

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 April 17

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 10

Reference: Child Care Facilities

SUBJECT: CHILD CARE FACILITIES – FUNDING REQUEST

PURPOSE: To obtain funding approval to undertake the detailed design and construction of the Stride Child Care Facility in partnership with the Burnaby School District #41.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize the use of Community Benefit Bonus funds in the amount of \$4,000,000, inclusive of GST, to fund the design and construction of child care facilities, as further outlined in Section 3.0 of this report.
2. **THAT** Council authorize staff to explore the desirability and feasibility of including child care facilities in the building program for future community centres, as outlined in Section 4.0 of this report.

R E P O R T

1.0 BACKGROUND

Prior to the Province's new child care initiatives, the City of Burnaby and the Burnaby School District #41 signed a Child Care Facilities Memorandum of Agreement in 2014, to address the child care needs of Burnaby residents. The agreement established the basis for up to 12 child care centres to be developed on school sites throughout the City. As set out in the agreement, the City will be responsible for the capital costs of developing the centres, the School District will provide land, and locally-based non-profit organizations will operate the centres.

On 2017 November 15, Council approved the use of Community Benefit Bonus funds in the amount of \$6,000,000 (BAC.0002) in order to undertake the detailed design and construction of up to four (4) child care facilities on Burnaby School District #41 sites. These centres include Capitol Hill Elementary, Montecito Elementary, Stride Elementary and Cascade Heights Elementary.

In 2017 November, the City retained Principle Architecture to provide design and construction administration services for the first four child care sites. Site work is currently underway to

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Child Care Facilities – Funding Request

2019 April 17..... Page 2

develop the initial two sites at Capitol Hill Elementary and Montecito Elementary. These facilities will provide 25 spaces each for school aged children.

Principal Architecture is presently working on the detailed design for the next child care facility at Stride Elementary, which will be fifty percent larger in capacity to accommodate both infant care and school age children. At the end of this process, the City will have two child care centre designs, which will be applied to future child care centres on remaining school sites.

2.0 POLICY SECTION

The advancement of this project aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff
- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community
- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability
 - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning
- **A Thriving Organization**
 - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Child Care Facilities – Funding Request

2019 April 17..... Page 3

3.0 PROJECT FINANCING

The initial two child care centres at Capitol Hill Elementary and Montecito Elementary have required design changes from the original proposals, which have increased the delivery cost of these facilities. After further review of the original design proposals, it was determined that services such as water, electricity, storm, sanitary, garbage and recycling were not available from the existing schools, requiring new service connections to be designed and constructed. Specific Fraser Health Authority requirements for age appropriate play spaces have also required that the City provide our own independent child care play spaces, rather than integrating with the existing school facilities. This has also contributed to the increased delivery costs. Accounting for these design changes, the delivery of the initial two child care facilities will consume the majority of the initial funding request.

Given the increased delivery costs of these initial two child care facilities, additional funding is required to complete the design and construction of the third child care facility at Stride Elementary.

Therefore, it is recommended that the Committee seek Council approval for funding in the amount of \$4,000,000, to finance the completion of the design and construction of the Stride Elementary Child Care Facility. This amount includes contingency funds, and reflects the higher design and construction fees required to develop the Stride Child Care Facility, given that it will be fifty percent larger than the initial two child care facilities. Sufficient Community Benefit Bonus Funds are available to support this funding request, and the funding request is accounted for in the 2019-2023 Financial Plan.

4.0 CHILD CARE FACILITIES IN FUTURE CIVIC BUILDINGS

An opportunity has been identified to include child care facilities in select future civic buildings, such as the proposed community centres at Willingdon Heights Park, Confederation Park, Cameron Park, and in the Burnaby Lake Sports Complex. The inclusion of child care facilities in these community centres has the potential to improve the overall social value of these civic buildings, as well as providing for a more cost effective and time efficient delivery method, compared with developing standalone child care facilities. Therefore, it is recommended that Council authorize staff to explore the desirability and feasibility of including child care facilities in the building program for future community centres, such as those proposed at Willingdon Heights Park, Confederation Park, Cameron Park, and in the Burnaby Lake Sports Complex.

5.0 CONCLUSION

The development of the Capitol Hill Elementary, Montecito Elementary, and Stride Elementary child care facilities is funded through the use of Community Benefit Bonus Funds. It is recommended that Council authorize the use of Community Benefit Bonus funds in the amount

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Child Care Facilities – Funding Request

2019 April 17..... Page 4

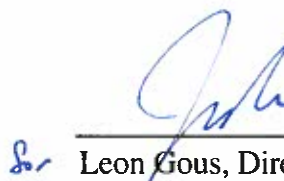
of \$4,000,000, inclusive of disbursements, GST, and contingency, in order to complete the work outlined above.

Subject to receiving Council's approval of the funding, staff will update the Client/Architect Agreement with Principal Architecture, and complete the design and construction of the first three child care facilities at Capitol Hill, Montecito and Stride Elementary Schools.

It is also recommended that Council authorize staff to explore the desirability and feasibility of including child care facilities in the building program for future community centres, such as those proposed at Willingdon Heights Park, Confederation Park, Cameron Park, and in the Burnaby Lake Sports Complex.



Ed Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

PS:sla

cc: City Manager
Director Corporate Services
Director Public Safety and Community Services
Director Finance
Assistant Director – Civic Building Projects
Purchasing Manager
City Solicitor
City Clerk