

# NOTICE OF MEETING

## FACILITIES PLANNING COMMITTEE

Secretary Treasurer's Office  
September 11, 2024  
Public viewing via live broadcast

Victoria Jung (Chair)  
Joshua Zhang (Vice Chair)  
Alfred Chien  
Suzie Mah

Helen McGregor, Superintendent of Schools  
Flavia Coughlan, Secretary Treasurer

### Notice of Meeting

A Meeting of the **Facilities Planning Committee** will be held in room 180 of the VSB Education Centre (1580 West Broadway, Vancouver BC) for **participating trustees, staff, rights holder representatives and stakeholder representatives** on **Wednesday, September 11, 2024 at 6:00 pm**. The meeting will be live broadcast for the public.

Trustees: Lois Chan-Pedley (Alternate) Jennifer Reddy  
Janet Fraser Christopher Richardson (Alternate)  
Preeti Faridkot

Student Trustee: Athena Yu

Other Senior Team Staff: Daniel Blue Maureen McRae-Stanger  
Pedro da Silva Pete Nuij  
Michael Gray Alison Ogden

Rights Holder Representatives Faye Mitchell, x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam)  
Kirsten Baker-Williams, Skwxwú7mesh Úxwumixw (Squamish Nation)  
Kirsten Touring, səlilwətał (Tsleil-Waututh Nation)

Representatives: Suzette Magri, CUPE 15 Alternates: Vanessa Mani-Garrett, CUPE 15  
Brent Boyd, CUPE 407  
Melanie Cheng, DPAC Tim De Vivo, IUOE  
Tim Chester, IUOE Kerry Chuah, PASA  
Paul Loeman, PASA  
Justin Chapman, Trades Marjorie Dumont, VEAES  
Kelly Egilsson, VASSA Sharon Vieira, VEPVPA  
Kai Nishimura, VDSC John Silver, VSTA  
Danielle Durant, VEAES  
Laura Rhead, VEPVPA  
Carl Janze, VSTA

Other Staff: Ron Macdonald Adrienne Stewardson  
Dmytro Plakhotnyk

## **FACILITIES PLANNING COMMITTEE**

### **MEETING AGENDA**

**Wednesday, September 11, 2024 at 6:00 pm**  
**Room 180, VSB Education Centre**

With deep gratitude and respect, we are honoured to be learning and unlearning on the ancestral and unceded lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish Nation) & səliwətaʔ (Tsleil-Waututh Nation).

The meeting is currently being broadcasted live, and both the audio and video recordings will be accessible to the public for viewing even after the meeting ends. Footage from this meeting may be viewed from Canada or anywhere else in the world.

#### **Meeting Decorum:**

The Board has a strong commitment to ethical conduct. This includes the responsibility of committee members to conduct themselves with appropriate decorum and professionalism. As Chair of the Committee, it is my responsibility to see that decorum is maintained. To do that I ask that:

- i. All committee participants request to speak through the chair.
- ii. Civility towards others is maintained as committee participants share perspectives and participate in discussion.
- iii. Staff are able to submit objective reports without influence or pressure as their work is acknowledged and appreciated.
- iv. Committee participants refrain from personal inflammatory or accusatory language or action.
- v. Committee participants present themselves in a professional and courteous manner.

Please see reverse for the Purpose/Function and Power and Duties of this Committee.

#### **1. Items for Approval**

- 1.1 2025-2026 Minor Capital Plan

#### **2. Discussion Items**

- 2.1 None

#### **3. Information Items**

- 3.1 Child Care Update
- 3.2 Major Capital and Annual Facilities Grant Projects Update

#### **Presenters**

Ron Macdonald, Director of Facilities

Adrienne Stewardson, District Principal of Early Learning and Child Care

Ajaz Hasan, Director, Vancouver Project Office  
Ron Macdonald, Director of Facilities

## Facilities Planning Committee

### B. Responsibilities:

- B.1 Review and provide recommendations to the Board regarding assigned facilities planning matters.
- B.2 Annually review and make recommendations to the Board regarding the five-year capital plan and the spending plan for the annual facilities grant.
- B.3 Review and make recommendations to the Board regarding the long-range facilities plan.
- B.4 Review and make recommendations to the Board regarding catchment areas for schools and District programs.
- B.5 For the purpose of naming and renaming schools, provide recommendations to the Board, adhering to the guidelines and direction set by the Board at the beginning of any potential school naming or renaming process.
- B.6 Review matters referred to the Committee by the Board and make recommendations as requested.

September 11, 2024

ITEM 1.1

**TO:** Facilities Planning Committee

**FROM:** Ron Macdonald, Director of Facilities  
Dmytro Plakhotnyk, Sr. Manager of Maintenance and Construction

**RE:** 2025-2026 Minor Capital Plan

[Reference to  
Education Plan](#)

**GOAL:** Goal 1: The Vancouver School Board will improve student achievement, physical and mental well-being, and belonging by...

**OBJECTIVE:**

- Improving school environments to ensure they are safe, caring, welcoming, and inclusive places for students and families.

## INTRODUCTION

This report contains recommendations for the Board of Education to approve the submission of the 2025-2026 Minor Capital Plan to the Ministry of Education and Child Care (“the Ministry” or “MECC”).

## BACKGROUND

The school district submits annually to the Ministry, a list of projects for funding consideration under several minor capital programs. Submissions are due by September 30, 2024. By March 2025, the Ministry provides school districts with a *Capital Plan Response Letter* which outlines the projects that will be funded.

This report describes the proposed 2025-2026 Minor Capital Plan submission for each of the following Capital Programs:

- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Playground Equipment Program (PEP)
- Food Infrastructure Program (FIP)

Eligibility requirements for each program are provided annually by the Ministry through the [Capital Planning Instructions](#).

## MINOR CAPITAL PROGRAMS

### School Enhancement Program (SEP)

The School Enhancement Program (SEP) provides capital funding for projects that will improve the safety, facility condition, operational efficiency, and functionality of existing schools, with the objective to extend

their useful physical life. Projects are permitted in six categories of upgrade defined as: roofing, exterior wall systems, interior construction, HVAC (i.e. heating ventilation and cooling), electrical, and plumbing upgrades. There are criteria for the cost range and eligibility of projects. Five requests are permitted annually for submission.

SEP eligibility is focused on singular projects – typically with a substantial cost - which can be challenging to fit within an AFG program spending plan. VSB submissions are typically single-site, medium to large value projects, rather than a bundle of smaller dollar value projects.

Projects included in the proposed plan are selected based on:

- The urgency of the need, focusing on systems that have failed or are well past end of life.
- Critical systems – required for core functionality or life safety of the facilities.
- Substantive dollar value projects (over 200k) and including a mix of project cost ranges.
- Alignment with the priorities of the Major Capital Plan. Enhancement project submissions are avoided for sites in the PDR process of the capital plan and avoided wherever possible for sites at the top of the capital plan.
- Opportunities to augment the scope of seismic mitigation projects where possible.

Proposed SEP project submissions for 2025-2026 include projects focused on building envelope, roofing, life safety and public announcements (PA) systems are shown in Table 1.

