



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Date: September 11, 2006
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TO: Vancouver City Council

FROM: The Director of Facilities Design and Management in consultation with the Director of Real Estate Services and the General Manager of Community Services.

SUBJECT: Award of Design Consultant Contract for the Woodward's Child Care

RECOMMENDATIONS

THAT Council approve the appointment of Henriquez Partners to complete the design contract for the Woodward's Child Care at a cost of up to \$120,000 (plus applicable GST); source of funding to be the City-owned Childcare Capital Budget.

CITY MANAGER'S COMMENTS

The City Manager concurs with the recommendations contained in this report noting that the Child Care has been an integral part of the vision for the Woodward's project and the need for child care in this area has been well substantiated.

COUNCIL POLICY

Consulting contracts over \$30,000 are to be awarded by Council

PURPOSE

The purpose of this report is to recommend the award of the consulting contract for the design of the child care component in the Woodward's project.

BACKGROUND

On Sept 29, 2004 Vancouver City Council selected Westbank Projects/The Peterson Investment Group Inc. (the Developer) to be the developer for the Woodward's site, to carry out the Project substantially in accordance with its RFP Proposal as further evolved through the normal development review and approval process.

In September 2005 Vancouver City Council authorized the Woodward's Steering Committee to finalize terms and conditions with the Developer for the construction of 37 child care spaces in the Woodward's Project and the use of an estimated \$1,665,000 of City-wide DCL funds for this purpose and the use of these funds for consulting services was included in this early estimate.

DISCUSSION

The Director of Facilities Design and Management and the Director of Social Planning recommend that Henriquez Partners and their sub-consultants be appointed as design consultants for this work without a formal tendering process for the following reasons:

- they are the architects for the entire Woodward's project and intimately understand the building in which the child care is to be situated, including the heritage restoration;
- they have designed a number of child care facilities previously; and,
- they have provided a superior product to the City when they have designed other buildings.

The proposed costs are in line with the fee scales of the professions involved and reflect the efficiency the designers will have in designing this component of the complex. Final negotiations have not concluded with several of the architect's subconsultants and for this reason it is proposed that the approval be based on an estimate of the total fee.

FINANCIAL IMPLICATIONS

The cost of this work is estimated at a maximum of \$120,000. Funding is recommended from the 2006 Capital Budget for City-Owned Childcare which included an allocation for this work.

PROJECT SCHEDULE

The preliminary project schedule is as follows:

Start Detailed Design	September 2006
Building Permit	March 2007
Complete Construction	Early 2009

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