

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

**To:** "Direct to Mayor and Council - DL"

"PB Commissioners" <PBCommissioners@vancouver.ca>

**CC:** "City Manager's Correspondence Group - DL"

Nick" <Nick.Kassam@vancouver.ca>

"Bromley, Malcolm" <Malcolm.Bromley@vancouver.ca>

"Singh, Sandra" <Sandra.Singh@vancouver.ca>

**Date:** 4/29/2020 4:36:27 PM

**Subject:** Memo: Coal Harbour Phase II Notice of Intent to proceed with RFPQ for Construction Manager

**Attachments:** Memo to Mayor Council and PB - Coal Harbour CC.pdf

Greetings Mayor, Council and Commissioners,

Please find enclosed a memo from Nick Kassam, General Manager of Real Estate and Facilities Management informing of staff's intention to issue a public Request for Pre-qualification to procure a construction manager to assist the design team in in preparing the design and construction documents for the Coal Harbour Phase II project (Elementary School, childcare and non-market housing).

If you have any questions, please contact Nick at [nick.kassam@vancouver.ca](mailto:nick.kassam@vancouver.ca)

Best,  
Sadhu

Sadhu Aufochs Johnston | City Manager  
Office of the City Manager | City of Vancouver  
[sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)  
604.873.7627

Pronouns: he, him, his



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*

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## MEMORANDUM

April 29, 2020

**TO:** Mayor and Council  
Vancouver Park Board Commissioners

**CC:** Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Malcolm Bromley, General Manager, Vancouver Board of Parks and Recreation  
Sandra Singh, General Manager, Arts, Culture & Community Services  
Danica Djurkovic, Director, Facilities Planning & Development

**FROM:** Nick Kassam  
General Manager, Real Estate and Facilities Management

**SUBJECT:** Coal Harbour Phase II  
Notice of intent to proceed with RFPQ for Construction Manager

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Dear Mayor, Councillors and Commissioners,

The purpose of this memo is to provide notice of the City's intention, working together with staff from the Vancouver Board of Education, and the Vancouver Board of Parks and Recreation, to issue a public Request for Prequalification (RFPQ) in April to procure a construction manager to assist the design team in preparing the design and construction documents for the Coal Harbour Phase II project.

The contract for Consulting Services was approved by City Council (RTS 13317 for meeting on July 24, 2019). The design consultants have recommended that the Construction Manager be immediately retained to provide constructability, costing and material availability advice to the project.

The proposed contract would include preconstruction advisory services, as well as tendering of the work to trades. Approval of converting this contract to a construction contract would be contingent on receiving acceptable pricing and further approvals from Boards and Council, as appropriate.

## Background

The Coal Harbour Phase II project was rezoned in 1993. At that time, Coal Harbour Phase I project was completed – Coal Harbour Community Centre was built, as well as public park and underground parking for the phase I and phase II.

The Coal Harbour Phase II project includes an elementary school for 340 children for the Vancouver Board of Education (VBE); 69 space child care facility and 54 units of non-market housing for the City of Vancouver. The project team recently updated the original concept design to the current functional needs and planning requirements. The delivery of the building has schedule constraints due to school needs, with the target completion by the summer 2024. The schedule, budget, and functional requirements of the project will need to be considered in decisions on design, structure and process. The form of the building must fit within the approved Pre-Development Permit volume or only require minor amendments (text amendments) condition to Council approval. The design must also address current regulations and requirements, and meet the City's current sustainability goals.

The project team will be regularly updating the Council and the Board of the project development, including cost estimates, budget approvals and community engagement at appropriate milestones. We plan to bring Housing portion of the project to Council for discussion and further approval before summer 2020.

If you have any follow up questions please feel free to contact me at [nick.kassam@vancouver.ca](mailto:nick.kassam@vancouver.ca)

Regards,

A handwritten signature in black ink that reads "Nick Kassam". The signature is written in a cursive, slightly slanted style.

Nick Kassam  
General Manager, Real Estate and Facilities Management  
604.871.6859 | [nick.kassam@vancouver.ca](mailto:nick.kassam@vancouver.ca)