



To: Parks, Recreation and Cultural Services Committee
From: Kate Sparrow, Director, Recreation & Cultural Services
Re: Hamilton Child Care Facility - Additional Uses

Date: June 26, 2006
File: 07-3070-03-03/Vol 01

Staff Recommendation

That the attached report be received for information.

K. Sparrow

Kate Sparrow
Director, Recreation & Cultural
(4129)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Facility Management.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>[Signature]</i>	
Recreation & Cultural Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On March 27th 2006 Council approved the Hamilton Fire Hall site at 23031 Westminster Hwy for lease to the Society of Richmond Children's Centres for development of a Child Care Centre pending approval of \$500,000 funding from the Ministry of Children and Family Development. In the discussions, Council made the following referral to staff:

"That staff review the possibility of expanding the proposed building and its uses."

Analysis

The current fire hall at 23031 Westminster Hwy will be demolished as it is not in appropriate condition for renovation. Staff have reviewed the site requirements and capacity. The proposed child care centre, to be developed by the Society of Richmond Children's Centres, will be one storey and accommodate 79 child care spaces. It must be at least 5000 square feet with an additional 4320 square feet of outdoor space to meet licensing requirements. (Attachment 1)

A modular building has always been envisioned for this project in order to help speed construction timelines, minimize costs and provide flexibility to the Society. The cost estimates for the one-storey, 5000 square foot modular building on this site is approximately \$1.3 million of which Council has committed \$110,000 for site preparation. The only option on this site, to provide additional community space, is to add another storey to the facility.

The Hamilton area's population is 4200, predominantly families and is expected to double by 2021. The current facility was built in 1995 and is at capacity.

The current Hamilton Community Centre's use is maximized with certain populations being underserved due to lack of space. The Hamilton Community Association has indicated its priorities for any new spaces include a Fitness Centre, Community Library and / or Multi-purpose recreation space. Each of these uses, or some combination of multiple uses, could be accommodated in an additional storey. A 5000 square foot additional storey offers approximately 4000 square feet of programmable space. An additional 5000 square foot storey added to this modular building would be \$1.4 million bringing the total project cost to approximately \$2.7 million. (Attachment 2).

Additional operating costs would also be incurred. The average community recreation facilities costs of \$23.50 per square foot per year. The additional annual operating cost could be at minimum \$117,500.

Expanding the building would result in issues with parking and security for the child care centre. Additional parking would need to be accommodated off-site for multiple uses to co-exist and provisions for safe travel by pedestrians and bicycles to the site would need to be investigated throughout the development process.

The design of the facility and the choice of programming would be impacted by ensuring the security of the child care service on the ground floor. These are able to be resolved through the

design and development process. It should be noted that utilizing a modular building for a Fitness Centre, Community Library and / or Multi-purpose recreation would result in a facility that would not be at the quality provided to citizens of Richmond in other City owned facilities.

The Society of Richmond Children's Centres is also investigating expanding the scope of the one story building and its uses. The Society's original desire for the project had been to construct a full community services hub with child care as an anchor. The space limitations at the site do not allow for a full service hub. However, a number of community service organizations have expressed an interest in providing some outreach services from the site which may result in expanded scope or uses of the building.

The process for proceeding is to seek council approval for funding, securing capital funding in 2006, partnership agreement with the Society of Richmond Children's Centres, city involvement in design and construction.

Financial Impact

There is no financial impact of receiving this report for information. The cost of adding another 5000 square foot storey to the building is \$1.4 million. If Council wished to proceed with adding a second storey to the centre, funding could be sourced from a combination of accounts such as surplus, leisure facility reserve and remaining council provision funding.

