

FUNDING APPROVAL SUMMARY

BEAR CREEK ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

PROJECT SUMMARY

Funding Request: The Ministry of Education is requesting a \$3.11 million capital commitment to seismically upgrade Bear Creek Elementary School in the School District No. 36 (Surrey).

School Background:

Bear Creek Elementary School is located at 13780-80th Avenue, in School District No. 36, Surrey (the District). The school is a single-storey structure constructed in 1964 with 1,098 m² of space; additions were added in 1972, 1977, 1979, 1981, 1991 and 2000 and the space is now 4,579.2 m². The school is comprised of five blocks, two of which have been determined to have a high seismic risk.

Seismic Project Identification Reports (SPIR) completed in November 2015 indicate blocks 1 (Classrooms) and 2 (Gymnasium) are H3 and H1.

The current FCI rating is 0.60; this indicates a school in need of some maintenance improvements. It is expected that the seismic investment will address some of the needed maintenance, improve the school's condition and result in a change in the FCI from 0.60 to 0.58 at the completion of the project. The school has been determined to have many years of usable life remaining.

Bear Creek Elementary accommodates kindergarten to grade 7 and offers a strong start program. The schools operating capacity is 550 with an actual 2016/17 enrollment of 495, and an operating capacity utilization of 90%. It is projected that in 2026 the enrollment will grow to 629 students, which is a projected increase of 134 students over the next 10 year period. In the surrounding schools, the enrollment/operating capacity utilization/seat surplus- shortfall, for the 2016/17 school year, is as follows: Chimney Hill 686/112%/-74; George Vanier 521/95%/29; MB Stanford 529/100%/-2; and TE Scott 557/125%/-113. In 2026 it is projected that Bear Creek, Chimney Hill, George Vanier and TE Scott will have an operating capacity utilization greater than 95%, with Bear Creek experiencing the majority of the growth with an operating capacity utilization increase from 90% to 114%. When looking at the enrollment trends for this neighbourhood of schools, the District contemplated an addition to Bear Creek, but decided to monitor growth and manage enrollment between Bear Creek, George Vanier and MB Sanford over the next 5 years with the intent of requesting an addition for TE Scott in future years.

Long-Range Facility Plan (LRFP):

Based on SD 36's LRFP (2010):

- The District has confirmed that the school will be needed for educational purposes into the foreseeable future.
- The Board's highest seismic priorities are for Bear Creek and Mary Jane Shannon elementary schools.

Option(s) Considered:

- As this seismic upgrade project is relatively straightforward, the only option provided is for the seismic/structural upgrading of the school. The seismic upgrade of Blocks 1 and 2 following SPIR structural upgrades as well as component retrofits necessitated by the impact of the structural upgrades. This option could be completed in one phase over the summer months and would not require temporary accommodation.

Scope of Work:

- Block 1 (H3, Classrooms): Includes roof diaphragm upgrades and new plywood shearwalls.
- Block 2 (H1, Gymnasium): Includes roof diaphragm upgrades and reinforcing masonry walls.
- Component retrofits necessitated by the impact of the structural upgrades.

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- Schedule for the retrofit of block 1 is estimated to be up to two months.
- Schedule for the retrofit of block 2 is estimated to be up to three months.
- Non-Structural (or Operational Functional Components - OFCs) upgrades to the school.
- Phasing – Project will take place during the summer months which will allow the project to be completed in one phase without the requirement for portables.
- Necessary code upgrades and City requirements.

Procurement: The project Quantity Surveyor recommends that the project be carried out under a Design-Bid-Build contract.

