

Board of Education
Special Public Meeting Agenda

Wednesday, August 7, 2024 - 2:00 PM
Via Zoom

https://sd38.zoom.us/webinar/register/WN_UsPbh-y0R-6saooEsvXSXw

After registering, you will receive a confirmation email containing information about joining the webinar.

The Richmond Board of Education acknowledges and thanks the First Peoples of the hən̓q̓əmiñəḥ language group on whose traditional and unceded territories we teach, learn and live.

- 1. Adoption of Agenda**
- 2. New Business**
 - (a) John G. Diefenbaker Elementary Seismic Replacement Project**
Report from the Secretary Treasurer and Director, Richmond Project Team attached.
- 3. Adjournment**

Report to the Board of Education (Public)

Date: August 7, 2024

From: Cindy Wang, Secretary Treasurer
Steve Ahluwalia, Director Richmond Project Team

Subject: **John G. Diefenbaker Elementary Seismic Replacement Project**

RECOMMENDATION #1:

THAT the Board of Education (Richmond) approve the allocation of two hundred ninety-eight thousand dollars (\$298,000) towards the John G. Diefenbaker Elementary School Seismic Replacement Project No. 150384 from Local Capital Reserves.

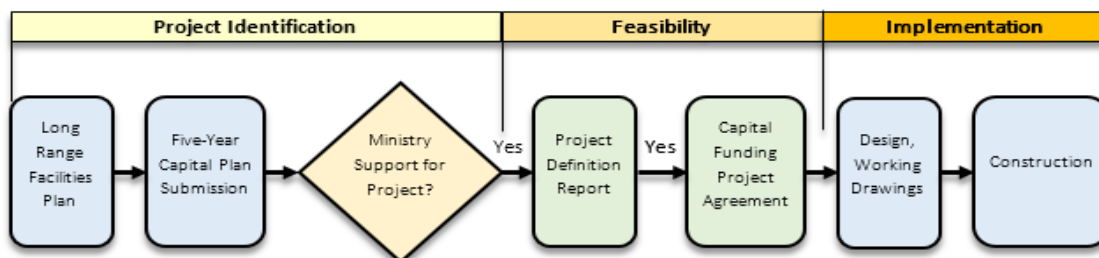
RECOMMENDATION #2:

THAT the Board of Education (Richmond) approve the Board Chair and Secretary Treasurer to sign the Capital Project Funding Agreement for the John G. Diefenbaker Elementary School Seismic Replacement Project No. 150384 when authorized to do so by the Ministry of Education and Child Care.

BACKGROUND

The Province announced the provision of more than \$52 million to replace Diefenbaker Elementary School to ensure students will learn in a seismically safer environment. The project was supported by the provincial Budget 2024 in response to Richmond Board of Education’s capital priorities as outlined in its 2023/24 Five-Year Capital Plan.

The chart below represents the process of a seismic mitigation project from approval to implementation:



REVIEW AND ANALYSIS

Significant work went into the project definition report, where three options with a number of variations were considered during the seismic project definition process:

- Option 1: Full seismic upgrade to Blocks 1 and 2
 - Variation A – base option \$46,817,115
 - Variation B – base option with enhancements
 - Variation C – enhanced option with greenhouse gas (GHG) reduction measures
 - Variation D – base option with Neighborhood Learning Centre (NLC)
- Option 2: Seismic upgrade to Block 2 and partial replacement for Block 1

- This option was not further explored in detail, because there were significant site constraints and few benefits
- Option 3: Full replacement
 - Variation A – base option \$47,115,226
 - Variation B – base option with GHG reduction measures
 - **Variation C (Final Approved)** – base option with GHG reduction measures and NLC \$52,618,141
 - Variation D – base option with GHG reduction measures, NLC, and mass timber

Based on extensive analysis, the anticipated cost of a base seismic renovation (Option 1A: \$46,817,115) is nearly equivalent to that of a base replacement building (Option 3A: \$47,115,226). It is therefore recommended to build a replacement school instead of seismic renovation. The Government policy requires the Board of Education to share in the cost of major capital projects, other than the lowest cost option for a seismic mitigation project (Ministry of Education and Child Care Capital Plan Instructions). The district's contribution based on the estimated costs of replacement school and seismic renovation is \$298,000, which can be covered by the district's local capital reserves.

In addition to maintaining the learning spaces, the Ministry will also invest approximately \$4.0 million in additional infrastructure for the building, including measures to reduce greenhouse gas emissions and a Neighborhood Learning Centre.

The final approved project will involve the construction of a new 3,345-square-meter building replacing the existing structure. Due to the site configuration, the new building will be constructed at the north end of the site, and the grass playing field will be shifted south to accommodate the new construction. This project will involve the complete demolition of all existing blocks once the new school is built. The new school will be located to ensure continuous operation of the existing school during construction, thus avoiding the need for alternative accommodations.

CONCLUSION

In accordance with the Ministry's Project Procurement Procedures and Guidelines, a Capital Funding Project Agreement (CPFA) must be executed by the Minister of Education, Board Chair and Secretary Treasurer. The CPFA will outline the obligations of the Board and Ministry to deliver the capital project within the established scope, schedule and budget.

