



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 31, 2005
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Meeting Date: June 14, 2005

TO: Vancouver City Council

FROM: Director of Social Planning, in consultation with Director of Facilities Design and Management

SUBJECT: Design Work of CityGate II Childcare Centre - 941 Main Street

RECOMMENDATION

- A. THAT Council authorize the Director of Facilities Design and Management to award a contract to Gomberoff Bell Lyon Architects for architectural consulting services for the City-owned 24-space infant/ toddler child care centre CityGate II at 941 Main Street in the amount of \$115,000 plus disbursements; source of funds to be Community Amenity Contributions (approved by Council on April 1, 2004).
- B. THAT Council direct staff to report back on the final project budget and sources of funding when detailed design work and cost estimates are complete.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

- Consulting contracts over \$30,000 require the approval of Council.
- In 1990, Council approved the Civic Child Care Strategy, which set out to:
 - support the viability, accessibility and quality of existing child care services
 - assist child care initiatives in high need areas; and
 - encourage and support efficient, coordinated administrative services required for a child care system in Vancouver to lever other sources of child care funding, whenever possible.

- On July 11, 2000, Council approved a report requiring Bosa Development Ltd. to build a shell for a 444 square meter child care centre at the CityGate Development.
- Council approved "Moving Forward Childcare: A Cornerstone of Childhood Development" in April, 2002, which set out a strategic plan for child care and child development services for the City.
- In 2003, Council, Park and School Boards adopted the Childcare Protocol, which includes the objective to maintain and expand child care by 5% over the next two years.
- On April 1, 2004, Council approved a report allocating \$495,652 Community Amenity Contribution from 950 Quebec Street/939 Main Street towards the existing CityGate child care centre shell.

PURPOSE

The purpose of this report is to authorize the Director of Facilities Design and Management to award a contract to Gomberoff Bell Lyon Architects for architectural consulting services for the City-owned 24-space infant/toddler child care centre CityGate II at 941 Main Street in the amount of \$115,000, plus disbursements and request staff to report back on the final project budget and sources of funding when the detailed design work and cost estimates are complete.

BACKGROUND

The CityGate development occupies the two blocks at the east end of False Creek between Quebec and Main St., north of Terminal. The site was rezoned in 1990 to accommodate up to 1,000 housing units including non-market housing and family housing. Through the rezoning process the City negotiated the inclusion of two child care centres, in addition to sites for non-market housing. At Council's direction and legal requirements, Bosa Development Ltd. built a 25-space child care centre in the south block of CityGate. The YWCA currently runs the 25-space program for 3-5 year olds at this site. In the north block, as per the agreement, Bosa developed retail space and built the shell for the child care program at 941 Main St. Originally, the plan was to finish and furnish the child care with revenues from the retail leases; however due to a number of factors, the revenue from the retail space has not been realized and the shell is unfinished. On April 1, 2004, Council approved \$495,652 from the Community Amenity Contribution from 950 Quebec Street/939 Main Street to finish the childcare space.

DISCUSSION

Social Planning staff recommend the City commence detail design and cost estimates for the completion of the child care shell with funds from approved Community Amenity Contributions. Gomberoff Bell Lyon (GBL) Architects who prepared the conceptual design for this Centre and are the base building architects have submitted a fee proposal to undertake detailed design work to allow a detailed cost estimate for the Citygate II Childcare Centre. Staff are recommending the award of a contract for architectural consulting services in the amount of \$115,000 plus disbursements to GBL Architects. Completion of the detailed design

work and cost estimates will assist staff in identifying the funding shortfall for completion. A preliminary estimate to complete project is \$1.2 million. Once costs are confirmed, staff will report back to Council with a proposed funding package. Staff, also, anticipate an application to the Provincial government for \$250,000 to assist with capital costs.

FINANCIAL IMPLICATIONS

Staff are recommending an allocation of \$115,000 from the approved Community Amenity Contribution to commence detailed design and cost estimates of the child care shell at CityGate II.

Community Amenity Contribution	\$495,652
Design Costs	\$115,000

CONCLUSION

This report recommends Council authorize the Director of Facilities Design and Management to award a contract to Gomberoff Bell Lyon Architects for architectural consulting services for the City-owned 24-space infant/toddler child care centre CityGate II at 941 Main Street in the amount of \$115,000, plus disbursements and that staff report back on the final project budget and source of funding when the design work and cost estimates are complete.

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