



REQUEST FOR EXPRESSIONS OF INTEREST
FOR
CONSULTANT PLANNING SERVICES
TO FACILITATE THE
NORTH VANCOUVER LAND MANAGEMENT
PLANNING PROCESS FOR THE LUCAS CENTRE
AND THE CLOVERLEY SCHOOL AND SITE

Issue Date: 2013-June-14

School District Contact Person:
Georgia Allison, Secretary-Treasurer
gallison@nvsd44.bc.ca

The School District requests that responses be submitted by:
4:00 p.m. Pacific Time on Friday, September 6, 2013 to:
gallison@nvsd44.bc.ca



The North Vancouver School District seeks Expressions of Interest from qualified and experienced planning consultants to work closely with the School District to provide expertise, advice and support in facilitating our Land Management Planning Process, specifically for the Lucas Centre and the former Cloverley School and Site

The School District wishes to engage a qualified Land Management Planner to ensure that we maximize the future opportunities and benefits related to these sites and realize the full potential of these properties going forward.

BACKGROUND

The Lucas Centre (previously Hamilton Jr. Secondary) was opened in 1955. The Leo Marshall Curriculum Centre (previously Prince Charles School) opened in 1962. Both closed in 1982 as enrolling public schools. The buildings were subsequently used to support several programs and service departments. Support services formerly located at the LMCC moved to the new Education Services Centre on Lonsdale in 2012.

Permanently closed as an enrolling public school in 1982, Cloverley School is presently in use by the Queen Mary school community until the end of 2013, when the heritage restoration and rebuilding of Queen Mary Elementary will be complete.

As part of our Land, Learning and Livability initiative, the School District has determined that Lucas Centre, the Leo Marshall Centre, and the former Cloverley Elementary are no longer required to meet our core educational needs. When optimally managed, the real estate assets of the North Vancouver School District can strengthen our position as a provider of world-class educational programs and services.

OVERVIEW AND SCOPE OF THE REQUIREMENT

The intent of this EOI is to secure professional assistance to provide land planning services for these properties consistent with the NVSD Guiding Principles in the strategic management of its land assets.

1. Recognizing that all School District properties are valued community assets, we will consult with the community as part of our process to realize the maximum social and financial value of these assets.
2. Balancing current and future School District needs by aligning our decision making with our Strategic Plan and implementing options ranging from short,



medium and long-term leases. Retaining properties and limiting outright sales will provide flexibility to accommodate potential future enrolment growth.

3. Obtaining maximum financial returns while pursuing creative, holistic solutions for broad-based community objectives of affordable housing, recreation, green space, childcare and other emerging community needs. We will do this with consideration of the Official Community Plans of the respective municipality.
4. Repurposing School District lands through the strategic use of long term land leases to address evolving community needs such as affordable housing, recreation, green space, and childcare.
5. Giving preference to proposals that support the Board of Education's strategic goals and priorities, where all other criteria have been met, for the lease/sale of properties.
6. Managing proceeds from land leases and sales to further enhance the student learning experience. We will do this, in part, by directing proceeds to support a significant endowment fund for the School District.
7. Directing proceeds and endowment funds, where necessary, to adequately fund capital projects that are not eligible for government funding.

The Planning Consultant will have demonstrated expertise with issues that would be contemplated with the renewal of these North Vancouver sites including:

- Communications with elected bodies and the public which could include:
 - Community engagement and public meeting planning and facilitation
 - Meeting with the NVSD Board of Education as required to provide initiative updates, advice and to provide the Board with all related reports
 - Engaging the North Vancouver City Planning departments to ascertain the municipal perspective regarding the future use of these sites
 - Facilitating public input for proposed utilization of these sites
- Civic planning and zoning procedures
- Determining the OCP designation and surrounding land use
- Identifying realistic land-use plans and development options for each site
- Generating schematic land use plans for each option for each site
- Social, economic, and environmental sustainable development strategies



- Identifying tenure options, in part or in whole, for these lands and the relationship to land values
- Estimating the potential market value of each property
- Request for Proposal scripting and evaluation process
- Assist the School District in selecting a preferred strategy for the future use of these sites

Please note that the scope of this work may change as this initiative progresses

ENQUIRIES

All enquiries related to this EOI are to be directed in writing, to the contact person at the email address on the front cover of this EOI. Information obtained from any other source is not official and should not be relied upon.

RESPONDENT'S SUBMISSION

Please limit the body of your response to a maximum of 5 pages not including any cover pages or appendices.

ACCEPTANCE OF RESPONSES

This EOI is not an agreement to purchase goods or services. The School District is not bound to enter into a contract with any respondent. The School District will be under no obligation to receive further information, whether written or oral, from any respondent.

MODIFICATION OF TERMS

The School District reserves the right to modify the terms of this EOI at any time in its sole discretion. This includes the right to cancel this EOI at any time for any reason whatsoever without entering into a contract.

OWNERSHIP OF RESPONSES

All documents, including responses, submitted to the School District become the property of the School District. They will be received and held in confidence by the School District, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

CONFIDENTIALITY OF INFORMATION

Information pertaining to the School District obtained by any Respondent as a result of participation in this EOI is confidential and must not be disclosed without written authorization from the School District.



INTERVIEWS AND ADDITIONAL INFORMATION

The School District may request that Respondents participate in a telephone or in-person interview to discuss the information submitted and to ask any additional questions or obtain additional information. Additional information may be also be requested by the School District via email.

SCHEDULE “A”

Lucas Centre and Leo Marshall Site Plan

SCHEDULE “B”

Cloverley Elementary Site Plan