Project Budget

Component	Cost	Details	
Design	s.17	<ul style="list-style-type: none"> Consultants and Sub-consultant 	
Construction		<ul style="list-style-type: none"> Construction/Renovation Supplementary Site Costs 	<ul style="list-style-type: none"> Supplementary Building Costs Contingencies
Other		<ul style="list-style-type: none"> Project Management 4% + \$10,000 for PBC Municipal Permits and Fees Offsite Costs Taxes 	<ul style="list-style-type: none"> Feasibility Completion Costs Hazardous Material Abatement Development Cost Charges and Building Permits (including CP)
Project Sub-Total			
Risk Reserves		<ul style="list-style-type: none"> Unforeseen Soil and Hazardous Material (Unforeseen Conditions/Haz Mat) Offsite and City Engineering Requirements (Offsite Sewer Separation) 	<ul style="list-style-type: none"> Construction Weather Delay Portables SGR3 Allowance (15%) Post Construction Audit Estimated Economic Adjustment
Overall Total	\$3.11M		

Project Cash-flow (exclusive of risk reserves)

2017/18	2018/19	TOTAL:	Risk Reserve	Overall Total
\$0.43M	\$1.86M	2.29M	\$0.82M	\$3.11M

Project Schedule

Milestone	Date
Capital Funding Project Agreement	September 2017
Design Contract Documents	November 2017
Tendering	May 2018
Construction Award	June 2018
Construction Start-up	July 2018
Occupancy (Classrooms)	September, 2018
Construction Completion (Gymnasium)	October, 2018

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SD CAPITAL PROJECT EXPERIENCE AND UPCOMING PROJECTS

Completed Combined Seismic Projects

School Name	Date	Approved Budget	Final Cost	Variance	Procurement Method
JT Brown Elementary	2015	\$0	\$915,278	-\$915,278	Design-Bid-Build
Hall's Prairie Elementary	2011	\$0	\$776,996	-\$776,996	Design-Bid-Build
East Kensington Elementary	2010	\$1,665,000	\$1,095,807	\$569,193	Design-Bid-Build
AHP Matthew Elementary	2010	\$2,847,220	\$2,069,739	\$777,481	Design-Bid-Build
Clayton Elementary	2010	\$1,358,700	\$1,075,688	\$283,012	Design-Bid-Build
Discovery Elementary	2009	\$936,900	\$711,019	\$225,881	Design-Bid-Build
K.B. Woodward Elementary	2009	\$1,440,822	\$1,452,744	-\$11,922	Design-Bid-Build
Kennedy Trail Elementary	2009	\$117,420	\$64,994	\$52,426	Design-Bid-Build
Mountainview Montessori	2008	\$71,500	\$71,165	-\$335	Design-Bid-Build
Temporary Accommodation	2008	\$1,710,000	\$1,629,834	\$80,166	-
Feasibility Studies	2008	\$125,000	\$136,736	-\$11,736	-
Total		*\$10,272,562	\$10,000,000	\$272,562	

*Information taken from School District Profile and Project Agreements (\$9,925,342 from Capital Plan and \$347,220 from AFG)

Ongoing Projects

School Name	Project Type	Estimated Cost
Woodward Hill Elementary	Addition	\$5,778,310
Clayton Village Elementary #2 - 218	New	\$26,047,679,
Salish Secondary - 215	New	\$55,170,850
Clayton North Elementary - 184	New	\$22,321,162,
Grandview Heights Secondary - 177	New	\$60,606,456

Upcoming Projects in the 10 Year Capital Plan

School Name	Project Type
Mary Jane Shannon Elementary	Seismic
Pacific Heights Elementary	Addition
Panorama Park	Addition
Sullivan Elementary	Addition
Grandview Heights South Area Elementary (Site 206)	New
Sullivan Heights Secondary	Addition

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Neighbouring Schools Enrolment and FCI Information:

FUTURE: Bear Creek and Surrounding Schools Projected Enrolments with Local Knowledge

