

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 November 15

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 13000 02

**SUBJECT: CHILD-CARE FACILITIES ON
BURNABY SCHOOL DISTRICT #41 SITES**

PURPOSE: To obtain funding approval to undertake the detailed design and construction of four (4) child-care facilities in partnership with the Burnaby School District #41.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the use of Amenity Bonus Funds in the amount of \$6,000,000 (*inclusive of GST @ 5%*) to undertake the detailed design and construction of four (4) child-care facilities on Burnaby School District #41 sites.
2. **THAT** staff be authorized to pursue and execute the necessary lease and related agreements with the Burnaby School Board.
3. **THAT** staff be authorized to inform the Province of BC of the program and pursue any available Provincial funding to cost-share the program.
4. **THAT** a copy of this report be forwarded to Burnaby School District #41 and the Burnaby Board of Education.

REPORT**1.0 BACKGROUND**

The City and the Burnaby School District #41, in partnership, have agreed to explore means to provide additional, cost-effective and quality child-care spaces in Burnaby. To provide for new child-care spaces, the City has over the past year undertaken a detailed feasibility study and cost estimate to provide new child-care facilities in each quadrant of the City to be located on school sites. The study looked at various Burnaby School District #41 sites in order to determine those best suited to accept a stand-alone modular building specifically designed for a 30-month to a five year old child care program. Each site was evaluated for site servicing, access and building requirements to obtain an estimate of the probable construction costs.

On 2017 October 25, the results of the feasibility study were accepted by the City and the Burnaby School District #41. The results support the development four (4) child-care facilities. Subsequently, staff have issued a Request for Proposal (RFP) seeking qualified consulting firms to submit for the detailed design and contract administration services with the intent to enter into a Client/Architect Agreement before the year end and start the detailed design as soon as possible.

2.0 PROJECT DEVELOPMENT

The selection of the four (4) proposed sites shown in the *attached* Appendix “A” was the result of a detailed feasibility study and discussions with the Burnaby School District #41 under the partnership agreement approved by the City and the Burnaby School District #41. In order to expedite the construction of the child-care facilities, it is proposed that the work be broken down into three (3) main components, allowing for work to be phased on all four (4) sites. The main components are civil and site servicing, modular building construction and on-site construction. By timing the tender of the main components separately, it will allow the work on each site to proceed in a pre-determined order and flow as the modular buildings are being manufactured and delivered to the site. During the detailed design, staff will be working on and pursuing the necessary lease and operating agreements with Burnaby School District #41. The agreements will cover, but not limited to: operation, access, ownership, maintenance and use of the facilities over the life of the building. The Burnaby School District #41 will be responsible for the selection and administration of the non-profit daycare providers to operate the child day-care spaces. The four (4) selected school sites are (see Appendix “A”):

- | | | |
|--------------------|---|--------------------|
| 1) Capitol Hill | - | 350 Holdom Avenue |
| 2) Montecito | - | 2176 Duthie Avenue |
| 3) Cascade Heights | - | 4343 Smith Avenue |
| 4) Stride | - | 7014 Stride Avenue |

The next phase of this program to select additional sites beyond the initial four (4), will be the subject of a future report to Council once the currently-proposed facilities are under way. Funding for the design and construction of the proposed child-care facilities is detailed below.

3.0 PROJECT FUNDING

Based on the feasibility study and preliminary cost estimate, the total project cost to design and construct four (4) child-care facilities is approximately \$6,000,000 (*inclusive of GST @ 5%*).

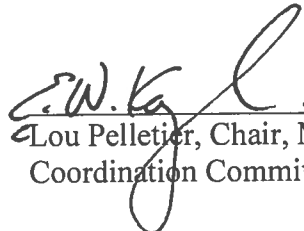
The funding for this project is part of the priority program for use of Amenity Bonus Funds and is included in the 2018-2023 Financial Plan. In addition to the funding provided by the City, staff will pursue any available funding that may be available through Provincial Programs to cost share the development of these child-care facilities.

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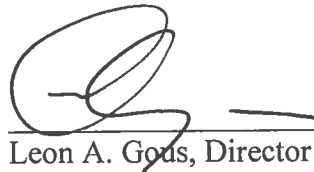
4.0 CONCLUSION

The development of four (4) child-care facilities is proposed to be funded through the use of Amenity Bonus Funds. It is recommended that the Committee seek Council approval to fund the detailed design and construction of this project in the amount of \$6,000,000 (*inclusive of GST @ 5%*).

It is further recommended that staff be authorized to pursue legal agreements with Burnaby School District #41 and seek any available Provincial cost-share funding from the Province of BC. Staff will provide updates on the design and construction in future reports to the Financial Management Committee and Council.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon A. Goss, Director Engineering

RP:ap
Attachment

cc: City Manager	Deputy City Manager
Director Finance	Purchasing Manager
Chief Building Inspector	City Clerk

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Appendix A Proposed Childcare Sites

