

Received via e-mail
11 January 2019

Dear Mayor Germuth and Warren,

Thank you for giving both Amy and I the opportunity to speak to you and Council about the Women's project on Quatsino Blvd. We are grateful and appreciate the partnership with the District on this very important project. I am writing to give you some more context with respect to our commitment on this development as I understand that there is some concern about the site and size of the project. I am also aware that the lead consultant on the file is coming to speak on January 14th about the project and its impact on height, tree retention as well a potential reconfigured parking plan.

The project budget is based on a spring/summer 2019 construction start. The capital budget is currently at \$20m, \$14m of that is for the residential component. The project team has also assessed the impacts of LNG and to mitigate costs risks that may caused by future LNG construction activity, the team is proposing to do a two phase tender to separate the scopes of work and locking the pricing down. The first phase is targeted for early 2019 which will encompass the buildout of the foundation, framing and servicing work and the 2nd tendered phase will encompass the balance of the buildout. A redesign to 2 stories will result in an approximate increased cost of \$1,080,000 not including the escalation costs as a result of the schedule creep, with a potential construction start in 2020. This budget pressure has not been accounted for and we will need to assess the overall impact of this increase against the global capital budget for the program. As well, a redesign to two floors provides for a longer floor plate which will have an impact on how the operational model and services would be provided (for example security, access points, and level of staffing). This will likely result to a significant impact on the on going operating costs which again have not been accounted for and will need to be accessed against the overall operating budget. Currently the Province has committed to a 24/7, 365 days/yr this includes a Program Manager and Support Workers for the Transition House component.

BC Housing is committed to supporting a resource in Kitimat and have confidence that the Tamitik Status of Women will be an excellent provider for this housing development. The Province has designated a dedicated funding source for projects helping women and children fleeing violence and believe that these resources are critical in communities and so want to thank you again for your support. All the best,

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