Conclusion

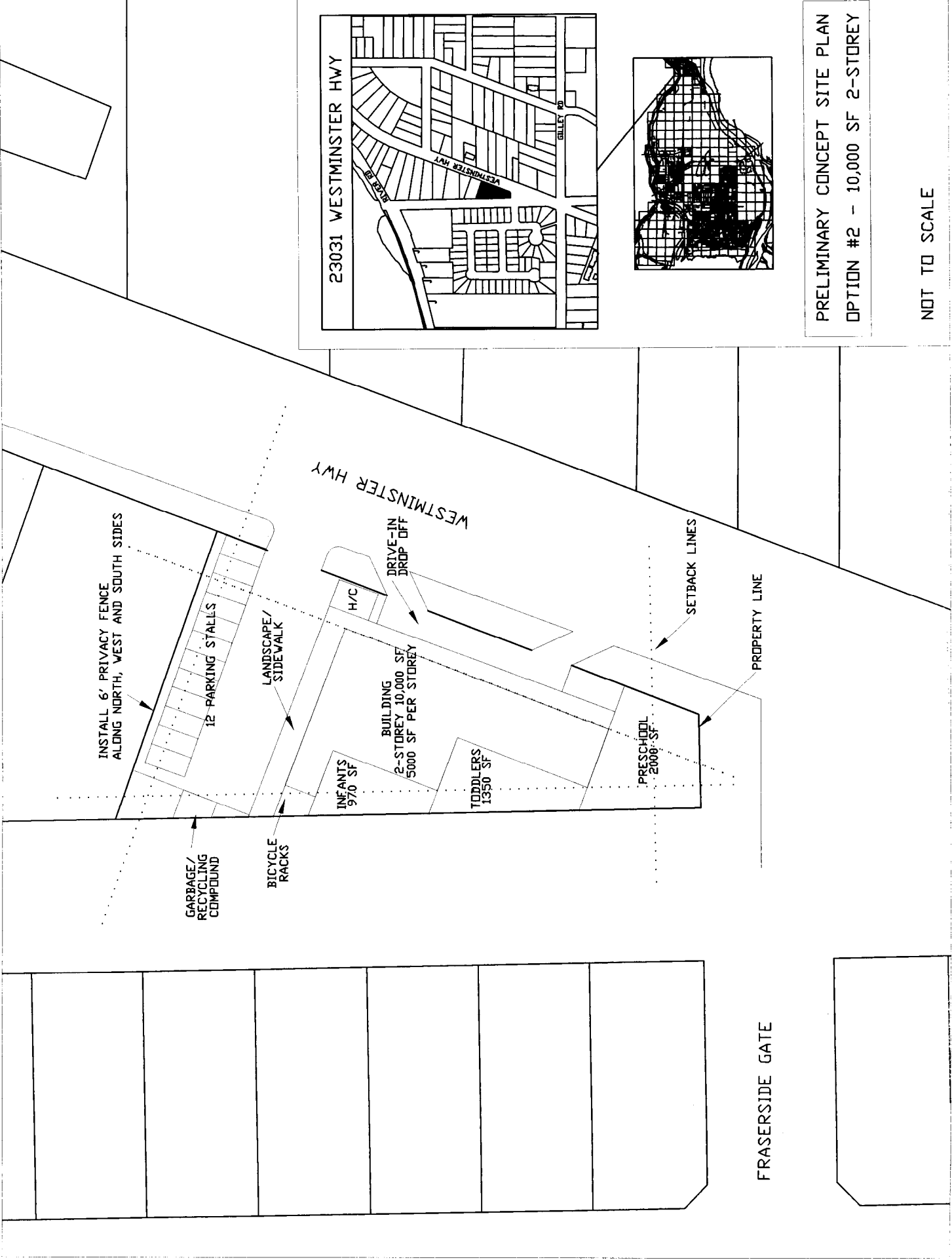
It is possible to expand the proposed child care facility at 23031 Westminster Hwy and its uses. The Capital cost of adding an additional 5000 square foot storey to the building (4000 square feet of programmable space) is approximately \$1.4 million with associated annual operating costs of approximately \$117,500.

Potential uses to meet community needs for the additional space include fitness and wellness, and multi-purpose recreation activities. If the building were to be expanded, final determination of the building program would be developed with the Society of Richmond Children's Centres and consider the issues of parking, security and partnerships.



Serena Lusk
Planner II
(4611)

SL:sl



PRELIMINARY CONCEPT SITE PLAN
 OPTION #2 - 10,000 SF 2-STORY

NOT TO SCALE

FRASERSIDE GATE

City of Richmond - Facility Management. Project Development Budget

Project Title : Hamilton Childcare Facility - Two Storey 10000 SF
Date: 18-May-06

Hard Costs	Description	Unit Cost	Sq.Ft.	Total
	Substructure	\$ 20.00	10000	\$ 200,000
	Structure	\$ 15.00	10000	\$ 150,000
	Exterior Enclosure	\$ 15.00	10000	\$ 150,000
	Partitions & Doors	\$ 15.00	10000	\$ 150,000
	Interior Finishes	\$ 10.00	10000	\$ 100,000
	Fittings & Equipment	\$ 6.00	10000	\$ 60,000
	Mechanical, HVAC, Plumbing	\$ 12.00	10000	\$ 120,000
	Sprinkler System	\$ 2.00	10000	\$ 20,000
	Electrical, Fire Protection	\$ 15.00	10000	\$ 150,000
	Construction Total	\$ 110.00		\$ 1,100,000
	On Site development	\$ 15.00	10000	\$ 150,000
	Landscaping	\$ 3.00	10000	\$ 30,000
	Off Site Development	5%	10000	55,000.00
	Site Total			\$ 235,000
	Building Development Total			\$ 1,335,000
	G.C. Mgmt Fee	5%	10000	\$ 66,750
	Div 1 General Conditions	10%	10000	\$ 133,500
	Project Construction Total	153.53	10000	\$ 200,250
	Project Construction Total			\$ 1,535,250

Description	%	Total
Consultant Design Team	7.0%	\$ 107,468
Disbursements	1.5%	\$ 23,029
Design Contingency	5%	\$ 76,763
Construction Contingency	20%	\$ 307,050
Furnishing & Equipment	10%	\$ 153,525
Post Construction/Occupancy	2.5%	\$ 38,381
Development Cost Total		\$ 667,834

City Costs		Total
Description	%	Total
Permits & Licenses	1.5%	\$ 23,029
Richmond DCC		\$ 22,540
Project Manager - Civic Buildings	0%	\$ -
General Overhead Rate	23%	\$ 506,709
Zero GST	0%	\$ -
City Cost Total		\$ 506,709
Grand Total		\$ 2,709,793

Project Component list

Description	Area SF.	Rev'ns
Concept Budget for new Childcare	10000	
Total	10000	

Consultant Fee Calculations from Construction Budget Total

Discipline	Est % fee	Estimated	Budget	Proposal	Agreed
Architect	5% - 15%				
Interior Designer	3%				
Structural Engineer	10%				
Mechanical Engineer	10%				
Electrical Engineer	10%				
Environmental Eng.	1%				
Acoustical Eng.	1%				
Quantity Surveyor	1%				
Geotech Engineer	1%				
Building Code Eng.	1%				
Landscape Architect	1%				
Total		\$ -	\$ -	\$ -	\$ -