**Table 1: School Enhancement Program (SEP) submission for 2025-2026**

| Priority | School                                    | Project Scope                                                                                                                                                                                                                                                                                                                                                                     | Project Cost |
|----------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1        | Sir Wilfred Grenfell Community Elementary | Buy and install an elevator (\$1,058,000) and a stairlift (\$75,000) in the main school building. This upgrade would greatly enhance accessibility at the school and ensure compliance with current building codes. It would also complement the investment being made in the school through the Seismic Mitigation Program (SMP), which does not support accessibility upgrades. | \$1,133,000  |
| 2        | David Thompson Secondary                  | The outdated fire alarm annunciator system, along with all associated wiring and auxiliary devices, needs to be replaced. The current system does not comply with the existing National Fire Protection Association (NFPA) standards and Building codes for safety. The replacement is essential.                                                                                 | \$420,000    |

| Priority     | School               | Project Scope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project Cost       |
|--------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 3            | Crosstown Elementary | <p>The school currently has ventilation and heating, but no dedicated cooling. The designed ventilation capacity provides occupants with required minimum ventilation levels but does not have extra air flow capacity to support thermal comfort. Indoor temperatures have been uncomfortable for building occupants since the school opened in 2017.</p> <p>Under current hot weather conditions – expected to be more common with climate change – the school will continue to experience thermal comfort issues.</p> <p>To remediate this situation a phased upgrade of the existing systems is being proposed. The phasing is required to meet the MECC annual project funding limit of \$2 million.</p> <p>The first phase – cost \$1,470,000 - includes following measures to address both ventilation and thermal comfort:</p> <ol style="list-style-type: none"> <li>1. Modifications to AHU Motors-Filters-Coils &amp; 1ST VRF Heat Pump – addresses facility’s ventilation.</li> <li>2. Rooftop mechanical room construction - to accommodate Heat Pumps that will be addressed in phase 2, as well as the heat exchanger for a water-cooling supply and distribution system.</li> </ol> <p>The second phase (for submission 2026/27) is \$1,350,000 and includes the following measures to address air cooling equipment installation in the classrooms and learning areas:</p> <ol style="list-style-type: none"> <li>1. Second and Third VRF Heat Pumps.</li> <li>2. Hybrid Refrigerant-CHW Distribution – ceiling-mounted cooling air circulation units.</li> <li>3. Chilled water fan-coil units to address cooling needs in common areas like gyms and auditoriums.</li> </ol> | \$1,470,000        |
| 4            | Quilchena Elementary | <p>Windows need to be replaced on the east wall of the building. The old windows fail to provide adequate weather and water protection, which is causing further deterioration of the existing building envelope. Without replacement there will be continued building envelope failure and +higher future capital costs for repairs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$440,000          |
| 5            | Gladstone Secondary  | <p>Replacing the Tar and Gravel roof over Section B of the school, which is now 50 years old, will involve asbestos removal and new materials to meet current standards and prevent future leaks and costly repairs. This covers a large part of the building, but additional funding will be needed for the rest.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$1,130,000        |
| <b>TOTAL</b> |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>\$4,593,000</b> |

### Carbon Neutral Capital Program (CNCP)

The Carbon Neutral Capital Program (CNCP) is a program that provides capital funding specifically for energy-efficiency projects that lower a school district’s carbon emissions. The benefits of this capital funding include operational cost savings, reduced facility condition index, renewed infrastructure, and potential to supplement funding to major capital programs. A maximum of five requests are permitted annually for submission.

Project submissions are determined based on the urgency of the needs (e.g., failing system), opportunities to support unfunded seismic mitigation projects, improvements to our control systems, and elimination of obsolete or problematic equipment.

Proposed CNCP project submissions for 2025-2026 are shown in Table 2.

**Table 2 – Carbon Neutral Capital Program (CNCP) Submission for 2025-2026**

| Priority     | School                         | Description                                                                                                                                                                                                                                                                                                                                                                                | Annual Savings*                                                                     | Project Cost       |
|--------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------|
| 1            | University Hill Elementary     | New Heating & Domestic Hot Water (DHW) Plant upgrade for the ageing boiler plant with modern high-efficiency boilers, variable speed pumps and associated controls will achieve substantial energy savings overall as well as address frequent service calls and maintenance repairs.<br><i>Projected Total Annual Avoided Emissions = 31.3 tCO2e</i>                                      | Fuel Savings - \$6,250<br>Electricity Savings - \$6,750<br>Total Savings - \$13,000 | \$526,750          |
| 2            | Windermere Community Secondary | New Heating & Domestic Hot Water (DHW) Plant upgrade for the ageing boiler plant serving the shop wing with modern high-efficiency boilers, pumps and controls will achieve substantial energy savings overall as well as address frequent service calls and maintenance repairs. System serves a portion of the facility.<br><i>Projected Total Annual Avoided Emissions = 3.3 tCO2e.</i> | Fuel Savings - \$660<br>Total Savings - \$660                                       | \$ 475,000         |
| 3            | General Wolfe Elementary       | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing boiler plant serving the frame building with modern high-efficiency boilers, pumps, and associated controls.<br><i>Projected Total Annual Avoided Emissions = 1.6 tCO2e</i>                                                                                                                                            | Fuel Savings - \$320<br>Total Savings - \$320                                       | \$ 412,500         |
| 4            | Charles Dickens Annex          | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing boiler plant with modern high-efficiency boilers, pumps, and associated controls.<br><i>Projected Total Annual Avoided Emissions = 7.6 tCO2e</i>                                                                                                                                                                       | Fuel savings - \$1,520<br>Total savings - \$1,520                                   | \$ 437,500         |
| 5            | Edith Cavell Elementary        | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing boiler plant with modern high-efficiency boilers, pumps, and associated controls.<br><i>Projected Total Annual Avoided Emissions = 17.5 tCO2e</i>                                                                                                                                                                      | Fuel Savings - \$3,500<br>Total Savings - \$3,500                                   | \$ 575,000         |
| <b>TOTAL</b> |                                |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     | <b>\$2,426,750</b> |

\*Annual Savings: Natural Gas Consumption (GJ); Carbon emissions (tonnes CO2e)

### Playground Equipment Program (PEP)

The Playground Equipment Program (PEP) provides playground equipment for schools that do not have any playground equipment and supports the replacement of aging equipment that could pose a safety hazard. The PEP program provides specific direction to support accessibility features. Three submissions are permitted annually.

The projects that are suggested for consideration are chosen primarily to create new play structures for schools that do not have sufficient, or right-sized playgrounds. Accessibility is a key consideration, and the grounds team work closely with the Learning Services staff to identify areas of need for students at specific sites. As PEP submissions include a focus on accessibility, they address playground elements and surfaces for a range of student needs.

Proposed PEP project submissions for 2025-2026 are shown in Table 3.

**Table 3 – Playground Equipment Program (PEP) Submission for 2025-2026**

| Priority     | School               | Type of Work              | Project Cost      |
|--------------|----------------------|---------------------------|-------------------|
| 1            | Britannia Elementary | New accessible playground | \$ 195,000        |
| 2            | Lord Elementary      | New accessible playground | \$ 195,000        |
| 3            | Weir Elementary      | New accessible playground | \$195,000         |
| <b>TOTAL</b> |                      |                           | <b>\$ 585,000</b> |

**Food Infrastructure Program (FIP)**

The Food Infrastructure Program (FIP) is a new capital funding program that supports the rehabilitation and upgrade to food provision and delivery infrastructure at school sites. Proposed FIP projects should be focused on minor upgrades such as:

- Refrigerated vehicles to support the delivery of prepared meals from centralized kitchen facilities to schools.
- The purchase and installation of new or used kitchen equipment (e.g. refrigerators, freezers, dishwashers, stoves, ovens, etc...)
- Electrical, plumbing and ventilation upgrades to accommodate the installation of commercial kitchen equipment.
- Improvements to ensure kitchens meet local health authority requirements.
- Equipment and infrastructure to support traditional food gathering and preparation (e.g. fishing equipment, smokehouses, non-fur trapping equipment).
- Food storage (refrigerated or dry storage).

At present the FIP program is not directed for the construction of new kitchens, or the creation of new spaces for kitchens. As a new capital program, the criteria may evolve in the future. Selection of project submissions is determined by the Food Services team to align with their program objectives.

The FIP project submissions are directed to the secondary kitchens that are suitable for increased food production. The project list is based on the capital needs defined by the food services team.

Proposed FIP project submissions for 2025-2026 funding are shown in Table 4.