	FCI ¹	Seismic Rating	Operating Capacity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Bear Creek (069) *	0.60	L												
			550											
Total Enrollment				495	507	494	534	546	573	594	607	614	614	629
% Operating Capacity Utilization				90%	92%	90%	97%	99%	104%	108%	110%	112%	112%	114%
Chimney Hill (165)	0.12													
Distance from Bear Creek = 2.24 KM			612											
Total Enrollment				686	682	684	671	696	687	692	702	707	711	710
% Operating Capacity Utilization				112%	111%	112%	110%	114%	112%	113%	115%	116%	116%	116%
Georges Vanier (082) *	0.48	M												
Distance from Bear Creek = 2.61 KM			550											
Total Enrollment				521	517	534	536	541	541	533	534	529	530	528
% Operating Capacity Utilization				95%	94%	97%	97%	98%	98%	97%	97%	96%	96%	96%
M. B. Sanford (129) *	0.48	L												
Distance from Bear Creek = 1.9 KM			527											
Total Enrollment				529	503	494	478	465	461	470	463	457	459	458
% Operating Capacity Utilization				100%	95%	94%	91%	88%	87%	89%	88%	87%	87%	87%
T. E. Scott (053) [including modular]	0.26													
Distance from Bear Creek = 2.7 KM			444											
Total Enrollment				557	573	573	563	566	566	572	568	564	560	554
% Operating Capacity Utilization				125%	129%	129%	127%	127%	127%	129%	128%	127%	126%	125%

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Schools											
Total Capacity	2683	2683	2683	2683	2683	2683	2683	2683	2683	2683	2683
Total Enrollment	2788	2782	2779	2782	2814	2828	2861	2874	2871	2874	2879
% Operating Capacity Utilization	104%	104%	104%	104%	105%	105%	107%	107%	107%	107%	107%
Adjusted Surplus / (Shortfall Seats)	-105	-99	-96	-99	-131	-145	-178	-191	-188	-191	-196

* StrongStart BC Early Learning Programs

FCI¹: Facility Index Condition of the building only (no site, modular(s), or portable(s))

Notes:

- The table does not include International Students
- Seismic Rating of Chimney Hill is N/A as the school is a relatively new and T.E. Scott is N/A as it was seismically upgraded in August 2013.

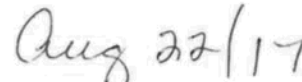
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I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Patti Dundas



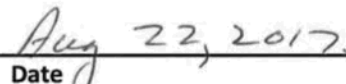
A/C Director, Capital Project Office

Signature

Date

I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Greg Frank



Secretary-Treasurer

Signature

Date

Risk Screen to be completed by Ministry of Education

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MED Risk Screen Completed:	Determined to be low risk given District's capital project performance history and state of readiness; and lack of project complexities. The District intends to tender in early Spring 2018 with project completion fall 2018.
TBS Risk Screen Completed:	

I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Mora Cunningham

Regional Director Name


Project Manager Signature

AUG 22/2017

Date

Approved to Seek Funding:

