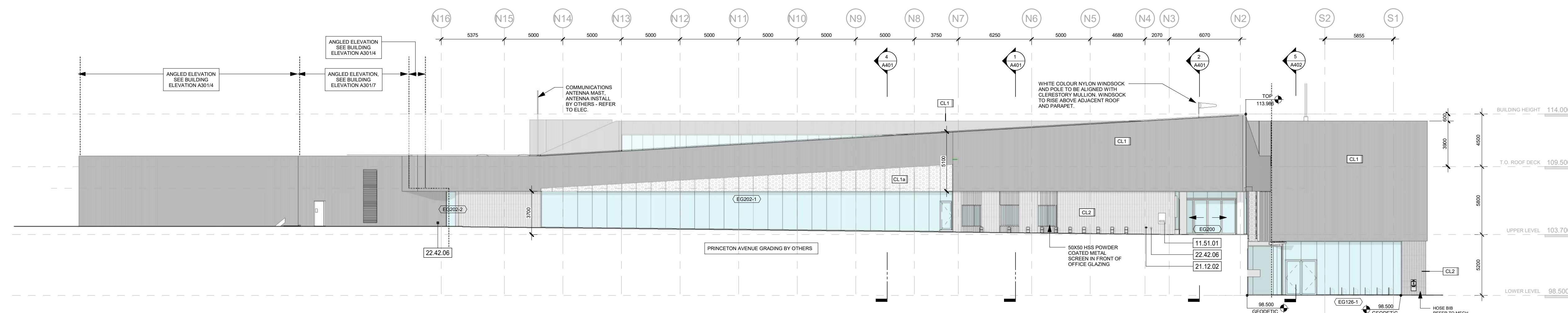
Consultants

Key plan

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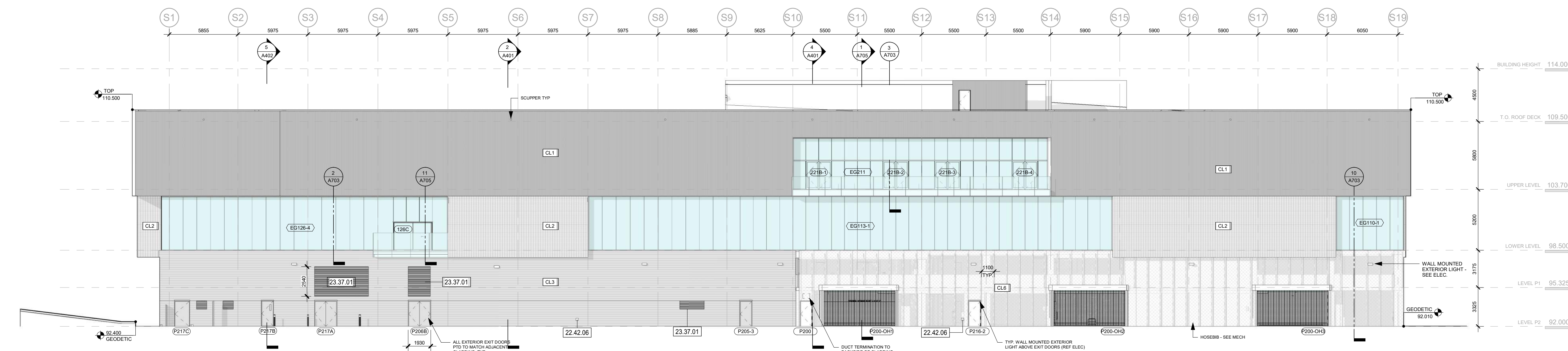
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Sheet title  
KEY PLANS

