



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 23, 2006
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Meeting Date: December 12, 2006

TO: Vancouver City Council

FROM: Director of Social Planning

SUBJECT: Childcare Capital Allocation for Pooh Corner Day Care Playground Improvements

RECOMMENDATION

- A. THAT Council approve Capital funding of up to \$55,600 to the Pooh Corner Day Care playground upgrade, disbursements subject to the satisfaction of the Directors of Social Planning and Facility Design and Management. Source of funds: 2005 Childcare Capital unallocated account.
- B. THAT Council authorize staff to seek three bids for the construction of Phase II of the playground improvements as described in this report.

GENERAL MANAGER'S COMMENTS

The General Manager recommends approval of A and B.

COUNCIL POLICY

In 1990, Council approved the Civic Childcare Strategy that sets out to:

- support the viability, accessibility and quality of existing child care services;
- assist child care initiatives in high need areas;

- 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.

Vancouver City 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 June, 2002, Council approved an allocation of \$65,000 from the Triangle West Community Amenity Contributions to cover additional construction costs and a portion of the playground expansion.

In 2003, Vancouver City Council, Parks and School Boards adopted the Childcare Protocol, which sets out objectives to maintain and expand childcare.

In May, 2006, the Capital Close out report approved the \$44,198 unallocated Capital remaining for continuation of the playground renewal at Pooh Corner Day Care.

PURPOSE

The purpose of this report is to recommend approval of \$55,600 in Capital funding for Phase II of the upgrade and renovation to Pooh Corner Day Care playground, and to seek three bids for the construction for this phase of the project.

BACKGROUND

Pooh Corner Day Care is a licensed 36-space child care facility in the old Parks Superintendent's House, a "B" listed heritage building, located at 975 Lagoon Drive, in Stanley Park. The building was built as a private home in 1906 for Cecil and Sophie Merritt, the grand-daughter of Sir Charles Tupper.

In 1913, Parks Board purchased the house; until 1974, it was the home of the Park Superintendent for Stanley Park. Pooh Corner Day Care leases the building from the Parks Board and currently provides licensed child care for 12 toddlers and 24 3-5 year olds. This is the only full-time child care service west of Bute Street in the West end.

In 1996, it was determined that the facility was in need of renovation to bring the building up to current life/safety standards. The renovations were needed to address significant additional structural, code, asbestos removal and licensing requirements, replacement of the entire plumbing system, unanticipated structural upgrading and additional excavation due to poor soils. The renovations, which also expanded the licensed capacity from 22 to 36 children, cost just over \$700,000. Several parties contributed to the renovations including the Provincial Child Care Branch, the Pooh Corner Day Care Society Board, the Parks Board, and the City (via a Triangle West Community Amenity Contribution of just over \$500,000. This CAC contribution included \$44,198 for the playground renovations described in this report.

The renovations were completed in 2002. At this time, Community Care Facilities Licensing (CCFL) inspected the existing playground and required substantial replacement/repair of the playground due to the poor condition and advancing age of the climber, the cracked, uneven

pavement and the lack of proper drainage which contributed to substantial flooding. CCFL also required an addition of toddler climber to provide age appropriate play equipment.

In 2002, Council approved additional capital from the Triangle West Community Amenity Contribution of \$65,000 towards the additional construction costs and a portion of the playground improvements. In 2003, the Portland Hotel Society took over management of the Pooh Corner Day Care. The Society was expected to match the City's contribution of \$44,000. To date, they have secured \$51,000 from Vancouver Foundation, fundraising and Provincial grants. The Provincial grant monies are time limited and must be spent before the end of the fiscal year.

DISCUSSION

In 2005, Social Planning convened a design committee composed of the City's Facility Department, Pooh Corner Day Care, Portland Hotel Society, Parks Board and Community Care Licensing to design the renovated playground. The City tendered the design work and hired landscape architect, Eckford and Associates, to design the playground and provide detailed costings. The design committee has agreed on a conceptual plan for the new playground and a design for a new toddler and 3-5 year old climber. Detail design and costings have now been completed by Dirks Landscape Design Build Ltd. and Eckford and Associates. The total renovation costs are estimated to be \$143,600. In order to facilitate the work in a timely manner and ensure that Provincial grant requirements can be met, staff are recommending a two phase approach:

Phase I will include (APPENDIX A):

- Construction of both the toddler and three to five year age group climbers;
- Fall protection materials required for the climber;
- Any related edging to contain material.

Estimated Construction Costs \$ 73,000.00

Phase I will be funded by:

- \$27,000 from Triangle West CAC previously approved by Council in 2002
- \$46,000 from Portland Hotel Society/ Pooh Corner's fundraising

Work will be completed by the end of March, 2007. Bids were not solicited for this portion of the renovation as the playground grant of \$25,000 from the Province was tied to the design provided in the grant application by Dirk Landscape Design Build Ltd., and because of the time limited nature of the grant. Dirks Landscape Design Build Ltd. will complete this work.

Phase II will include:

- drainage and irrigation upgrade;
- providing sand play areas,
- providing a covered play area and bicycle loop;
- removing the asphalt driveway to create a 'country lane';
- enlarging the existing deck around the play fort;
- repairing the existing wooden bridge; and
- replacing and adding planting materials.

Estimated construction costs for this phase are \$70,600 (APPENDIX B).

Phase II funding:

- \$5,000 from Portland Hotel Society /Pooh Corner fundraising
- \$10,000 from Parks Board
- \$55,600 proposed Capital funding from City.

This work will be competitively bid by Facility Design & Management upon Council's approval of \$55,600 from the 2005 Childcare Capital unallocated budget.

The Parks Board has also offered in-kind assistance to replace planting materials.

The upgrade needs to proceed in a timely manner. The first priority is to replace the existing climber which has been demolished due to health and safety concerns, as described in Phase I.

The next step is to seek competitive bids for the work for the construction of Phase II of the project which will be managed by Facilities Design and Management.

FINANCIAL IMPLICATIONS

The total renovation cost is \$143,600 with funding provided as follows:

Total renovation costs		\$143,600
Existing funding:		
Contribution from Pooh Corner Day Care Society	\$51,000	
Contribution form Parks Board (plus planting)	\$10,000	
Approved City funding for Pooh Corner Daycare	<u>\$27,000</u>	
		<u>\$88,000</u>
Additional City Funding required		\$55,600

CONCLUSION

Staff are recommending Council approval of a Capital contribution of up to \$55,600 from the 2005 Childcare Capital unallocated budget for the Pooh Corner Day Care playground upgrade and renovation. Completion of this renovation will ensure a safe playground environment which meets Community Care Licensing standards and provides developmental opportunities for children in a naturally beautiful environment.

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