**Table 4 – Food Infrastructure Program (FIP) Project Submission for 2025-2026**

| Priority     | School               | Type of Work                                                                                                                                                                                                                                                                                       | Project Cost     |
|--------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1            | Britannia Secondary  | The dish room enhancements will include provisions for a new dishwasher, as well as necessary electrical and plumbing work. These upgrades are essential to support the Britannia Commissary Kitchen which produces 1,200 school meals each day.                                                   | \$50,000         |
| 2            | Gladstone Secondary  | Install new equipment in place of the current wooden box for the walk-in cooler, ensuring it complies with VCH standards.                                                                                                                                                                          | \$110,000        |
| 3            | Gladstone Secondary  | Make minor upgrades to the meals serving area to install two new reach-in freezers, which will provide extra storage and enhance school meal production capacity.                                                                                                                                  | \$28,000         |
| 4            | Magee Secondary      | Install new equipment to replace the old oven for preparing school meals.                                                                                                                                                                                                                          | \$25,000         |
| 5            | Windermere Secondary | Upgrade an outdated Rational oven and gas range with new equipment to enhance food production efficiency and capacity. This modernization will involve reworking electrical and plumbing systems to accommodate the new positioning of the equipment and ensure compliance with current standards. | \$100,000        |
| <b>TOTAL</b> |                      |                                                                                                                                                                                                                                                                                                    | <b>\$313,000</b> |

## RECOMMENDATION

**The Facilities Planning Committee recommends:**

*That The Board of Education of School District No. 39 (Vancouver) approve the 2025-2026 Minor Capital Plan for submission to the Ministry of Education and Child Care.*

**ATTACHMENTS:**

Attachment A: Capital Plan 2025-2026 – Minor Capital Project Submission Summary

Attachment B: Capital Plan 2025-2026 – Minor Capital FIP Project Submission Summary

# Submission Summary

|                            |                                           |
|----------------------------|-------------------------------------------|
| <b>Submission Summary:</b> | Minor 2025/2026   2024-09-30   MAIN - K12 |
| <b>Submission Type:</b>    | Capital Plan                              |
| <b>School District:</b>    | Vancouver (SD39)                          |
| <b>Open Date:</b>          | 2024-04-08                                |
| <b>Close Date:</b>         | 2024-09-30                                |
| <b>Submission Status:</b>  | Draft                                     |

| Submission Category | Sum Total Funding Requested |
|---------------------|-----------------------------|
| CNCP                | \$2,426,750                 |
| SEP                 | \$4,593,000                 |
| PEP                 | \$585,000                   |
| <b>Total</b>        | <b>\$7,604,750</b>          |

| CNCP             |                |                                |              |                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|------------------|----------------|--------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| SD Category Rank | Project Number | Facility/Site                  | Project Type | Project Description                                                                                                                                                                                                                                                                                                                                                                           | Total Funding Requested |
| 1                | 153539         | University Hill Elementary     | HVAC (CNCP)  | New Heating & Domestic Hot Water (DHW) Plant upgrade for the ageing boiler plant with modern high-efficiency boilers, variable speed pumps and associated controls will achieve substantial energy savings overall as well as address frequent service calls and maintenance repairs. Projected Total Annual Avoided Emissions = 31.3 tCO <sub>2</sub> e                                      | \$526,750               |
| 2                | 167679         | Windermere Community Secondary | HVAC (CNCP)  | New Heating & Domestic Hot Water (DHW) Plant upgrade for the ageing boiler plant serving the shop wing with modern high-efficiency boilers, pumps and controls will achieve substantial energy savings overall as well as address frequent service calls and maintenance repairs. System serves a portion of the facility. Projected Total Annual Avoided Emissions = 3.3 tCO <sub>2</sub> e. | \$475,000               |
| 3                | 163360         | General Wolfe Elementary       | HVAC (CNCP)  | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing boiler plant serving the frame building with modern high-efficiency boilers, pumps, and associated controls. Projected Total Annual Avoided Emissions = 1.6 tCO <sub>2</sub> e                                                                                                                                            | \$412,500               |
| 4                | 167680         | Charles Dickens Annex          | HVAC (CNCP)  | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing boiler plant with modern high-efficiency boilers, pumps, and associated controls. Projected Total Annual Avoided Emissions = 7.6 tCO <sub>2</sub> e                                                                                                                                                                       | \$437,500               |
| 5                | 159195         | Edith Cavell Elementary        | HVAC (CNCP)  | New Heating Plant & Domestic Hot Water (DHW) upgrade for the ageing                                                                                                                                                                                                                                                                                                                           | \$575,000               |

# Submission Summary

|                  |                |                                |                             | boiler plant with modern high-efficiency boilers, pumps, and associated controls.<br>Projected Total Annual Avoided Emissions = 17.5 tCO2e                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |
|------------------|----------------|--------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|                  |                |                                |                             | Submission Category Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$2,426,750</b>      |
| PEP              |                |                                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |
| SD Category Rank | Project Number | Facility/Site                  | Project Type                | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Total Funding Requested |
| 1                | 167692         | Britannia Community Elementary | New (PEP)                   | New accessible playground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$195,000               |
| 2                | 167693         | Dr A R Lord Elementary         | New (PEP)                   | New accessible playground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$195,000               |
| 3                | 167694         | Dr George M Weir Elementary    | New (PEP)                   | New accessible playground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$195,000               |
|                  |                |                                |                             | Submission Category Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$585,000</b>        |
| SEP              |                |                                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |
| SD Category Rank | Project Number | Facility/Site                  | Project Type                | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Total Funding Requested |
| 1                | 163941         | Sir Wilfred Grenfell Community | Interior Construction (SEP) | Buy and install an elevator (\$1,058,000) and a stairlift (\$75,000) in the main school building. This upgrade would greatly enhance accessibility at the school and ensure compliance with current building codes. It would also complement the investment being made in the school through the Seismic Mitigation Program (SMP), which does not support accessibility upgrades.                                                                                                                                                                                                                                                                                                              | \$1,133,000             |
| 2                | 167695         | David Thompson Secondary       | Electrical (SEP)            | The outdated fire alarm annunciator system, along with all associated wiring and auxiliary devices, needs to be replaced. The current system does not comply with the existing National Fire Protection Association (NFPA) standards and Building codes for safety. The replacement is essential.                                                                                                                                                                                                                                                                                                                                                                                              | \$420,000               |
| 3                | 167696         | Crosstown Elementary           | HVAC (SEP)                  | The school currently has ventilation and heating, but no dedicated cooling. The designed ventilation capacity provides occupants with required minimum ventilation levels but does not have extra air flow capacity to support thermal comfort. Indoor temperatures have been uncomfortable for building occupants since the school opened in 2017.<br>Under current hot weather conditions – expected to be more common with climate change – the school will continue to experience thermal comfort issues.<br>To remediate this situation a phased upgrade of the existing systems is being proposed. The phasing is required to meet the MECC annual project funding limit of \$2 million. | \$1,470,000             |

## Submission Summary

|   |        |                      |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |
|---|--------|----------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|   |        |                      |                             | <p>The first phase – cost \$1,470,000 - includes following measures to address both ventilation and thermal comfort:</p> <ol style="list-style-type: none"> <li>1. Modifications to AHU Motors-Filters-Coils &amp; 1ST VRF Heat Pump – addresses facility’s ventilation.</li> <li>2. Rooftop mechanical room construction - to accommodate Heat Pumps that will be addressed in phase 2, as well as the heat exchanger for a water cooling supply and distribution system.</li> </ol> <p>The second phase – cost \$1,350,000 – includes the following measures to address air cooling equipment installation in the classrooms and learning areas:</p> <ol style="list-style-type: none"> <li>1. Second and Third VRF Heat Pumps.</li> <li>2. Hybrid Refrigerant-CHW Distribution – ceiling-mounted cooling air circulation units.</li> <li>3. Chilled water fan-coil units to address cooling needs in common areas like gyms and auditoriums.</li> </ol> |                    |
| 4 | 167698 | Quilchena Elementary | Exterior Wall Systems (SEP) | Windows need to be replaced on the east wall of the building. The old windows fail to provide adequate weather and water protection, which is causing further deterioration of the existing building envelope. Without replacement there will be continued building envelope failure and to higher future capital costs for repairs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$440,000          |
| 5 | 167699 | Gladstone Secondary  | Roofing (SEP)               | Replacing the Tar and Gravel roof over Section B of the school, which is now 50 years old, will involve asbestos removal and new materials to meet current standards and prevent future leaks and costly repairs. This covers a large part of the building, but additional funding will be needed for the rest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$1,130,000        |
|   |        |                      |                             | Submission Category Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>\$4,593,000</b> |