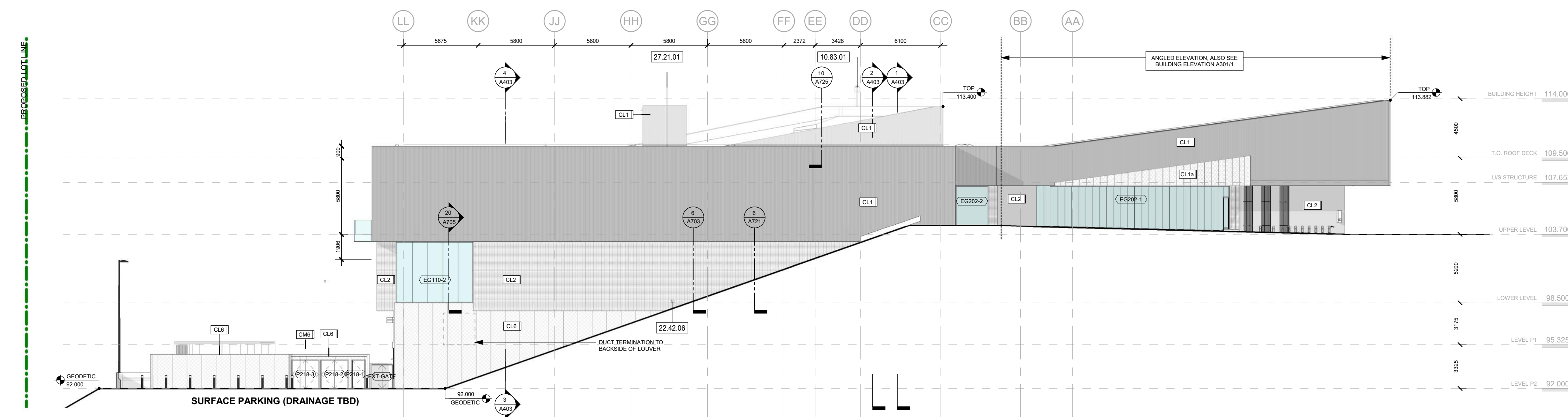


1 BUILDING ELEV - NORTH  
1:200

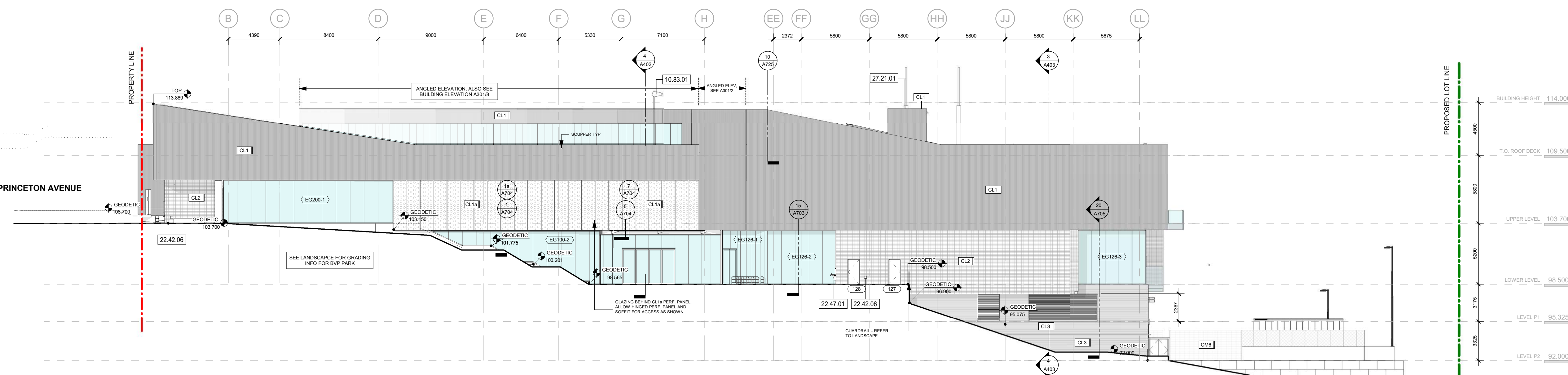
2 BUILDING ELEV - NORTH (NATATORIUM)  
1:200



