

RFP PS20220501 – ARCHITECTURAL SERVICES FOR A NEW FIRE HALL, DAYCARE AND RESIDENTIAL DEVELOPMENT

Non Market Housing Development and Operations of the City of Vancouver wishes to engage the services of an Architect as Prime Consultant for a mixed use residential development in Vancouver. The development is planned to be a concrete and steel high rise, multi-use development with residential, fire hall, childcare facility and underground in Vancouver. The project requires Prime Consultant leading an architect team to establish and manage a team of design consultants in the disciplines required to complete the rezoning, schematic, and detailed design in addition to construction and post construction services. The project will be performed in three stages:

Stage 1 includes a test fit feasibility study for the mixed use nature of the development;

Stage 2 includes all of the scope up to and including the Rezoning Stage with the uses approved in Stage 1;

Stage 3 includes all of the scope from Schematic through to the end of Post Construction.

The award of the contract will be for the first two stages and while the City prefers to complete the project with the successful Proponent the City may or may not continue with the successful Proponent for the third stage.

This project requires a Prime Consultant with proven experience in delivering buildings to the post-disaster structural standard in the Vancouver Building Bylaws and/or the BC Building Bylaws as well as delivering child care facilities to the City of Vancouver standards. The City will expect that potential Proponents who are seeking to participate in this RFP meet the following Key Criteria. The City reserves the right to set aside, and no longer consider, Proposals from Proponents whom do not meet these Key Criteria.

- i. Experience leading major Rezoning, Development and Building Permit applications within the City of Vancouver;
- ii. Successfully leading high- rise multi-storey residential, mixed-use development projects;
- iii. Experience designing social housing developments to City of Vancouver and BC Housing guidelines;
- iv. Experience designing Public Safety buildings and preferably Fire Halls;
- v. Experience in delivering post-disaster / high-importance seismic factor as defined in the Vancouver Building Bylaws and/or the BC Building Bylaws;
- vi. Experience designing childcare facilities;
- vii. Experience designing multi-use buildings to Passive House and LEED Gold certifiable facilities;
- viii. Buildings employing a variety of construction materials and approaches;
- ix. Buildings on sites with challenging soils/water conditions; and
- x. Fast-tracked delivery projects.

In addition, to the above experience, potential Proponents may be able to demonstrate the following experience (preferably within the last five years):

- i. Projects for municipal clients;
- ii. Experience designing childcare facilities to the City of Vancouver guidelines;
- iii. Experience designing high-rise development project in congested downtown areas;
- iv. Buildings requiring innovated code solutions; and
- v. Buildings employing off-site fabrication of components.

In order to receive the full scope of the Request for Proposal, proponents are required to complete the Non-Disclosure Agreement attached and return it to Jim Lowood at [jim.lowood@vancouver.ca](mailto:jim.lowood@vancouver.ca) by 1:00 pm April 19, 2022. The City anticipates the RFP will be issued on April 19, 2022 or April 20, 2022 with a deadline of three to four weeks thereafter.