# Submission Summary

|                            |                                    |
|----------------------------|------------------------------------|
| <b>Submission Summary:</b> | Minor 2025/2026   2024-10-01   FIP |
| <b>Submission Type:</b>    | Capital Plan                       |
| <b>School District:</b>    | Vancouver (SD39)                   |
| <b>Open Date:</b>          | 2024-04-08                         |
| <b>Close Date:</b>         | 2024-10-01                         |
| <b>Submission Status:</b>  | Draft                              |

| Submission Category | Sum Total Funding Requested |
|---------------------|-----------------------------|
| SEP                 | \$313,000                   |
| <b>Total</b>        | <b>\$313,000</b>            |

| SEP                        |                |                                |                           |                                                                                                                                                                                                                                                                                               |                         |
|----------------------------|----------------|--------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| SD Category Rank           | Project Number | Facility/Site                  | Project Type              | Project Description                                                                                                                                                                                                                                                                           | Total Funding Requested |
| 1                          | 167702         | Britannia Community Secondary  | Food Infrastructure (SEP) | The dish room enhancements will include provisions for a new dishwasher, as well as necessary electrical and plumbing work. These upgrades are essential to support the Britannia Commissary Kitchen which produces 1,200 school meals each day.                                              | \$50,000                |
| 2                          | 167703         | Gladstone Secondary            | Food Infrastructure (SEP) | Install new equipment in place of the current wooden box for the walk-in cooler, ensuring it complies with VCH standards.                                                                                                                                                                     | \$110,000               |
| 3                          | 167704         | Gladstone Secondary            | Food Infrastructure (SEP) | Make minor upgrades to the meals serving area to install two new reach-in freezers, which will provide extra storage and enhance school meal production capacity.                                                                                                                             | \$28,000                |
| 5                          | 167706         | Magee Secondary                | Food Infrastructure (SEP) | Install new equipment to replace the old oven for preparing school meals.                                                                                                                                                                                                                     | \$25,000                |
| 6                          | 167705         | Windermere Community Secondary | Food Infrastructure (SEP) | Upgrade an outdated Rational oven and gas range new equipment to enhance food production efficiency and capacity. This modernization will involve reworking electrical and plumbing systems to accommodate the new positioning of the equipment and ensure compliance with current standards. | \$100,000               |
| Submission Category Total: |                |                                |                           |                                                                                                                                                                                                                                                                                               | <b>\$313,000</b>        |

September 11, 2024

**ITEM 3.1**

**TO:** Facilities Planning Committee

**FROM:** Adrienne Stewardson, District Principal, Early Learning and Child Care

**RE** Child Care Update

*Reference to  
[Education Plan](#)*

**GOAL:** Goal 2: The Vancouver School Board will increase equity by...

**OBJECTIVE:**

- Improving stewardship of the District’s resources by focusing on effectiveness, efficiency, and sustainability

## INTRODUCTION

This report provides an update regarding child care on Vancouver School Board (VSB) grounds. It details progress on the following Board directions:

- The Board continues its advocacy for enhanced child care services in Vancouver, recognizing the important role these services play in our community.
- The Board and staff continue to collaborate with the City of Vancouver on the creation of child care spaces in Vancouver.
- The staff is directed to continue their work on implementing increased quality child care on school grounds and where possible identify school board locations of possible child care sites.
- The staff is directed to continue to apply for child care capital funding to address the gap in child care spaces in Vancouver, including possibility of prefabricated (modular) child care building.

## BACKGROUND

VSB is committed to expanding equitable access to quality child care on school grounds. This report responds to the Board’s February 2024 directive, emphasizing the need to regularly update child care initiatives and advocating for enhanced services. VSB's objectives include collaborating with the City of Vancouver to increase child care spaces, identifying potential school sites for child care, and securing funding for these projects, including exploring modular building options.

Under the B.C. School Act, VSB’s [Policy 22](#) outlines guidelines for child care operations, emphasizing inclusion, reconciliation, and alignment with educational goals. The policy mandates that child care services on school property must not disrupt educational activities and must meet specific provincial and district criteria. A phased implementation plan ensures compliance, with new agreements incorporating Policy 22 by July 2024 and existing operations transitioning over 12 months.

Child care programs on VSB sites primarily serve school-age children and have been run by non-profits for years. The March 13<sup>th</sup>, 2024, report highlights the extensive growth of licensed child care spaces on VSB properties over the last decade. VSB continues to apply for provincial funding through the Child Care BC New Spaces Fund, supporting the development of new facilities and renovations.

VSB's collaboration with the City of Vancouver remains central to these efforts, including joint capital investments in rooftop child care facilities. As part of broader capital planning, VSB integrates child care needs into seismic and replacement projects to create safe, high-quality care environments that meet regulatory standards and community needs.

The report submitted on March 13th, 2024, to the Facilities Planning Committee listed the following next steps to achieve further development of child care spaces.

- Update child care related contracts to reflect Policy 22 requirements.
- Develop and implement a transition plan to assist current child care operators to be in full compliance with VSB [Policy 22](#) and VSB Administrative Procedure [AP553](#).
- Develop an ongoing monitoring and evaluation process to ensure that child care operators are meeting the requirements of Policy 22 and AP553.
- Conduct a review and update of the child care cost recovery model - including both operating and capital costs to ensure that the district is offering child care spaces on a true cost recovery basis.
- Provide appropriate resources to develop, implement, and monitor new and existing child care operations with cost recovered through rental fees for child care spaces.
- Create a child care capital plan in conjunction with the five-year capital plan.

The progress to date is summarized below.

### **1. Child Care Contracts**

New language has been incorporated into this year's child care rental contracts, reflecting the principles of inclusivity, cultural relevance, and alignment with the BC Human Rights Code. These updates also support Indigenous reconciliation by ensuring programs adhere to the principles of the Declaration of Rights of Indigenous Peoples Act (British Columbia). Specific requirements include fostering inclusive environments, supporting professional development focused on the First Peoples Principles of Learning, and utilizing the BC Early Learning Framework in guiding child care services.

### **2. Transition Plan for Child Care Operators**

On June 6, 2024, the VSB Early Learning and Child Care team hosted the inaugural Child Care Operator Share and Learn session, attended by representatives from over twenty child care organizations. This event marks the beginning of ongoing support initiatives, with plans to host at least two similar events annually. These sessions aim to facilitate collaboration and ensure operators are aligned with Policy 22 and AP553 standards.

### **3. Monitoring and Evaluation Framework**

The development of a comprehensive monitoring and evaluation process is underway. This plan will focus on assessing the quality, inclusivity, and cultural relevance of child care programs. The district is collaborating with child care operators to create tools for evaluating program effectiveness and identifying improvement opportunities. Bi-annual assessments will be conducted, with results shared with the District Principal of Early Learning and Child Care to maintain high standards across all services.

### **4. Child Care Cost Recovery Model**

Efforts are ongoing to establish a cost recovery model that ensures financial sustainability while keeping child care services accessible and affordable. The model will include a detailed analysis of operating and capital expenses, with strategic adjustments to fee structures to align costs with revenues. This initiative underscores the Board's commitment to providing high-quality child care that remains financially viable.

