



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee  
**From:** John Irving, P. Eng., MPA  
Director Engineering  
**Re:** Hamilton Child Care Centre Project

**Date:** June 27, 2013  
**File:** 06-2052-25-  
DCHA1/Vol 01

### Staff Recommendation

That the approved project description be revised to include construction methods other than modular building as acceptable construction methodologies for the Hamilton Child Care facility.

John Irving, P. Eng., MPA  
Director Engineering  
(604-276-4140)

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Community Social Development	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> GI

## **Staff Report**

### **Origin**

As part of Rezoning Agreement RZ 09-484669 with Translink, to develop a Bus Operations and Maintenance Facility in the Hamilton Area, the City negotiated the transfer of 2.43 acres plus a monetary contribution of approximately \$1,770,000 for community amenities. In June 2010, Council endorsed the use of these lands (at 23591 Westminster Highway) and funds for the establishment of a City owned child care facility. The report and Council approved project scope was specific that the facility was to be of modular construction.

The purpose of this report is to seek Council approval for staff to also consider construction of the child care facility using wood frame construction.

### **Analysis**

Past child care Needs Assessments have shown that there exists a strong need for this type of facility in the Hamilton area. The contemplated facility design is nearing completion and will be approximately 3,400 ft<sup>2</sup> in order to accommodate 33 child care spaces. The anticipated facility delivery timeframe is July 2014 and the approved project budget is \$1,770,000.

In June 2010, Council approved the rezoning report which included a stipulation that the child care facility would be of modular construction.

Through the course of the child care facility design, it was found that there is now very limited competition in the modular building construction industry. Specifically, one of the two local fabricators of modular buildings are no longer in business, leaving only one to provide pricing to construct this facility and complete delivery within the defined timeframe.

An alternative construction method for the child care facility is using standard wood-frame construction (completed on the site as opposed to in a fabrication shop). Wood-frame construction is a well established industry standard for facilities which are the size and type of the proposed child care facility. It is typical of what would be used for residential houses, townhouse complexes, etc., throughout the Province.

It is anticipated that construction using the wood-frame methodology will reflect cost savings and be favourable to the project schedule, without compromising the end-user's needs. Accordingly, it is recommended that construction of the child care facility not be limited to modular, in order to ensure that best value can be realized.

### **Financial Impact**

None.

## **Conclusion**

Through the rezoning process the City negotiated funding to complete construction of a new Hamilton child care facility through modular construction. As there is limited local modular construction suppliers, standard wood-frame construction should also be considered. Wood frame construction is a well established industry practice which is likely to provide project cost savings on this child care facility project.



Jim V. Young, P. Eng.  
Senior Manager  
(604-247-4610)

JY:tvvv