

RE: **Canadian Homebuilders Association Central Okanagan ("CHBA-CO") Lottery House Design and Construction – Call for Builder-Developer Submissions**

CHBA-CO is an association representing the residential construction industry locally, provincially, and nationally. CHBA-CO, alongside charity partners Kelowna General Hospital Foundation (KGHF) and YMCA of Okanagan (YMCA), plan to construct a **"Lottery House"** with a selected builder-member. The Lottery House would be funded from the proceeds of a charitable lottery. CHBA-CO is looking for a suitable builder-developer partner for the project.

It is anticipated that the project would start construction in fall 2022 and be completed in summer 2023 for a lottery completion of November 2023. **The Lottery House must be completed for July 2023. Builders should already have the lot purchased in their name or already working towards permits.** The Lottery House would be available for viewing by the public as a show home for up to four months until the lottery date (the "Viewing Period"). Lastly, as the selected charities, KGHF and the YMCA will oversee the management of the lottery and staffing of the home during the lottery period. Ultimately, CHBA-CO intends for the project to be a mutually beneficial arrangement for CHBA-CO, the builder-developer partner, the charity partners, and substantial community benefit as well.

Proposals should include the following information:

- Description of lot: copy of the plot plan, overview of lot including size, complexity
- **Description of the planned home: Submission of final plans issued for construction**
- An estimated market value of the lot and home, and the price the developer is willing to sell it to KGH and YMCA (note: ideal market value of completed home/lot to be \$1.5-1.8M),
- Any other relevant information (e.g., past relevant experience in similar ventures).

This request for submissions should not be construed as an offer or agreement to partner with any builder-developer partner, and CHBA-CO may negotiate with one or more potential builder-developer partners without being required to negotiate with others. While CHBA-CO intends to proceed with the Lottery House project, this call for submissions is intended to elicit expressions of interest from builder-developer partners with a view to negotiating a binding contract at a later date.

Interested organizations must submit the above information to CHBA-CO by **Friday July 22, 2022** at 11:59PM by forwarding one electronic copy of their submission to the attention of Daniel Winer at dan@chbaco.com. All submissions will be treated as confidential.

KGH Foundation

The KGH Foundation was established in 1978 to support the growing demand by local philanthropists to close the gap between the provincial standard and what is possible in the delivery of advanced medical care in the southern interior. We are the lead fundraising organization for the Kelowna General Hospital and its associated care facilities, JoeAnna's House and the Central Okanagan Hospice House.

We all will face a medical emergency or serious illness at some point in our lives. And when we do, access to state-of-the-art medical facilities and the highest quality patient care is the difference; a promise of hope, relief, comfort, and peace in the face of the unknown. Together with our donors, through partnership, structured investment, and imagination, we build the foundations for change and world-class health care right here at home.

YMCA of Okanagan

Established in 1981 and primarily serving the Okanagan Valley, the YMCA of Okanagan is an operational charity that provides vital community services that are having a positive impact on some of our community's most pressing social and health issues. For 40 years, the Y has delivered high-impact, accessible and affordable programs focused on health and fitness, aquatics, child development, disease prevention, youth engagement, community initiatives, child care, employment readiness, and mental wellness. Locally, the YMCA operates the Kelowna Family Y, H2O Adventure + Fitness Centre and the Downtown Y – supporting the health of 17,000 members, plus eleven child care centres and two employment program sites.

The proceeds from this lottery will allow us to address the areas of greatest need within each organization and allow the flexibility to support the highest priorities in health related services.