Ryan Spillett


ADM Signature

Aug 22 / 2017

Executive Director Name

ADM Signature

Date

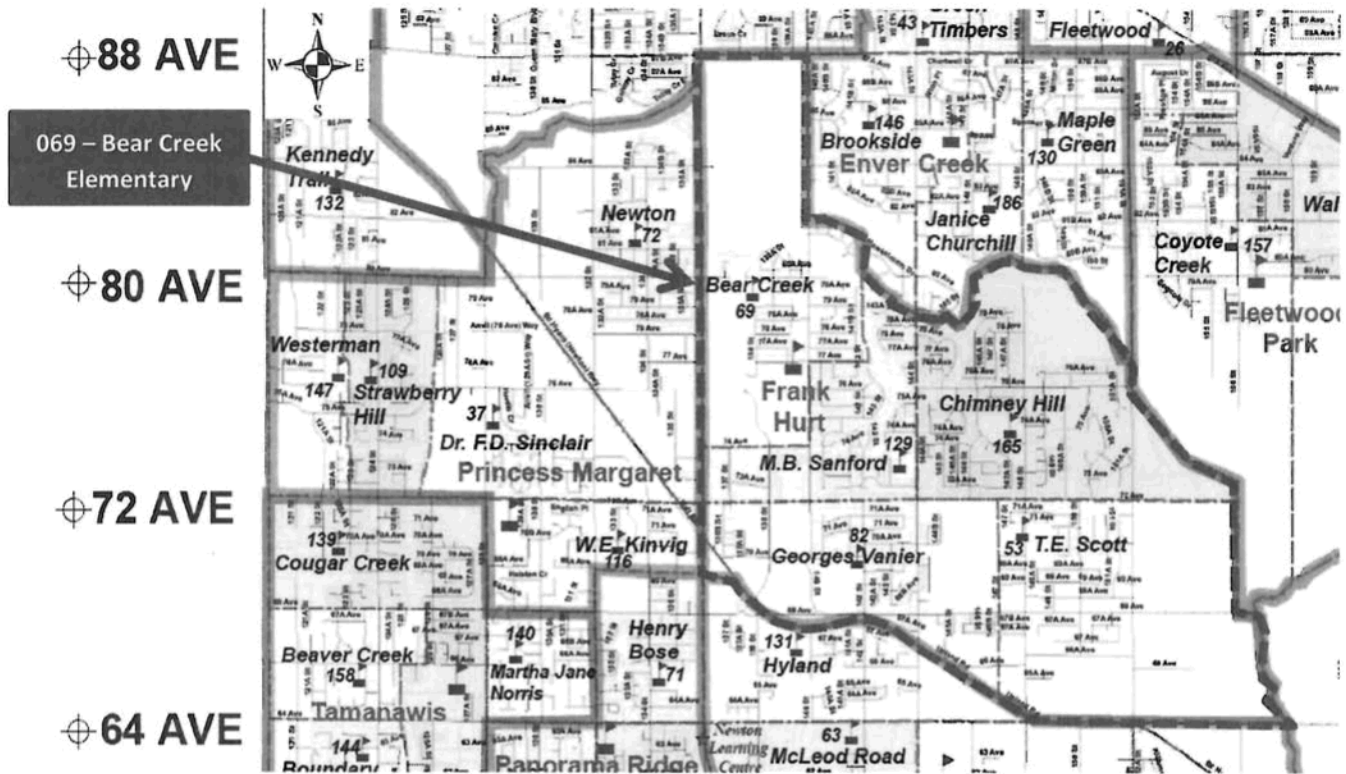
Attachments: PDR; Schedule B, Risk Screen

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Figure 1: Location of Bear Creek Elementary School – Site 069



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s.12;s.13;s.17

**MINISTRY OF EDUCATION
BRIEFING NOTE**

DATE: August 29, 2017
CLIFF: 195652

PREPARED FOR: Honourable Rob Fleming, Minister, for **Information** at the request of **Capital Division** for Clayton Elementary (Surrey).

SUBJECT: Clayton Elementary Modular Classrooms and Full Day Kindergarten (FDK) in School District No. 36 (Surrey)

BACKGROUND:

- In August 2011 the Surrey School District (the District) installed two modular classrooms at Clayton Elementary as part of the implementation of full day kindergarten (FDK).
- FDK was announced in June of 2009, shortly after the Ministry was directed to develop a plan to deliver the required classrooms for approximately 36,500 kindergarten students.
- The capital implementation of FDK included renovating existing surplus space into kindergarten classrooms as well as providing modular classrooms where no surplus space was available.
- The province provided approximately \$56 million towards the construction and installation of 140 new modular classrooms for 26 school districts.
- The modular classrooms are designed as a permanent installation and last approximately 40 years, however, they can be moved to another site if required. They are not the same as portables, which are used to provide temporary space for schools and typically only last 10 to 15 years.
- The Surrey School District received 26 modular classrooms which were placed at 18 different school sites including the 2 modular classrooms at Clayton Elementary.
- In addition to the 2 modular classrooms at Clayton Elementary the District has 5 portables on site.
- The District estimates that the purchase and installation of the modular classrooms cost approximately \$500,000 each.
- The Clayton Elementary modular classrooms have lock-block foundations, which are concrete blocks on a gravel pad which removes the requirement for seismic anchors and makes the modular easier to relocate.

DISCUSSION:

- The scope of the FDK project included site planning, site preparation as well as the design, construction, delivery and installation of modular classrooms.
- Specifications for the modular classrooms were designed under the guidance of a project team that included:
 - The Ministry of Education
 - Partnerships BC
 - Stantec
 - Spiegel, Skillen & Associates

- Representatives from school districts
- The modular classrooms were designed to applicable Leadership in Energy and Environmental Design (LEED) Gold standards and to support the Wood First initiative.
- A contract was awarded in October 2010 to Shelter Industries Inc. to construct, deliver and install the modular classrooms.
- The current Facility Condition Index (FCI) for the two modular classrooms at Clayton Elementary is 0.01 which indicates an almost new condition (the provincial average FCI is 0.43).
- The replacement value as identified by VFA Canada is \$289,729 each.

