



Tender ID: GBYC-0523

Tender title: RFP for Glace Bay Youth Centre Construction Management

Closing date: June 2, 2023 5:00pm ADT

Contact info:
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Description

This Request for Proposals is an invitation from New Dawn Enterprises to prospective proponents to submit proposals for construction management services for the Glace Bay Youth Centre.

In summer 2022, New Dawn Enterprises, along with partner Undercurrent Youth Centre, received \$15 million in funding from the federal and provincial governments for the construction of a youth centre to serve the youth population in Glace Bay and beyond. The facility will be 26,000 square feet and be carbon neutral, located on PID 15789217.

A Glace Bay Youth Centre offers Glace Bay and surrounding areas several opportunities. It would:

- Be part of transforming downtown Glace Bay;
- Provide daily free programs for children, youth, teens, families, and seniors;
- Provide well-equipped spaces for arts, entrepreneurship, recreation, and technology;
- Connect youth with adults, mentors, volunteer, employment, and other opportunities;
- Bring together multiple Glace Bay community-serving organizations in one space;
- Provide life skills classes, parental supports, and function as a community family hub; and
- Be a driving force in the revitalization of the Glace Bay community.

The building will include:

- Multi-use space for programming for youth, families, and seniors throughout the day;
- Indoor and outdoor recreation space: volleyball, floor hockey, skateboarding, basketball;
- Creative Lab and Maker Space for children, youth, families, and entrepreneurs;
- Commercial kitchen for programming and entrepreneur use;
- Community meeting spaces, art spaces, music spaces;
- Toddler/nursery area;
- Indoor playground;
- A community café; and
- Outdoor greenspace.

To achieve financially sustainable operations, various spaces to accommodate anchor tenants will also be considered (government and non-profits).

Construction must be completed in 26 months.

Background

This project is being undertaken through a partnership of two organizations. New Dawn Enterprises is the project manager, though the identification and analysis of need, project development, and project execution and subsequent programming reflect a partnership between New Dawn and the Undercurrent Youth Centre.



Undercurrent has operated predominantly in Glace Bay. Undercurrent has an exclusive focus on youth and families and the ending of intergenerational cycles of poverty and addiction in communities with disproportionately high rates of both.

New Dawn brings institutional building acquisition, design, construction, and management expertise (as well as accounting and communications resources) and Undercurrent brings a deep and precise understanding of the needs of vulnerable youth and families in Glace Bay.

Since 1976, New Dawn has operated as a not-for-profit social enterprise in pursuit of community social and economic development and greater vibrancy and resiliency. Today New Dawn employs approximately 100 people and has annual revenues of \$8 million.

This project aims to serve vulnerable youth in a way that helps to break intergenerational cycles of poverty and addictions; we need to be able to serve and support approximately 1600 young people each year. The proposed building will need to be designed to meet the needs, foremost, of economically marginalized (poor) youth and families and through the regular provision of thoughtful co-created programming to support the efforts of youth and families in Glace Bay to identify what constitutes meaningful, healthy, and sustainable lives and livelihoods.

Considerations will also include:

- Barrier-free and/or accessible spaces for all ages
- Net-zero-carbon design. This means that the building is designed to perform as a highly energy efficient building that produces onsite, or procures, carbon-free renewable energy or high-quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with building materials and operations without the need for a net-zero carbon transition plan. You can review the [Zero Carbon Building Design Standard V2](#) for more information.

Submission

New Dawn is seeking a construction manager for the oversight and construction of the Centre. Please submit a construction timeline, budget, as well as at least two references of relevant experience to amaclean@newdawn.ca by 5:00pm ADT on June 2, 2023.