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Attention: Anmore Mayor and Council
Subject: Robert Tribe's Recommendations Regarding the Building of a Stand-Alone Anmore Daycare Centre

I oppose the building of a stand-alone Anmore Daycare Centre as the forecasted capital funding, without supplemental funds from other village sources, will exceed the available funds.

There have been discussions on how to reduce the capital requirements; however, in my professional opinion, in some cases it will only defer to the future and/or result in the risk of cost overruns to the Village.

The primary issue is that the forecasted costs exceed the funds available. We have competitive bids that provide the best estimate for all the costs to provide a complete facility. Based on the bids received and provisions for other costs not included in the bid, the capital funding allocation should be in the order of \$760,000.00.

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|---|---------------|
| • Bid Price: | \$ [REDACTED] |
| • Allowance Contingency and Extras: | \$35,000.00 |
| • Miscellaneous Costs - Permits, Legal Fees, Insurance: | \$10,000.00 |
| Subtotal: | \$ [REDACTED] |
| HST: | \$ [REDACTED] |
| Total: | \$ [REDACTED] |

If the Village chooses to defer some of the works, this does not alleviate the future requirements of that funding. As well, the entering into a contract management arrangement reduces the contractor's costs, but transfers additional risk and cost to the Village.

The creation of a stand-alone daycare is expensive and ties up a valuable land asset for a long period of time. Accordingly, I oppose the allocation of \$170,000.00 in additional funding for a facility that serves such a small segment of our community.

I am only commenting on the funding requirements as this directly relates to my professional expertise and experience. For over 45-years, I have managed the planning, finance, design and construction of large infrastructure and public sector projects. Some of the strategies that have/are being considered as alternatives to the fixed price bids, in my professional opinion, are questionable practice in the management of public funds.

Yours truly,

Robert N. Tribe, P. Eng.
Co-Chair, Anmore Daycare Working Group