

Pacific Blue Cross Office Building, Discovery Parks

4250 Canada Way, Burnaby, British Columbia, CANADA



THE PROJECT

110,000 to 120,000 square feet of contiguous office space was required as the result of the amalgamation of two of British Columbia's leading medical insurance companies, M.S.A. and CU&C. The space was to be available prior to the expiration of M.S.A.'s existing lease.



Pacific Blue Cross Office Building

THE TASK

Teaming with Royal LePage Commercial, Mitchell Kime Thompson Inc. (MKT) prepared proposal calls to developers; assisted in the analysis of options to purchase or lease; and assisted in the negotiations with the developer and contractor. MKT was responsible to ensure that the quality of product and critical move-in schedules were met by all parties.

THE RESULT

Proposal calls were prepared including building scope requirements and the market tested. The short listed proponents were interviewed, challenged and MKT with Royal LePage prepared an analysis of the physical properties, scope of work, the developer's ability to deliver, and the rent and own financial options. The successful proponent, Discovery Parks, moved ahead with design and construction with all work subject to the approval of MKT and as defined by the Program of Requirements prepared by MKT. Work proceeded with interim agreements negotiated by the client's team pending finalization of a lease/option agreement.

MKT simultaneously went to the marketplace for design and construction companies to complete the interior fit-up of the building. Leading this team, MKT enabled design to be completed in a timetable that eliminated changes to base building work and maximized value for money to the tenant.

MKT had Project Management control over all aspects of Pacific Blue Cross's obligations, reporting to a Building Committee of senior executives. MKT's roles included the management of all consultants from the Move Coordinator to Information Systems and from the Construction Manager to the Security Consultant. The project was on a fast-track process and remained on schedule and on budget.

Purchaser's
Representative &
Project Manager: Mitchell Kime Thompson Inc.
Architect: Bunting Coady Architects
Contractor: PCL Constructors Western Inc.

MKT

Project Managers
Development Managers
Development Consultants

#1460 - 1188 West Georgia Street
Vancouver, B.C., Canada V6E 4A2
Tel 604-669-9400 Fax 604-669-9410
www.mkt.ca mktinc@axion.net