



CITY OF VANCOUVER

A21

ADMINISTRATIVE REPORT

Report Date: July 8, 2008
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Meeting Date: July 22, 2008

TO: Vancouver City Council

FROM: Director of Facilities Design and Management in consultation with the
Director of Social Policy

SUBJECT: Simon Fraser/ Mount Pleasant Child Development Centre Project,
Approval of Design Fees and Appointment of Consultants

RECOMMENDATION

- A. THAT Council approve a grant in-kind of services worth approximately \$270,000 for the primary benefit of the Mount Pleasant Community Centre Association for the completion of detailed design for the construction of the Simon Fraser/ Mount Pleasant Child Development Centre; source of funding to be the \$720,000 project budget approved in principle as part of the 2008 Capital Budget for Childcare Facilities.
- B. THAT, subject to the conditions set out in Recommendations C, D, and E, S.R. McEwen Architect be awarded the contract for the detailed design and contract administration services during construction of the Simon Fraser/ Mount Pleasant Child Development Centre for a maximum fee of \$266,150 plus applicable taxes; source of funding to be the budget established pursuant to Recommendation A; and THAT staff be directed to report back on the detailed design and project costs prior to tendering for construction.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation B as well as any legal documents, if any, required to implement or formalize Recommendation A.
- D. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services.

- E. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations A, B, C, or D above unless and until such legal documents are executed and delivered by the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Managers of Business Planning and Services and Community Services recommend approval of the foregoing.

COUNCIL POLICY

In 1990, Council approved the Civic Childcare Strategy that set 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, wherever possible.

In April, 2002, Council approved "Moving Forward Childcare: A Cornerstone of Childhood Development", 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.

Consulting contracts over \$30,000 require the approval of Council.

Approval of grants requires eight affirmative votes.

PURPOSE

The purpose of this report is to seek allocation of funds to complete the design and project costing of the Simon Fraser/ Mount Pleasant Child Development Centre and Council's approval to award consultant contracts for this work and to report back on the status of the conditions arising from the 2007 Council report.

BACKGROUND

In 2002, the Park Board announced its intention to close the Mount Pleasant Community Centre. All of the services were to be moved to the new community centre at #1 Kingsway. The Mount Pleasant Community Centre provides neighbourhood childcare programs which serves the adjacent Simon Fraser School. The loss of the program at this location was a concern to neighbourhood and to staff at the Simon Fraser Elementary School. They felt parents may transfer children to other schools providing this service. The Simon Fraser/ Mount Pleasant Child Development Centre was formed to address these concerns. The committee examined options ultimately suggesting a 460 m² modular facility be built on the

school ground with play space in the adjacent park. This was agreed to in principle by School and Park Boards.

The 2006-2008 Capital Plan provided \$4.8M toward child care initiatives, of which the Simon Fraser/ Mount Pleasant Child Development Centre was identified as a priority.

In April 2007, Council approved a site feasibility study and allocated \$25,000 for the conceptual design and costing of a stand alone modular child care facility on the lands of the Vancouver School Board at Simon Fraser Elementary School and \$5,000 for a fundraising plan. In addition, Council approved in principle an allocation of \$720,000 in the 2008 Child Care Capital Budget subject to:

- Completion of a Memorandum of Understanding;
- A report back to Council on the conceptual design and costing, based on the feasibility study;
- Demonstration of successful fundraising of 50% of the project costs by the Mount Pleasant Community Centre Association;
- Approval of the 2008 Capital Budget; and
- Final Council approval and allocation of funds.

The committee obtained proposals from three architects in order to complete the conceptual design. Each firm was interviewed by the committee comprised of staff from the City's Facilities and Design Management and Social Planning Departments and representatives of the School Board, Park Board and the MPCCA. The firm of S.R. McEwen was selected by the committee.

DISCUSSION

Report Back on the Status of Conditions Arising from the 2007 Council Report

In the April 2007 report, Council approved in principle a capital contribution of \$720,000 subject to a number of conditions. Staff are recommending that the architect and sub consultants' fee comes from this capital allocation and therefore are reporting back on the conditions.