CONCLUSION:

- The Ministry provided the District with the funding to cover the cost of the modular classrooms and the site works, including delivery and installation at Clayton Elementary and the 24 other modular classrooms at 17 other school sites in Surrey.
- The FCI coupled with VFA assessed replacement value indicates that the modular classrooms at Clayton Elementary have maintained their value over time and are in excellent condition.
- Shelter Industries Inc. closed in 2012; the Ministry retained the electronic plans of the FDK modular classrooms. A new company, Shelter Modular, is linked to the original Shelter Industries and is advertising the FDK modular classrooms as part of their portfolio of work. <http://sheltermodular.com/projects>

Supplement(s):

Photo 1: Exterior of FDK Modular Classroom

Photo 2: Interior of FDK Modular Classroom

Photo 3: Interior Millwork of FDK Modular Classroom

Contact Information Ryan Spillett, Acting Assistant Deputy Minister Capital Division [Capital Delivery Branch, 250-882-3699]	RS	Approved 
	ADM initial	D. Scott MacDonald Deputy Minister
		Date signed: 2017.09.06

**MINISTRY OF EDUCATION
BRIEFING NOTE**

Supplement(s)

Photo 1: Exterior of FDK Modular Classroom



Photo 2: Interior of FDK Modular Classroom



Photo 3: Interior Millwork of FDK Modular Classroom



**MINISTRY OF EDUCATION
BRIEFING NOTE**

DATE: September, 22 2017

CLIFF: 196245

PREPARED FOR: Honourable Robert Fleming, Minister, for **Information** at the request of **Capital Delivery Branch**, Resource Management and Executive Office Division.

SUBJECT: School District No. 36 (Surrey) Capital Projects and Cost Share

BACKGROUND:

- In 2014 the BC Government adopted a cost-sharing initiative requiring school districts to provide a contribution of up to a 50 percent for major capital projects (excluding seismic projects).
- The cost share initiative was in response to the 2010 Auditor General “Aspects of Financial Management” report which highlighted that total cash balances held by all school districts were collectively more than twice what was needed for operating purposes.
- School districts that are unable to contribute a 50 percent cost share are asked to provide government financial justification outlining their inability.
- The Ministry works with the school districts to identify a cost share value on projects on a case-by-case basis during the business case development phase.
- At the project approval phase Treasury Board staff may disagree with the proposed cost share and provide a target cost share amount based on a review of the school district’s finances.
- If the district disagrees with the Treasury Board target cost share a negotiation to lower the contribution may take place between the District, Treasury Board Staff and the Ministry.

DISCUSSION:

- The Surrey School District (the District) is a growing district with immediate need for more student spaces.
- Enrolment in the District is increasing by approximately 1,000 students annually.
- The District currently has 293 portable classrooms (excluding Full Day Kindergarten modulars).
- There are approximately 6,700 students in portable classrooms.
- The District is currently working on five (5) approved capital projects with a total budget of \$176 million including a total \$37.7 million district contribution cost share which is a 21 percent of the combined projects budget.

Table 1: Approved Capital Projects

Project Description	Total Project Cost	Total District Contribution	Percent of Project Contribution
Salish Secondary (site 215)	\$55.2M	\$9.6M	17%
Panorama Park, Woodward Hill and Sullivan Elementary Additions	\$11.9M	\$3.0M	25%
Clayton #1 Elementary (site 184)	\$22.3M	\$5.6M	25%
Grandview Secondary (site 177)	\$60.6M	\$15.2M	25%
Clayton #2 Elementary (site 218)	\$26.0M	\$4.3M	17%
Total Contribution	\$176.0M	\$37.7M	21%