**5. Child Care Capital Plan**

Significant progress has been made toward expanding child care spaces. Since January 2024 six submissions have been made to the New Spaces Fund to create additional child care spaces on VSB school grounds, with one project receiving approval and expected to be completed by October 2024. The child care capital plan will continue to be developed in alignment with the district’s five-year capital plan, focusing on long-term growth and sustainability.

**NEW BEFORE AND AFTER SCHOOL CHILD CARE SPACES 2024**

In Fall of 2024, new before and after school care spaces will be available to families within the school district; 105 of these spaces are a direct result of the relicensing process from School Age Care to School Age Care on School Grounds.

General Gordon will be opening 32 new spaces later this fall; 20 of the 32 new spaces have been created in a shared music room space.

Creation of this shared space is in part due to money received from the New Spaces Fund Grant.



Schools with increased or new before and after school spaces starting Fall 2024 are listed below:

| School                                         | Number of Spaces |
|------------------------------------------------|------------------|
| Edith Cavell                                   | 24               |
| Sir Sandford Fleming                           | 14               |
| Hastings                                       | 8                |
| Kitchener                                      | 6                |
| Maple Grove                                    | 8                |
| Mount Pleasant                                 | 9                |
| Selkirk                                        | 24               |
| Queen Alexandra                                | 40               |
| Sexsmith                                       | 12               |
| Strathcona                                     | 6                |
| General Gordon                                 | 32               |
| <b>Total number of increased or new spaces</b> | <b>183</b>       |



**VSB/COV JOINT PROJECTS**

In collaboration with the City of Vancouver (COV), David Lloyd George’s rooftop childcare centre has opened with a total of 69 new spaces, these spaces include all-day infant/toddler care.

| School                         | No. of Spaces |
|--------------------------------|---------------|
| David Lloyd George             | 69            |
| <b>Total number new spaces</b> | <b>69</b>     |

Furthermore, the City of Vancouver and VSB are collaborating on the completion of two additional rooftop child care centers, which are expected to open this school year.

| School                         | No. of Spaces |
|--------------------------------|---------------|
| Eric Hamber                    | 69            |
| Henry Hudson                   | 69            |
| <b>Total number new spaces</b> | <b>138</b>    |

All of the rooftop centers are designed to offer safe, high-quality, and inclusive environments that align with both the VSB’s educational priorities and the City’s goals for expanding child care accessibility. Once operational, these centers will play a critical role in addressing the increasing demand for child care services in the community, supporting families with flexible, age-appropriate programs. The partnership between the City and the VSB highlights our shared commitment to fostering child development and enhancing family support through innovative use of school infrastructure.

**Eric Hamber Secondary School VSB-COV Third Floor Childcare**



## NEW SPACES FUND

There will be one main call for submissions for Minor Child Care projects for the 2025/26 fiscal year. This call for submission is intended to align with the regular K-12 capital planning cycle. The 2025/26 call for submission opens April 8, 2024, and closes September 29, 2024. We intend to submit applications for six before and after school care projects.

## NEXT STEPS

- Continue revising childcare related contracts to fully integrate Policy 22 requirements, focusing on inclusivity, reconciliation, and alignment with educational objectives.
- Finalize and roll out a comprehensive transition plan to assist current childcare operators in fully complying with Policy 22 and AP553. This includes hosting additional “Share and Learn” sessions to support collaboration and understanding of new standards.
- Complete the development of a monitoring and evaluation process. This includes the creation of assessment tools in partnership with childcare operators to measure the quality, inclusivity, and cultural relevance of childcare programs. Regular bi-annual assessments will be conducted and reported.
- Conduct a detailed review of operating and capital expenses to develop a cost recovery model that ensures financial sustainability. This model will strategically adjust fee structures while maintaining accessibility and affordability for families.
- Continue to develop and align the child care capital plan with the district’s five-year capital plan. This includes submitting further applications to the New Spaces Fund and pursuing opportunities for modular childcare facilities to meet growing demand.
- Prepare applications for six new before and after school care projects in anticipation of the 2025/26 New Spaces Fund submission cycle.

## RECOMMENDATION

This report is presented for information.

September 11, 2024

**ITEM 3.2**

**TO: Facilities Planning Committee**

**FROM: Ajaz Hasan, Director Vancouver Project Office  
Ron Macdonald, Director of Facilities**

**RE: Major Capital and Annual Facilities Grant Projects Update**

*Reference to  
Education Plan*

**GOAL:** Goal 2: The Vancouver School Board will increase equity by ...

**OBJECTIVE:**

- Improving stewardship of the District’s resources by focusing on effectiveness, efficiency and sustainability.

**INTRODUCTION**

This report is provided for information.

**MAJOR CAPITAL PROJECTS**

A summary of Ministry of Education and Child Care (“MECC”) supported major capital projects underway is provided in the following table:

| School Name                                    | Project Type           | Project Phase                               | Anticipated Occupancy Date for School Community |
|------------------------------------------------|------------------------|---------------------------------------------|-------------------------------------------------|
| Eric Hamber Secondary                          | New Replacement School | Occupancy                                   | September 2024                                  |
| Henry Hudson Elementary                        | New Replacement School | Phase 1: Occupancy<br>Phase 2: Construction | September 2024<br>September 2025                |
| Henry Hudson Elementary - 6 Classroom Addition | School Addition        | Design/Tender                               | September 2025                                  |
| New Elementary School at Coal Harbour          | New School             | Construction                                | 2025                                            |
| Sir William Grenfell Elementary School         | Seismic Upgrade        | Design/Tender                               | 2026                                            |
| New Elementary School at Olympic Village       | New Elementary School  | RFP                                         | 2029                                            |

\*The Coal Harbour project is funded from MECC restricted capital and local capital.

## SEISMICALLY SAFE CAPACITY

| School Name                              | Nominal Capacity | Classrooms/Learning Spaces | Childcare (0-5)      | School Age Care         |
|------------------------------------------|------------------|----------------------------|----------------------|-------------------------|
| Eric Hamber Secondary                    | 1700             | 83                         | 69 Spaces            | n/a                     |
| Henry Hudson Elementary                  | 415              | 2K/15E                     | 69 Spaces            | 87 Spaces               |
| New Elementary School at Coal Harbour    | 340              | 2K/12E                     | 65 Spaces            | 69 Spaces               |
| Sir Wilfred Grenfell Elementary School   | 465              | 2K/17E                     | No Rooftop Childcare | 34 Spaces               |
| New Elementary School at Olympic Village | 630              | 3K/23E                     | No Rooftop Childcare | Will have NLC space     |
| Henry Hudson Elementary Expansion        | 145              | 1K/5E                      | n/a                  | Will not have NLC space |

The six projects will provide an additional 1,995 seismically safe elementary spaces and 1,700 seismically safe secondary spaces. Rooftop childcare facilities are being built on the three new expansion and replacement schools with capacity to accommodate 203 zero to five-year old children. There is Neighbourhood Learning Centre (NLC) space at Grenfell for additional licensed spaces and the new school at Olympic Village will have NLC space available for licensed school-age care.

## PROJECT BUDGET

Details regarding project budget allocation and spending to date are provided in the following table:

| School Name                              | Total Budget   | Spent to date |
|------------------------------------------|----------------|---------------|
| Eric Hamber Secondary                    | \$ 105,857,088 | \$97,015,943  |
| Henry Hudson Elementary                  | \$ 45,020,016  | \$30,863,078  |
| New Elementary School at Coal Harbour    | \$ 41,960,000  | \$26,329,960  |
| Sir Wilfred Grenfell Elementary School   | \$ 29,226,200  | \$ 1,489,808  |
| New Elementary School at Olympic Village | \$ 150,607,519 | \$ 433,022    |
| Henry Hudson Elementary Expansion        | \$ 15,472,038  | \$ 846,440    |

## 2024-2025 ANNUAL FACILITIES GRANT

The Ministry of Education and Childcare (MECC) provides funding in the form of an Annual Facilities Grant for the purpose of maintenance and capital renewal and enhancement at Vancouver School District (VSB) facilities. The grant funding is based on the Ministry’s fiscal year (April 1 to March 31) and consists of a capital component and an operating component.

