

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: August 13, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Walter Babicz, City Manager

SUBJECT: Proposed Childcare Development – Malaspina Avenue

ATTACHMENT(S): Staff Report to Council dated July 2, 2021 titled “Addition of Daycare Projects to the 2021-2025 Financial Plan”

RECOMMENDATION(S):

1. That Council AUTHORIZES Administration to expend up to \$30,000 to enable completion of a geotechnical investigation and a site survey at 8008 Malaspina Avenue, the proposed site of an 83 space childcare centre funded by the Province of BC.

PURPOSE:

Administration, with Council approval, has entered into a funding agreement with the Province of BC to develop a childcare facility at 8008 Malaspina Avenue. At the July 12, 2021 regular Council meeting, Council approved this project to be added to the Financial Plan. The Staff Report dated July 2, 2021 is attached for reference. A phased approach to remove uncertainty and lock in a fixed price early in the project life cycle is underway. Colliers Project Leaders is facilitating this process and has identified two required pre-development activities. A geotechnical investigation is required to study subsurface conditions and obtain a recommendation on the type of foundation required for this site. Completing a geotechnical study will also eliminate the risk of added costs should the site be found to be unsuitable for conventional foundations. A site survey is required to confirm the property lines and utilities present in the area. When complete, the site survey process provides the design team with a computer-aided design (CAD) file confirming the exact distances of the utilities and all other existing features on site. Administration is seeking Council approval to expend up to \$30,000 for these pre-development activities.

BACKGROUND:

The modified design-build process led by Colliers consists of three phases. In the current phase, Colliers is preparing an RFP to secure a team of design and construction professionals who will enter into a service agreement. The geotechnical investigation and site survey work should be completed before proceeding with a competitive procurement process to complete the project because during the second phase, the successful proponent will work with Colliers to develop a schematic design, establish the owner’s statement of requirements, and confirm project costing. Without geotechnical and site survey information, the project team’s ability to accurately assess and cost the full scope of work is not possible. Inaccurate cost estimates would adversely affect the City’s ability, at the completion of phase two, to determine whether it wished to proceed with the project and enter into a CCDC14 contract.

If the project does not proceed, the City of Prince George would be required to return associated funding, in its entirety, to the Province of BC. This means all pre-development costs, including the proposed geotechnical investigation and site survey work, would be borne by the City. If the project proceeds, with the exception of contracted project management fees (not included in the submitted grant budget), pre-development costs such as the geotechnical investigation and site survey work are considered eligible project expenditures within the funding agreement.

SUMMARY AND CONCLUSION:

Administration, with Council approval, has entered into a funding agreement with the Province of BC to develop a childcare facility at 8008 Malaspina Avenue. A phased approach to remove uncertainty and lock in a fixed price early in the project life cycle is underway. Colliers Project Leaders is facilitating this process and has identified two required pre-development activities. A geotechnical investigation is required to study subsurface conditions and obtain a recommendation on the type of foundation required for this site, and a site survey is required to confirm the property lines and utilities present in the area. Administration is seeking Council approval to expend up to \$30,000 for these pre-development activities, as geotechnical and site survey information will enable the project team to accurately assess and cost the full scope of work. If Council chooses not to proceed with the development, the City will be responsible for all pre-development costs, including the cost of the proposed geotechnical and site survey work. However, if the project proceeds, with the exception of contracted project management fees (not included in the submitted grant budget), pre-development costs such as the geotechnical investigation and site survey work are considered eligible project expenditures within the funding agreement.

RESPECTFULLY SUBMITTED:

Walter Babicz, City Manager

PREPARED BY: Chris Bone, Senior Manager – Strategic Initiatives & Partnerships

Meeting Date: 2021/08/30