- In January 2017 the government announced support for a \$217 million package of new capital projects over the next three (3) years to speed up the delivery of student spaces in the District. (Appendix 1: Projects Included in the \$217 million)
- At this time the District expressed concerns over how much cost share would be required from the District within the package of projects.
- In July 2017 the Ministry and District signed a Capital Project Funding Agreement for the first project in the \$217 million package of projects, Clayton Village Northwest Elementary #2 (site #218).
- The total project budget for the project is \$26 million and the district is providing a contribution of \$4.3 million (17 percent cost share).
- In March 2017 Treasury Board directed the Ministry to work with Treasury Board Staff and the District on a comprehensive plan for cost sharing for the remaining projects in the suite.
- In April 2017 the Ministry met with the District to discuss a plan for contribution and asked the District to provide a funding contribution proposal.
- The District decided to wait until after the election to see what the newly elected government's direction on cost sharing would be.
- The District has expressed frustrating with having to cost share and has identified a \$0 cost share for the next project in the \$217 million project package (New Grandview Heights Elementary #2).
- s.13,s.17

CONCLUSION:

- Project by project cost share agreements create delays.

MINISTRY OF EDUCATION BRIEFING NOTE

s.13,s.17

Contact Information Resource Management & EFO Capital Delivery Ryan Spillett 250-882-3699		Approved
	ADM	D. Scott MacDonald Deputy Minister
		Date signed:

Appendix 1: Projects Included in the \$217 million

Project Description From Capital Plan	Total Cost of Project (estimate)	Total Approved Cost (CPFA)	District Contribution
*Clayton Village NW Elementary #2 (site #218)	\$26.3M	\$26.0M	\$4.3M
Grandview Heights South Area Elementary #2 (site #206)	\$19.0M	-	-
Pacific Heights Elementary Addition	\$9.0M	-	-
New Douglas Area Elementary (site #180)	\$20.8M	-	-
Fleetwood Area Elementary Expansion (William Watson & Frost Road Elementary	\$7.6M	-	-
Grandview Centre Site Acquisition (site 208)	\$10.0M	-	-
New South Newton Site and New Elementary	\$38.8M	-	-
Sullivan Heights Secondary Addition (site #164)	\$21.0M	-	-
**New Grandview Area Site Acquisition (un-numbered)	\$34.6M	-	-
**North Surrey Secondary Addition	\$7.5M	-	-
**Clayton Elementary - Site Expansion and Addition	\$22.5M	-	-
Total	\$217.1M	\$26.0M	\$4.3M

*Only project with a signed Capital Project Funding Agreement (CPFA).

**Projects not yet responded to in the Annual Five-Year Capital Plan Submission Response Letter.

**MINISTRY OF EDUCATION
BRIEFING NOTE**

DATE: September, 27 2017

CLIFF: 196248

PREPARED FOR: Honourable Robert Fleming, Minister, for **Information** at the request of **Capital Delivery Branch**, Resource Management and Executive Office Division.

SUBJECT: The necessity to have City of Surrey, Surrey School District and Ministry of Education work together to ensure additional space is planned, defined, approved and delivered on pace with development growth.

BACKGROUND:

- The Surrey School District is utilizing close to 300 portables for long-term classroom space; despite the additions of close to 10,000 seats over the last 15 years. (See attached high growth area map.)
- On July 27, 2017, the Chair of the Surrey School Board provided a written request for a meeting with the Minister to discuss the following (See attached in-coming letter):
 - Project specific approval of the projects within the \$217M of supported projects announced in January 2017.
 - Requirement for school district funding contribution of up to 50% for non-seismic major capital projects.
 - Lack of appropriate funding for the CommunityLINK Program.
- On November 4, 2016, the Mayor of Surrey provided a written report containing the following recommendations to the Ministry of Education, in order to expedite capital investment in new schools in Surrey. (See attached incoming and response letter.) The recommendations included:
 - Providing site acquisition funding to purchase lands in advance.
 - Providing project development funding to allow for early scoping and costing works.
 - Establish a capacity utilization target.
 - Move to a P3 model to fund schools.
- Since this time, the Ministry has had multiple working meetings with the school district and has requested, on three occasions, meetings with the City to discuss options further. In absence of those meetings with the City, but in discussions with the school district, the ministry has implemented the following:
 - Provided site acquisition funding approval for 3 sites
 - Provided project development funding for the following projects:
 - Clayton North Elementary 2 (site 218) - Expansion
 - Bear Creek Elementary - Seismic
 - Mary Jane Shannon Elementary – Seismic
 - Fleetwood Area Elementary – Expansion
 - Pacific Heights Elementary – Expansion
 - Grandview Heights South Area Elementary - Expansion

