INDIGENOUS PROCUREMENT PARTNERS

SITE C DAM LEGACY
BUILDINGS AND ASSETS



Two Rivers Lodge - Workforce Accommodation Camp

LOW COST
BUILDING ACQUISITION OPPORTUNITY FOR FIRST NATIONS

Nations who are interested in acquiring any of the buildings and/or assets are only required to pay the relocation costs for what they choose.

If you are interested in any of the available buildings and assets

Please contact our CEO, Geoff Greenwell. C: 250 878-9908 E: geoff@2ggroup.ca

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Two Rivers Lodge - Workforce Accommodation Camp

From 2018-2026 BC Hydro was working on the Site C Dam Project which employed over 5,000 workers throughout the construction period.

Now that construction of the dam is completed, BC Hydro is looking to donate some of the buildings and assets from the Two Rivers Lodge workforce accommodation camp to First Nations. The camp housed over 2,300 people at the peak of construction but is now being decommissioned.

Indigenous Procurement Partners (IPP) Ltd is working with BC Hydro to find First Nations communities who would like some of the available buildings and assets. Nations who are interested in acquiring any of the buildings and/or assets are only required to pay the relocation costs for what they choose.

IPP will act as the liaison between BC Hydro and interested Nations and our onsite general contractor – TASU Construction – will provide quotes to Nations on relocation costs and then assist with the dismantling and reassembling of the buildings and other assets.

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Water Treatment Plant

Site C Dam had its own containerized Water Treatment Plant drawing water from the Peace River.

The plant comes with 2 water storage silos, a pumphouse and raw water intake system with 1km of pipe. The plant was sized to provide water for 2,500 people daily as well as having an additional pump to run the sprinkler system for the entire camp.

In a 3rd party engineering report that was commissioned by BC Hydro recently, the plant was considered in "very good condition" with a life expectancy of another 25 years at least.

The complete system is most suited for Nations who draw their water from a river or lake that have relatively turbid water.

The plant cost $5million when installed and the estimated relocation cost and recommissioning at the new site is estimated to be around $500,000.

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Dormitory/Hotel Buildings

84 Bedrooms with ensuite bathrooms

The camp had 22 dormitory buildings, 3 storeys tall, with 84 bedrooms with ensuite bathrooms in each building and laundry facilities on each floor. The buildings are steel sided and made from 24 x 60' x 12' steel framed modules. They can also be split up into single storey buildings with 28 bedrooms with ensuite bathrooms and a laundry facility.

The buildings are in excellent condition and estimated to have a life span of 50 years+. There is an internal stairwell and external fire escape that reach all 3 floors. There is also an option to add on elevator modules. The buildings are approximately 260' long x 30' wide and currently sit on steel screw piles. They can be put on most kinds of foundations and our modular construction experts, TASU Construction, can provide designs and estimates for foundations suitable for your type of land.

Elevators can be added to the Dormitory/Hotel Buildings.





The buildings are about 20,000 sq ft and cost BC Hydro about $8million each. The relocation cost is estimated at $1.8million per building plus transportation.

This includes disassembly, foundation design, and reassembly on your site, but does not include the cost of land preparation, foundation install and utility hook-ups.

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Multiplex/Gymnasium

Multiplex designed by Sprung Structures

The Multiplex building was designed by Sprung Stuctures and is approximately 270' long by 90' wide (approximately 24,000 sq ft). The exterior is made of a rubberized vinyl shell with insulation and rigid interior walls. It is suitable for any climate in Canada.

It is currently divided in half, with one side being a full-sized basketball court and the other side demised into a weight room, yoga room and 2 washrooms. The building comes with the HVAC system, all lighting and ducting, the basketball floor, (which has a running track on the outside), 2 basketball nets with perspex backboards, bleachers and a scoreboard with time clock.

To buy and install a new building of this quality and design would cost in excess of $4million, and there is a 2 year+ waiting list for Sprung Structures currently. We estimate the relocation cost to be around $1.1million plus the cost of your foundation and utility hook-ups. The building can be relocated and installed in about 10 weeks once the foundation is ready.

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Modular Office Buildings

Approximately 1,500 sq ft

The buildings are currently in use as security offices for the main entrances to Site C.

They are steel sided and in excellent condition and both are approximately 36' wide by 42' deep.

They are demised into offices with washrooms but can easily be reconfigured to your desired design. We estimate the relocation cost to be about $80,000 plus transportation once you have a foundation ready.

TASU Construction can also provide a quote to make modifications to the building for you if required.

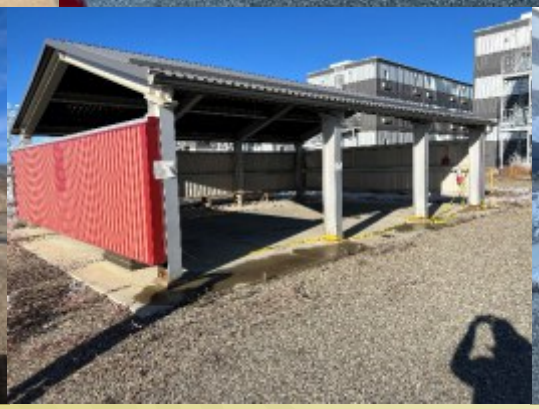
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Steel Shelters and Gazebos

Various Sizes and Specifications

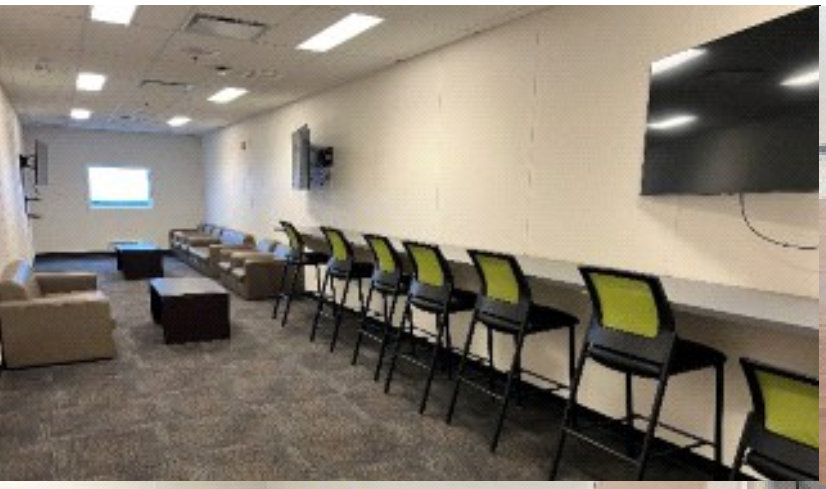
There are several steel shelters and gazebos onsite which are all in excellent condition and have a usable life of 50 years+. The largest is 66' x 45' and 20' tall. Others range from 16' to 36' wide and have 8' tall clearances.

Some of them come with gas/propane powered infrared heaters. They will need to sit on concrete foundations and TASU Construction can provide estimates on relocation costs and also foundation design if you need assistance preparing your site.

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Miscellaneous Assets

Various Office Furnishings

There is lots of office equipment and furniture available such as desks, chairs, couches, TVs and numerous other tables and chairs. Contact us for more information on what is available.

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