3 BUILDING ELEV - SOUTH  
1:200

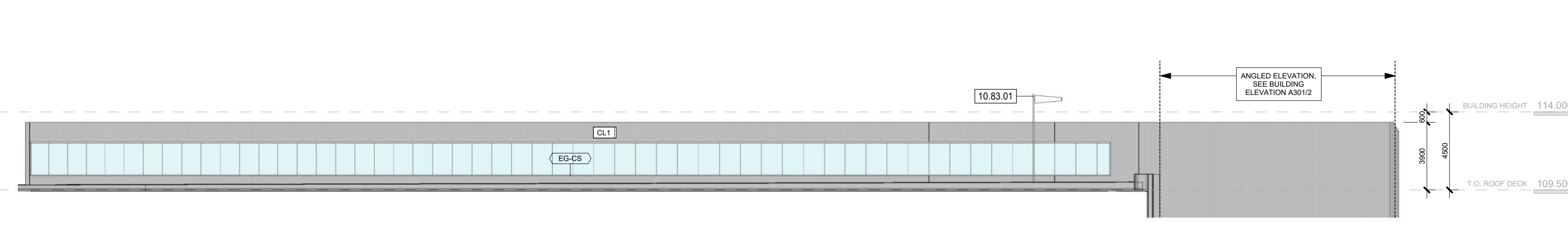
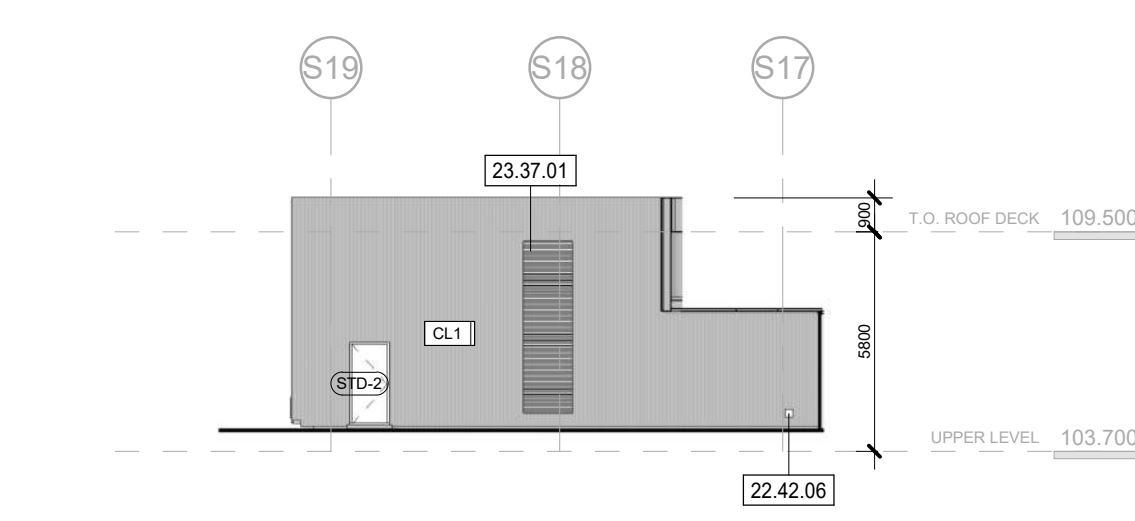


4 BUILDING ELEV - EAST  
1:200



5 BUILDING ELEV - WEST (LIBRARY/LOBBY)  
1:200

6 BUILDING ELEV - WEST (NATATORIUM)  
1:200



7 BUILDING ELEV - NORTH EAST  
1:200

8 BUILDING ELEV - LOBBY CLERESTORY  
1:200

Seal

Consultants

Key plan

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Community Centre  
(BMCC)

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Site address  
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Sheet title  
BUILDING ELEVATIONS