



Vice President, Development Construction
Vancouver, BC

QuadReal is a global real estate company owned by the British Columbia Investment Management Corporation (bcIMC), one of Canada's largest institutional investors with over \$123 billion in assets. QuadReal is an independent and privately held company, governed by an independent board of directors. Established in June 2016 and headquartered in Vancouver to manage bcIMC's real estate assets, QuadReal's managed assets total more than \$18 billion and include some of Canada's most iconic properties.

QuadReal focuses on efficiently directing our resources to maximize returns, provide exceptional service for our tenants and residents, and demonstrate industry-leading environmental, social and governance stewardship. Building on this foundation, we are also pursuing new properties in Canada while expanding into new markets throughout the US, Asia and Europe.

QuadReal manages a real estate portfolio that currently includes more than 500 office, industrial, retail and residential properties in Canada and substantial real estate investments outside of Canada.

QuadReal is expected to maintain exceptional service for tenants and residents, maximize returns for bcIMC's clients and demonstrate industry-leading environmental, social and governance stewardship.

Role Description

Based in Vancouver, BC and reporting to the Senior Vice President, Development BC, the **Vice President, Development Construction** will be responsible for the coordination and execution of all aspects of the development process. A substantial focus of this role will be the design and construction elements of projects coordinating multi-disciplinary consultant teams and general contractors. The successful candidate will take a leadership role in developing in-house construction platform for the British Columbia region and be responsible for successfully planning and executing a wide variety of high-profile complex projects including:

- Mixed use retail and residential;
- Residential purpose-build apartments; and
- Downtown and suburban office buildings.

The successful candidate will be a key member of a highly engaged, results-oriented team – part of an upbeat, fun and winning culture that prioritizes people development, project quality and focuses on long-term growth.

Responsibilities

- Primary responsibility for representing the company and guiding development projects from conception and design development, through to completion.
- Ensure each development project represents the company's best interests and meets or exceeds the financial goals of the project.



- Working collaboratively with other development team members, be a subject matter expert and resource for issues related to construction management, design, project management, and best practices.
- Provide critical construction coordination and management, building and providing leadership to a core team of internal and external team members with best-in-class construction expertise so that the department is scalable as market forces change.
- Maintain excellent relationships and communication with third party General Contractors and Subtrades to remain “in the know” on relevant market trends, challenges and opportunities.
- Overseeing and monitoring budget feasibility analysis, schedule, design coordination, contract negotiations, procurement, risk assessment and mitigation, value engineering and construction.
- Participate in the underwriting of new development and redevelopment projects.
- Coordinating planning, budgeting, and construction with various QuadReal team members (such as Technical Services, Investments, Operations, Sustainability, Environmental, Risk Management) and partners involved in projects.
- Travel may be required.

Education and Qualifications:

- **Experience**
 - 15-20 years of experience in the design and development of large-scale real estate projects, with preference for experience in mixed-use, retail and multi-family projects.
 - Must understand and demonstrate experience in the principles of real estate development, design, construction, and finance.
 - Experience in working with sophisticated joint venture partners and understanding the importance of balancing company and partner objectives.
 - An established network of contacts and ability to interact effectively with government officials, consultants, and contractors.
 - Development experience in the Vancouver market is preferred.
 - Demonstrated ability to add value to the broader organization through industry knowledge and forward-looking thinking on strategies and trends.
- **Education** – University degree(s) with an emphasis on, architecture, engineering, design, and/or planning. Professional certifications or licenses are helpful, but not required.
- **Analytical / Computer Skills** – Excellent analytical and problem solving skills; Proficient of Excel, PowerPoint and Word.
- **Leadership and Relationship Skills** – Superior oral and written communication and presentation skills; ability to develop and sustain cooperative working relationships with all personalities; ability to collaborate, influence and create alignment across multiple functional areas and partnerships with sometimes conflicting needs; ability to exercise strict confidentiality; effective leadership skills with both internal and external stakeholders
- **Organizational/Multi-Task Skills** – Accurate and detail-oriented with strong analytical skills; ability to allocate one's time effectively, work under pressure, manage and meet tight deadlines;



ability to handle multiple demands and competing priorities, and adapt to new ideas and constant changes; ability to use initiative and self-management skills to work independently with minimal direction and respond effectively to issues that arise