A summary of the 2024-25 AFG funding allocation is shown below.

| AFG Funding             | Funding              |
|-------------------------|----------------------|
| Capital Component       | \$ 12,068,332        |
| Net Operating Component | \$ 2,047,901         |
| <b>Total Grant</b>      | <b>\$ 14,116,233</b> |

### VSB Assets and Infrastructure

VSB has more than 110 sites with a value of over \$7.0 billion worth in land and facility assets. VSB relies on Ministry provided capital funding for the renewal and enhancement of these facilities. Specific sources of Ministry provided capital funds include:

- The Annual Facilities Grant (AFG) fund to maintain building infrastructure. This capital is provided annually with the amount determined in the spring of each year.
- ‘Minor’ Capital programs provide funding for specific Ministry objectives – playgrounds, food infrastructure, carbon emission reduction, and school improvements. These are based on annual competitive requests and are not predictable year to year.
- ‘Major’ Capital programs provide funding on a project-by-project basis – for large expenditures such as new school and seismic mitigation projects.

As capital assets age, a need develops for renewal and re-investment to maintain the facility’s functionality – as well as to provide additional functionality when educational or other requirements demand. VSB’s “deferred maintenance” balance as identified by the most recent facility audits is in the range of ~ \$ 1.0 billion dollars. This means that to return all school facilities to a new condition would require this amount of funding.

### Allowable AFG Capital Projects

VSB follows the Ministry’s Capital Plan Guidelines when developing the yearly AFG expenditure plan. A school district is permitted to use its annual facility grant for the following purposes:

- **upgrading or replacing** existing facility components throughout the expected economic life of an existing capital asset.
- **enhancing the service** potential of an existing capital asset or a component of an existing capital asset by correcting deficiencies in design or construction, and unsafe conditions.
- significantly **lowering the associated operating costs** of an existing capital asset; or
- **extending the life** of an existing capital asset or a component of an existing capital asset beyond its original life expectancy.

There are nine categories of eligible annual facility grant expenditures:

- **Accessibility:** Improvements related to access for persons with mobility issues or physical disabilities.
- **Asbestos Abatement:** Removal of asbestos containing materials.

- **Electrical Systems:** Improvements or replacements of power supply and distribution systems, fire protection systems, and technology infrastructure.
- **Exterior Wall Systems:** Improvements to protect the fabric of the building, including exterior painting, window, and door replacement, building envelope repair and replacement, structural and non-structural seismic mitigation.
- **HVAC:** Improvements, replacements or provision of heating, ventilation, air conditioning systems.
- **Interior Construction:** Improvements related to flooring, wall partitions, non-structural upgrades, and the provision of educational programming.
- **Plumbing:** Improvements, replacements or provision of washroom and plumbing systems, and safe drinking water.
- **Roofing:** Scheduled roof replacements and major roof repairs.
- **Site Upgrades:** Site improvements including site drainage; repairs to sidewalks, parking lots, sites access/egress, paved work areas, paved play areas and play fields; repairs, upgrading or replacement of playground equipment; perimeter fencing; contaminated soil remediation; underground storage tank removal; sewer or water services; underground irrigation systems; traffic safety.

**Current Status of AFG Capital Projects**

The break down of the projects completed year-to-date is provided in the following table.

| AFG Capital Projects by Category         | Spending in'000<br>(April-August) |
|------------------------------------------|-----------------------------------|
| <b>Accessibility Upgrades:</b>           |                                   |
| - Washrooms accessibility                | \$ 115                            |
| - Elevators upgrade                      | \$ 190                            |
| <b>Electrical Systems:</b>               |                                   |
| - High-voltage vaults upgrade            | \$ 35                             |
| - LED Lighting systems                   | \$ 226                            |
| - PA Upgrades                            | \$ 130                            |
| - Emergency lighting upgrades            | \$ 75                             |
| - Fire alarm systems                     | \$ 270                            |
| <b>Exterior Wall Systems (painting):</b> |                                   |
| - Exterior painting                      | \$ 652                            |
| - Doors and Hardware                     | \$ 50                             |
| - Steps and landings                     | \$ 87                             |
| <b>HVAC:</b>                             |                                   |
| - Dust Collection systems                | \$ 125                            |
| <b>Interior Construction Upgrades:</b>   |                                   |
| - Washrooms upgrades                     | \$ 219                            |
| - Gym Flooring                           | \$ 155                            |
| - Interior flooring upgrades             | \$ 157                            |
| <b>Plumbing:</b>                         |                                   |
| - Fire sprinkler upgrades                | \$ 149                            |
| - Water conservation                     | \$ 120                            |
| - Backflow preventers                    | \$ 30                             |

| AFG Capital Projects by Category      | Spending in'000<br>(April-August) |
|---------------------------------------|-----------------------------------|
| - Water pipes replacement             | \$ 250                            |
| <b>Site upgrades:</b>                 |                                   |
| - Playgrounds renewal/safety          | \$ 350                            |
| - Parking lots                        | \$ 440                            |
| - Outside classrooms                  | \$ 100                            |
| - Drains                              | \$ 258                            |
| - All Weather Fields                  | \$ 180                            |
| - Tree pruning                        | \$ 75                             |
| <b>Roofing (partials):</b>            |                                   |
| - General Brock Elementary            | \$140                             |
| - Graham D. Bruce Elementary          | \$315                             |
| - Champlain Annex Elementary          | \$279                             |
| - Gladstone Secondary (Workshop wing) | \$414                             |
| - Southlands Elementary               | \$50                              |
| - John Oliver Secondary               | \$833                             |
| <b>Total:</b>                         | <b>\$ 6,470</b>                   |

#### Changes / Revisions to the 2024-25 AFG Program

No substantive changes were made to the project list based on changes in tender or cost estimates. In recent years, rapid cost escalation caused by the pandemic and subsequent post-pandemic issues had caused some projects to be deferred once tender prices were received. This was specifically acute in contractor services such as roofing and building envelope. In the past year, these increases have stabilized somewhat, and in 2024-25 budget estimates were more aligned to the resulting project tenders.

### RECOMMENDATION

This report is provided for information.

# Vancouver School District Facilities Planning Committee

September 11, 2024

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## LAND ACKNOWLEDGEMENT

With deep gratitude and respect, we are honoured to be learning and unlearning on the ancestral and unceded lands of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Sḵwxwú7mesh Úxwumixw (Squamish Nation) & səlilwətaʔ (Tseil-Waututh Nation).



x<sup>w</sup>məθk<sup>w</sup>əyəm  
(Musqueam)



Sḵwxwú7mesh Úxwumixw  
(Squamish Nation)



səlilwətaʔ  
(Tseil-Waututh Nation)

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## Live-streamed

The meeting is currently being broadcasted live, and both the audio and video recordings will be accessible to the public for viewing even after the meeting ends.

Footage from this meeting may be viewed from Canada or anywhere else in the world.

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## Meeting Decorum

The Board has a strong commitment to ethical conduct. This includes the responsibility of committee participants to conduct themselves with appropriate decorum and professionalism. As Chair of the Committee it is my responsibility to see that decorum is maintained. To do that I ask that:

- all participants request to speak through the chair;
- civility towards others is maintained as participants share perspectives and participate in debate;
- staff be able to submit objective reports without influence or pressure as their work is acknowledged and appreciated;
- all participants refrain from personal inflammatory/accusatory language/action;
- all participants present themselves in a professional and courteous manner.