1. Completion of a Memorandum of Understanding to the satisfaction of Council. The MOU is being finalized at this time.
2. Report back on the Conceptual Design and Costing. At Council's direction, S.R. McEwen Architect completed the feasibility study and conceptual design. The feasibility study confirmed that a building of 460 m² will fit on the school site and can meet City Child Care Design Guidelines and Provincial Child Care Regulations. The estimated project cost is \$2,108,000.
3. Demonstration of successful fundraising of 50% of the project cost by MPCCA. To date the MPCCA has raised \$930,000 towards the capital costs of the child care. MPCCA is currently pursuing additional funding.

Provincial Major Capital Funding	\$500,000
Province	\$250,000
MPCCA	\$180,000
Total	\$930,000

The original intent was for the City to own the facility on school land; however, the committee has agreed and is now recommending that the Mount Pleasant Community Centre Association own the building and be responsible for maintenance and long term rehabilitation costs associated with this facility.

To ensure that the facility is designed and constructed to the required standards and guidelines, staff from Facilities Design & Management will continue to provide project management services and administer the contracts and agreements associated with this project.

Award of Contract for the Detailed Design of the Simon Fraser/ Mount Pleasant Child Development Centre

The Design Committee wishes to continue with the design work with the firm of S.R. McEwen Architect and their sub consultants. The committee wishes to complete the design work and plans and specifications to the tender stage. This will allow for more detailed cost estimates to aid in the continued fundraising efforts of the Mount Pleasant Community Centre Association. Continuing now with the design work will assist in facilitating a more timely completion of the project. It will also help minimize escalation of cost experienced throughout the construction industry.

Staff are now requesting allocation of \$270,000 from the \$720,000 approved in principle in order to proceed with the detailed design phase of this project. Once the project is at the tender stage, staff will report back on the final project details, budget and sources of other funding.

A proposal has been received from S.R. McEwen Architect including sub-consultants. The fees proposed are well within the AIBC tariff range for this type of project. The architect will act as managing consultant. Sub consultant proposals were obtained by the architect who recommends the sub consultants listed below, along with the architect:

Architect - S.R. McEwen Architect
Structural - Chiu Hippmann Engineering Inc.
Mechanical - Versacon Consultants Inc.
Electrical - Roy Campbell Ltd.
Landscape - Sharp and Diamond Landscape Architecture Inc.
Project Disbursements

In light of the previous work completed by S.R. McEwen Architect on the feasibility study and conceptual design, staff are requesting that this consultant and their associated sub consultants be engaged to complete the detailed design of the Child Care facility for a

maximum fee of \$266,150 plus applicable taxes. Once this work is complete staff will report back to Council on the detail design and project costs.

FINANCIAL IMPLICATIONS

Project funding of \$720,000 is approved, in principle, in the 2008 Capital Budget, subject to fulfilment of a number of conditions sited in the previous section.

Staff are recommending that \$270,000 be allocated for the completion of the detailed design and costing, which will be performed by S.R. McEwen Architect and its associated sub-consultants for a maximum fee of \$266,150 plus applicable taxes.

Project budget approved in principle	Recommended in this report	Remaining (to be allocated at a later date)
	\$270,000 (detail design)	
\$720,000	\$270,000	\$450,000

Including the 2007 allocation of \$30,000 for the conceptual design and costing (\$25,000) and the fundraising plan (\$5,000), total City contribution to date would be \$300,000.

By enabling the Mount Pleasant Community Centre Association to own the building, the City will not incur costs for operation or maintenance or future rehabilitation requirements of this facility.

ENVIRONMENTAL IMPLICATIONS

This building is below the size required to meet LEED Gold standards. It is being designed to meet "Green" standards wherever possible within the confines of a small project budget.

SOCIAL IMPLICATIONS

Child Care supports labour force participation for parents and aids in healthy child development for children. Supporting child care in our communities leads to a social sustainable and inclusive city.

CONCLUSION

This report recommends that Council approve an additional allocation of \$270,000 from the project budget of \$720,000 approved in principle as part of the 2008 Capital Budget in order complete the detailed design of the Mount Pleasant/Simon Fraser Childcare Facility and that the Director of Facilities Design and Management be authorized to award a contract for the detailed design of this facility to S.R. McEwen Architects as noted in this report for this facility.

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