- Douglas Area Elementary - Expansion
 - Sullivan Heights Secondary - Expansion
 - Implemented a 10-year forecasting model to forecast enrolment needs, and an assessment of the family of schools within areas of growth to determine needs on a broader basis.
 - Considered P3 delivery for projects over \$100M; with advice from Partnerships BC.
 - Established a Ministry / SD Joint Steering Committee and invited the City to participate; to date the city has not participated.
 - Participated in the hiring of the Project Office Director.
 - Entered into a project agreement for Clayton Elementary 2.
- Additionally, the Surrey School District has substantial construction, design and tender and scoping work underway. However, some of the current projects are behind the schedules established by the School District and supported by the Ministry; as outlined below:

School Name	Project Details	Due for Ground Breaking/Completion	Current Status
Salish Secondary (site 215)	New Secondary 1,500 Capacity	The signed Capital Project Funding Agreement (CPFA) October 2014 identifies occupancy and final completion by September 2017	Under Construction - Open fall 2018 Tender was scheduled for Spring 2015 and was done in Fall 2016. Design took longer due to adjusting design to support the new curriculum. Complex servicing agreement with the city as school is far from existing servicing which delayed permitting by one year. The city suggested the District hire a Certified Professional to expedite the building permitting for future projects. The project experienced a further 2 month delay in construction schedule due to weather.
Clayton North Elementary #1 (site 184)	New Elementary 80K/575 + NLC	Ground Breaking – February 2017 Completion – Winter 2019	In design stage – The District has been unable to meet this schedule. Planning to tender in October 2017 Open Fall 2019 Schedule delayed by public consultation and investigation of a land swap with the City of Surrey for the long term benefit of the community.
Grandview Heights Secondary (site 177)	New Secondary 1,500 Capacity	Ground Breaking – January 2017 Completion – Winter 2020	In design stage – The District has been unable to meet this schedule. Planning to tender in January 2018, Open Fall 2020 Schedule is delayed as the design took longer due to a late request

**MINISTRY OF EDUCATION
BRIEFING NOTE**

			from the Ministry to explore a larger school (1500 capacity) than proposed by the District. Also delayed due to a joint decision with the City of Surrey to undertake a land swap (to conform with the City of Surrey Masterplan).
Sullivan Elementary, Panorama Park Elementary, Woodward Hill Elementary Additions	3 Additions 600 capacity	Completion March 2019	Panorama Park & Sullivan design waiting for pre-tender (fall 2019) For Woodward Hill tender April 2017 Occupancy Sept 2018.
Clayton North Elementary #2 (site 218)	New Elementary 80K/575 + additional space	The signed Capital Project Funding Agreement (CPFA) August 2017 identifies occupancy Sept 2020 and final completion by December 2020	In Design – Tender November 2018 Open Fall 2020 Delay anticipated - Offsite services; City release of Building Permit. The District would like to hire a Certified Professional to expedite the building permitting process.
Pacific Heights Elementary (site 134)	Addition 300 capacity	In business case development Deliver final PDR by June 30, 2017, for future funding decision	Ministry is finalizing approval documents (Funding Summary & TB Sub) and reviewing PBC's review of the PDR and proposed budget. Will require negotiation of district cost-share contribution prior to Ministry advancing for funding approval this fall.
Fleetwood Area Elementary (William Watson & Frost Road) Addition	Addition 365 capacity (100 seats at Frost Road & 265 seats at William Watson)	In business case development Final PDR was due June 30, 2017, for future funding decision	Ministry has received draft PDR
Grandview Center Elementary (site 207)	Site Acquisition	Acquire site by March 31, 2018	On track
Grandview South Heights Elementary (site 206)	New 655 capacity	In business case development - Deliver final PDR by June 30, 2017, for future funding decision	Ministry is finalizing the approval documents (Funding Summary & TB Sub). Will require negotiation of district cost-share contribution prior to Ministry advancing for funding approval this fall.
New Grandview Elementary #3 (Site	Site Acquisition	Acquire site by March 31, 2018	On-track