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# Introductions

Participants: please state your first and last name and the name of the group you are representing or position with VSB

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# ITEM 1.1 2025-2026 Minor Capital Plan

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Ron Macdonald, Director of Facilities

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## Minor Capital Programs

- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Playground Equipment Program (PEP)
- Food Infrastructure Program (FIP)

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## Minor Capital Programs

- Annual submission
- Specific criteria for each program
- Specified number of project applications
- Approved projects communicated by MECC in annual Capital Response letter

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## School Enhancement Program (SEP) 2025/26 Proposed Submission

| Priority     | School                                    | Project Scope                                                                                                                                                                                                                                                      | Project Cost       |
|--------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1            | Sir Wilfred Grenfell Community Elementary | Fund the installation of an elevator (\$1,058,000) and a stairlift (\$75,000) in the main school building. This application is to provide supplemental funding not provided by the Seismic Mitigation Program (SMP), which does not support accessibility upgrades | \$1,133,000        |
| 2            | David Thompson Secondary                  | Replace outdated fire alarm system and associated wiring and auxiliary devices.                                                                                                                                                                                    | \$420,000          |
| 3            | Crosstown Elementary                      | Phase 1 of a 2 Phase project to upgrade the ventilation and provide a cooling system to the school.                                                                                                                                                                | \$1,470,000        |
| 4            | Quilchena Elementary                      | East side window replacement and associated envelope improvements                                                                                                                                                                                                  | \$440,000          |
| 5            | Gladstone Secondary                       | Replace existing 50-year old tar and gravel roof sections including asbestos removal.                                                                                                                                                                              | \$1,130,000        |
| <b>TOTAL</b> |                                           |                                                                                                                                                                                                                                                                    | <b>\$4,593,000</b> |

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## Carbon Neutral Capital Program (CNCP) 2025/26 Proposed Submission

| Priority     | School                     | Description                                                                                                               | Annual Savings                                           | Project Cost       |
|--------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------|
| 1            | University Hill Elementary | New Heating Plant upgrade for the aging boiler plant with modern high-efficiency boilers, pumps, and associated controls. | Fuel: \$6,250<br>Electricity: \$6,750<br>Total: \$13,000 | \$526,750          |
| 2            | Windermere Secondary       | New Heating Plant upgrade for the shop wing including high-efficiency boilers, pumps, and associated controls.            | \$660                                                    | \$ 475,000         |
| 3            | General Wolfe Elementary   | New Heating Plant & Domestic Hot Water (DHW) upgrade for the frame building.                                              | \$320                                                    | \$ 412,500         |
| 4            | Charles Dickens Annex      | New Heating Plant & Domestic Hot Water (DHW) upgrade.                                                                     | \$1,520                                                  | \$ 437,500         |
| 5            | Edith Cavell Elementary    | New Heating Plant & Domestic Hot Water (DHW) upgrade including pumps and associated controls.                             | \$3,500                                                  | \$ 575,000         |
| <b>TOTAL</b> |                            |                                                                                                                           |                                                          | <b>\$2,426,750</b> |

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## Playground Equipment Program (PEP) 2025/26 Proposed Submission

|              | School               | Type of Work               | Project Cost     |
|--------------|----------------------|----------------------------|------------------|
| 1            | Britannia Elementary | New accessible playground. | \$195,000        |
| 2            | Lord Elementary      | New accessible playground. | \$195,000        |
| 3            | Weir Elementary      | New accessible playground. | \$195,000        |
| <b>TOTAL</b> |                      |                            | <b>\$585,000</b> |

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## Food Infrastructure Program (FIP) 2025/26 Proposed Submission

| Priority     | School               | Type of Work                                                                                                                                                | Project Cost      |
|--------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1            | Britannia Secondary  | Implement dish room enhancements including provisions for a new dishwasher, as well as necessary electrical and plumbing work.                              | \$ 50,000         |
| 2            | Gladstone Secondary  | Install new equipment in place of the current wooden box for the walk-in cooler, ensuring it complies with VCH standards.                                   | \$ 110,000        |
| 3            | Gladstone Secondary  | Minor upgrades to the meals serving area to install two new reach-in freezers, which will provide extra storage and enhance school meal production capacity | \$ 28,000         |
| 4            | Magee Secondary      | Install new equipment to replace the old oven for preparing school meals.                                                                                   | \$ 25,000         |
| 5            | Windermere Secondary | Upgrade an outdated oven and gas range with new equipment to enhance food production efficiency and capacity including electrical and plumbing systems.     | \$ 100,000        |
| <b>TOTAL</b> |                      |                                                                                                                                                             | <b>\$ 313,000</b> |

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# QUESTIONS?

## ITEM 1.1 2025 -2026 Minor Capital Plan

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## Recommendation

### **The Facilities Planning Committee recommends:**

That the Board of Education of School District No. 39 (Vancouver) approve the 2025-2026 Minor Capital Plan for submission to the Ministry of Education and Child Care.

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# ITEM 3.1

## Child Care Update

Adrienne Stewardson, District Principal of Early Learning and Child Care

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## Background Update

- Child Care Contracts – *new inclusion language incorporated*
- Transition Plan for Child Care Operators – *share and learn sessions*
- Monitoring and Evaluation Framework – *collaboration with childcare operators*
- Child Care Cost Recovery Model – *VSB internal working group convened*
- Child Care Capital Plan – *alignment with VSB five-year capital plan*

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## New Before and After School Care Spaces



Gordon Elementary Shared Music Room Before and After School Care Space

| School                                         | Number of Spaces |
|------------------------------------------------|------------------|
| Edith Cavell                                   | 24               |
| Sir Sandford Fleming                           | 14               |
| Hastings                                       | 8                |
| Kitchener                                      | 6                |
| Maple Grove                                    | 8                |
| Mount Pleasant                                 | 9                |
| Selkirk                                        | 24               |
| Queen Alexandra                                | 40               |
| Sexsmith                                       | 12               |
| Strathcona                                     | 6                |
| General Gordon                                 | 32               |
| <b>Total number of increased or new spaces</b> | <b>183</b>       |

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## VSB/COV Joint Projects



Eric Hamber COV/VSB Third Floor Infant/Toddler All Day Child Care

| School                          | No. of Spaces |
|---------------------------------|---------------|
| David Lloyd George - open       | 69            |
| Henry Hudson – anticipated 2025 | 69            |
| Eric Hamber – anticipated 2025  | 69            |
| <b>Total number new spaces</b>  | <b>207</b>    |

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## Provincial New Spaces Fund

- Three project applications submitted Spring 2024
- Anticipate submitting six additional projects at the end of September for the 2025-2026 round of funding

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# QUESTIONS?

## ITEM 3.1 Child Care Update

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## ITEM 3.2

# Major Capital and Annual Facilities Grant Projects Updates

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Ajaz Hasan, Director of Vancouver Project Office

Ron Macdonald, Director of Facilities

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## Five-Year Capital Plans

### Major Five-Year Capital Plan Categories

- Seismic Mitigation Program (SMP)
- Expansion Program (EXP)

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# Major Capital Plan Updates

## Seismic Mitigation Program (SMP)

- Eric Hamber Secondary – New School
- Henry Hudson Elementary – New School
- Henry Hudson Elementary – 6 Classroom Addition
- Sir Wilfred Grenfell Elementary - Seismic Upgrade

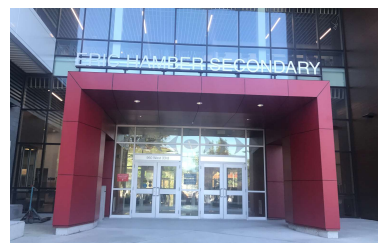
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# Major Capital Plan Updates

## Seismic Mitigation Program (SMP)

### Eric Hamber Secondary – New School

- Received Full Occupancy Permit
- Operating in new building from Sept. 03
- Opening Event on Sept. 13
- 69 space Child Care licensing in process
- Deficiencies in process
- Project is on budget



