

NOTE FROM CLERK: THE RECOMMENDATION TO AMEND WILL REQUIRE A MOTION TO RECONSIDER

A7



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: March 14, 2007
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VanRIMS No.: 03-1200-11
Meeting Date: April 3, 2007

TO: Vancouver City Council

FROM: Director of Facilities Design and Management in consultation with Director of Legal Services

SUBJECT: Amend Design Consultant Contract for Woodward's Childcare

RECOMMENDATION

- A. THAT Council approve amending the value of the design contract for the interior fit-out and landscape design for the Woodward's Child Development Centre by maximum \$35,000 (plus applicable GST) from a maximum value of \$120,000 (plus applicable GST) to a maximum value of \$155,000 (plus applicable GST); source of funding to be the 2006 Capital Budget for City-owned Childcare Facilities.
- B. THAT Council authorize the Director of Facilities Design & Management to change the value of the Architect's contract through Change Orders if and when required, up to the amended maximum contract value of \$155,000.

GENERAL MANAGER'S COMMENT

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

COUNCIL POLICY

If the value of a consulting contract exceeds \$30,000, the consulting contract must be authorized by Council. If a consulting contract has been authorized by Council for a maximum

value and City staff wish to increase such maximum value, the increase must be authorized by Council.

PURPOSE

The purpose of this report is to seek approval to amend the consulting contract for the design of the childcare component in the Woodward's project to increase the maximum value by \$35,000. Amendments to be executed by the Director of Facilities Design & Management as Change Orders to the contract as required to complete the work up to the new maximum authorized value.

BACKGROUND

On September 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 Request for 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 childcare spaces in the Woodward's project and the use of an estimated \$1,665,000 of City-wide DCL funds for this purpose.

In September 2006 Vancouver City Council authorized the award of the consulting contract for the design of the interior fit-out and landscaping design for the Woodward's Childcare to Henriquez Partners Architects for fees and disbursements of up to \$120,000 to be funded from the 2006 Capital Budget for City-owned Childcare.

DISCUSSION

The increase in value of the consulting contract is being sought in order to establish authority for additions to the consulting contract for disbursements, additional services such as the preparation of record documents after construction is completed and to increase the contingency to deal with unforeseen events. This authorization is being sought as only Council may increase the maximum value of this contract and there is no standing authority for the authorization of changes to the maximum value of consultant contracts.

FINANCIAL IMPLICATIONS

The 2006 Capital budget includes \$400,000 for the soft costs relating to the Woodward's Childcare. In September 2006, \$120,000 was allocated to this design consulting contract with Henriquez Partners Architects. The additional \$35,000 requested in this report will also be funded from this budget. On construction projects, Consultant Contracts are considered soft costs.

PROJECT SCHEDULE

The project schedule is as follows:

Start detailed design	September 2006
Building Permit	mid 2007
Complete Construction	mid 2009

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