Respectfully submitted,

*Cindy Wang, MSc CPA-CA, Secretary Treasurer
Steve Ahluwalia, Director, Richmond Project Team*

Attachment: Minister Letter Regarding Approval for Seismic Replacement at John G. Diefenbaker Elementary School



July 23, 2024

Ref: 300101

Heather Larson, Chair
School District No. 38 (Richmond)
Email: hlarson@sd38.bc.ca

Dear Heather Larson:

I am pleased to advise the Richmond Board of Education of the approval for the seismic replacement at John G. Diefenbaker Elementary.

The John G. Diefenbaker Elementary seismic replacement may proceed using Ministry of Education and Child Care capital funding up to a maximum of \$26.047 million with an additional \$26.273 million held by the Ministry in project supplementary budget items, economic adjustment and risk reserves, to be allocated following sufficient justification and Ministry approval.

The following conditions apply to the funding approval:

1. The maximum project budget is \$52.618 million, which includes \$52.320 million in funding from the Ministry;
2. The District is required to contribute a minimum of \$0.298 million towards the project budget;
3. The District's contribution is to be entirely directed to the base budget of the project rather than the project reserves;
4. The District is responsible for any cost overruns;
5. Approved Neighbourhood Learning Centre space to be utilized for Full-Day Daycare and Before and After School Care;
6. The school is to be built to the approved greenhouse gas reduction specifications;
7. The Ministry must approve any material changes to the approved scope, schedule, or budget; and,
8. Access to project reserves is based on Ministry approval and requires written justification, including any documentation required by the Ministry.

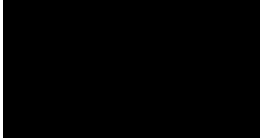
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Ministry staff will work with District staff to finalize the Capital Project Funding Agreement; this agreement will lay out the obligations of the Board and Ministry to deliver the capital project within the established scope, schedule, and budget. Until such time as the Ministry and School District have had an opportunity to coordinate publicly announcing the project, I would ask that you treat this approval as confidential.

The Ministry is encouraging school districts to consider simplified designs when building new schools or expanding existing ones. As your project proceeds to stakeholder engagement and design phases, please see simplified school design guidelines within Appendix 1. It is important that you review this in detail prior to proceeding with the project.

If you require further information, please contact Chris Brown, Assistant Deputy Minister, Resource Management and Executive Financial Office, by email at Chris.Brown@gov.bc.ca, or by phone at [REDACTED].

Sincerely,



Rachna Singh
Minister

Attachment: Appendix 1: Simplified Designs

cc: Christopher Usih, Superintendent, School District No. 38 (Richmond)
Cindy Wang, Secretary Treasurer, School District No. 38 (Richmond)
Chris Brown, Assistant Deputy Minister, Resource Management Division,
Ministry of Education and Child Care
Capital Management Branch, Ministry of Education and Child Care

APPENDIX 1: SIMPLIFIED DESIGNS

The Ministry of Education and Child Care (Ministry) is encouraging school districts to consider simplified designs when building new schools or expanding existing ones. By utilizing simplified designs, school districts will directly benefit from the operational cost savings (heating/cooling, maintenance, etc.) over the lifespan of the school facility. Excessive design elements may also result in an uncomfortable environment for occupants, for instance when extravagant glass walls and roofs increase the temperature inside the school.

By reducing complex school design elements, school districts and the Ministry will be better able to maximize the creation of new student spaces, mitigating costs and expediting the delivery of new classrooms and learning environments. Simpler designs will result in quicker delivery of new schools and additions without compromising appropriate 21st century learning elements and licensing requirements for child care or impeding the consultation process with stakeholders. Reusing these simple designs is also encouraged as it creates further efficiencies.

Ministry staff will continue to work with school district design teams to identify costly design features that impact scope, schedule, and budget. It is important that school districts are thoughtful about making commitments and setting expectations during any stakeholder consultation process. Moving forward, school districts opting to include complex, non-essential, design features in school capital projects will be expected to offset the associated cost with their own funds.

The Ministry is not supportive of design elements identified in the list below. This list is not exhaustive and school districts are expected to identify design efficiencies during capital delivery. Please contact the appropriate Regional Director or Planning Officer for your school district to ensure you are using the current version of this simplified designs guidance document.

1. Elaborate Building Massing

- Sprawling building footprints and high ceiling heights
- Excessive design spaces and large atriums
- Courtyard areas/spaces and oversized/elaborate roof overhangs
- Several alcoves and jut-outs of the building footprint
- Non-standard roof design, and varying levels within the roofing structure

2. Inefficient Building Configuration

- Curved exterior and interior walls
- Inclusion of atypical angles/irregular geometry

3. Excess Glazing

- Disproportionate amounts of windows and glazed curtain walls
- Glazed entrance canopies and clerestory roofs

4. Costly Interior Fit-Outs

- Expensive plumbing/lighting fixtures and finishes
- Costly suspended ceilings and slats in ceilings