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## Major Capital Plan Updates

### Seismic Mitigation Program (SMP)

#### Eric Hamber Secondary – New School



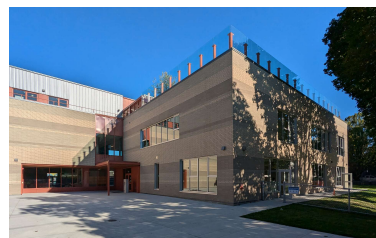
25

## Major Capital Plan Updates

### Seismic Mitigation Program (SMP)

#### Henry Hudson Elementary – New School

- Received Occ. Permit for Main+2<sup>nd</sup> Floor
- Main Floor includes Preschool and OOSC.
- Operating in new building from Sept. 03
- 69 space Child Care on the roof
- Site Restoration (Playfield+Parking) started
- Completion Summer 2025. On budget



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# Major Capital Plan Updates

## Seismic Mitigation Program (SMP)

### Henry Hudson Elementary – New School



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# Major Capital Plan Updates

## Seismic Mitigation Program (SMP)

### Henry Hudson Elementary – 3<sup>rd</sup> Floor Child Care



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## Major Capital Plan Updates

### Seismic Mitigation Program (SMP)

#### Henry Hudson Elementary – 6 Classroom Addition

- Design and Construction Documents completed
- Permits received from the City
- Approval to Tender received from Ministry
- Start of construction Sept 2024
- Completion Summer 2025. Project is on budget

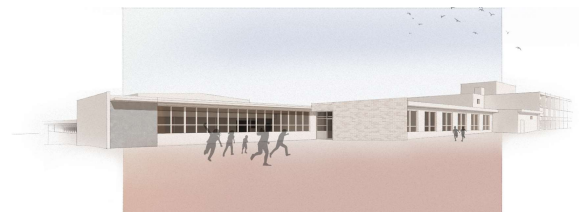
29

## Major Capital Plan Updates

### Seismic Mitigation Program (SMP)

#### Grenfell Elementary – Seismic Upgrade

- Construction Documents 95% complete
- Permits from the City by Sept 2024
- Approval to Tender from Ministry
- Start of construction in early 2025
- Completion Fall 2026. On budget



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## Major Capital Plan Updates

### Expansion Program (EXP)

- Olympic Village Elementary – New School
- Coal Harbour Elementary – New School

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## Major Capital Plan Updates

### Expansion Program (EXP)

#### Olympic Village Elementary–New School

- Prime Consultant selected
- Owner Consultants retained: Geotech. Env.
- Additional site investigations in process
- Discussions to start with City for Rezoning
- Start of construction in early 2027
- Completion Fall 2029



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## Major Capital Plan Updates

### Expansion Program (EXP)

#### Coal Harbour – New School

- Construction in progress
- Building for school, childcare and social housing
- Completion in 2025
- Project is on budget



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## Major Capital Plan Projects

### Since 2014:

- 9 seismic upgrades and 13 replacements (SMP)
- 2 expansion projects (EXP)

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## 2024-2025 Annual Facilities Grant (AFG) Update

- 110+ sites
- Over \$7.0 billion worth in land and facility assets
- Current level of deferred maintenance ~\$ 1.0 billion

| AFG Component           | 2024-2025 Amount     |
|-------------------------|----------------------|
| Capital Component       | \$ 12,068,332        |
| Net Operating Component | \$ 2,047,901         |
| <b>Total Grant</b>      | <b>\$ 14,116,233</b> |

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## Capital Funding Sources

- **Annual Facilities Grant (AFG)** fund to maintain building infrastructure
- **Minor** Capital programs provide funding for specific Ministry objectives – playgrounds, food infrastructure, carbon emission reduction, and school improvements
- **Major** Capital programs provide funding on a project-by-project basis for large expenditures – new schools and seismic upgrades

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## 2024-2025 AFG Spending Summary (April – August)

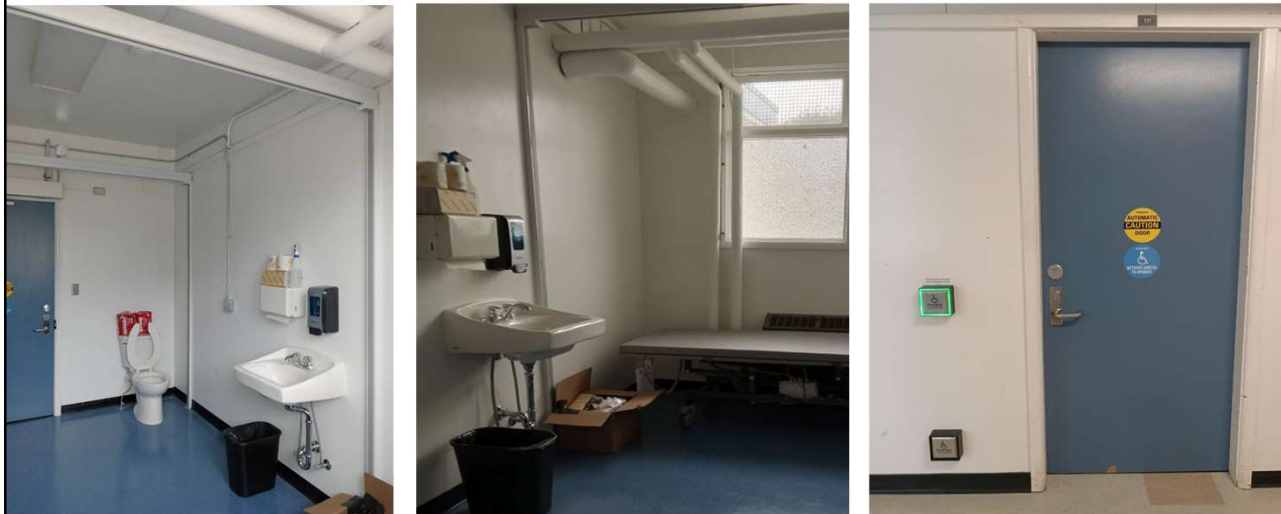
| Project Type                    | Spending ( \$1,000)<br>(April - August) |
|---------------------------------|-----------------------------------------|
| Accessibility Upgrades:         | \$ 305                                  |
| Electrical Systems:             | \$ 736                                  |
| Exterior Wall Systems:          | \$ 789                                  |
| HVAC:                           | \$ 124                                  |
| Interior Construction Upgrades: | \$ 531                                  |
| Plumbing:                       | \$ 549                                  |
| Site upgrades:                  | \$ 1,403                                |
| Roofing (partials):             | \$ 2,031                                |
| <b>Total:</b>                   | <b>\$ 6,470</b>                         |

**AFG 2024-25:**

- 297 discrete projects
- 145 underway or completed in summer 2024

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## Accessibility: Washrooms



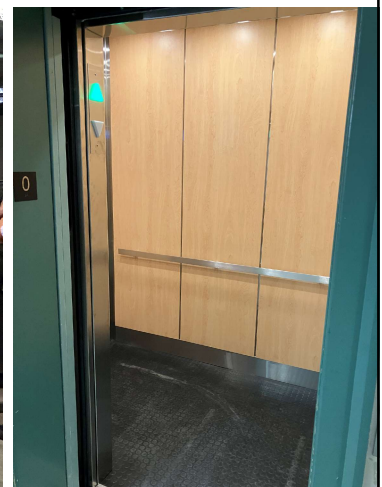
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# Building Envelope



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# Mechanical Systems



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# Gyms



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# Flooring



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# Grounds



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# Envelope: Churchill



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# Food Infrastructure



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# House Posts



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# QUESTIONS?

## ITEM 3.2 Major Capital and Annual Facilities Grant Projects Updates

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# THANK YOU FOR YOUR TIME

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