208)			
South Newton Elementary (site 441)	Site Acquisition	Acquire site by March 31, 2018	On-track
Sullivan Heights Secondary Addition (site 164)	Up to 200 student addition	In business case development Deliver final PDR by October 30, 2017, for future funding decision	Work has begun on PDR
Bear Creek Elementary SMP	Seismic Mitigation	In business case development Deliver final PDR by May 30, 2017, for future funding decision	Ministry is finalizing the approval documents (Funding Summary & Risk Screen). Ministry to advance for funding approval this fall.
Mary Jane Shannon Elementary SMP	Seismic Mitigation	In business case development Deliver final PDR by May 30, 2017, for future funding decision	Ministry is finalizing the approval documents (Funding Summary & Risk Screen). Ministry to advance for funding approval this fall.
Douglas Area Elementary (site 180)	New 80K/525 Elementary School	In business case development Deliver final PDR by August 30, 2017, for future funding decision Ministry hasn't received the draft PDR	Ministry has received draft PDR
North Surrey Secondary Addition	Addition	Next suite of business case development	
Clayton Elementary Site expansion and Addition	Site Acquisition and Addition	Next suite of business case development	
Grandview Site Acquisition (214)	Site Acquisition	Next suite of business case development	
Tamanawis Secondary Addition	Addition 300 capacity increase capacity from 1,125 to 1,500	Next suite of business case development	
George Greenway Elementary SMP	Seismic upgrade Gym H3	Next suite of business case development	
Prince Charles Elementary SMP	Seismic upgrade H3	Next suite of business case development	
Queen Elizabeth Secondary SMP	Seismic upgrade H3	Next suite of business case development	
Holly Elementary SMP	Seismic upgrade H3	Next suite of business case development	

DISCUSSION:

- The agenda is intended to guide the conversation with the School District and City, to ensure all parties have a common understanding of projects status, discuss reasons for project delays and opportunities to find solutions to those delays.

**MINISTRY OF EDUCATION
BRIEFING NOTE**

- Possible opportunities to implement or assist with, which would support projects to stay on track, include:

s.13

Contact Information Resource Management & EFO Capital Delivery Ryan Spillett 250-882-3699		Approved
	ADM	D. Scott MacDonald Deputy Minister
		Date signed:

Attachments:

- School District Growth Map
- July 27, 2017 Letter from School District Chair
- November 4, 2016 Letter from Surrey Mayor and Ministry Response Letter

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Withheld pursuant to/removed as

s.12;s.13;s.17

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

PROJECT SUMMARY

Funding Request: The Ministry of Education is requesting a \$7.33 million capital commitment to seismically upgrade Mary Jane Shannon Elementary School in the School District No. 36 (Surrey).

School Background:

Mary Jane Shannon Elementary School is located at 10682 – 144th Street, in School District 36 Surrey (the District). The school is a combination of one-storey and two-story structures and was originally constructed in 1958 with 2,181 m² of space; additions were added in 1962, 1965, 1968 and 1973 and the space is now 3,807.9 m². The school is comprised of five blocks, two of which have been determined to have a high seismic risk.

Seismic Project Identification Reports (SPIR) completed in November 2015 indicate blocks 1 (Classrooms) and 2 (Gymnasium) are H1.

The current Facility Condition Index (FCI) rating is 0.51; this indicates a school in need of some maintenance improvements. It is expected that the seismic investment will address some of the needed maintenance, improve the school's condition and result in a change in the FCI from 0.51 to 0.48 at the completion of this project. The school has been determined to have many years of usable life remaining.

Mary Jane Shannon Elementary accommodates kindergarten to grade 7 and offers a Strong start program (portable classroom). The operating capacity of the school is 411 with an actual 2016/17 enrolment of 374, and an operating capacity utilization of 91%. It is projected that in 2026, the enrolment will be 370 students, which indicates student enrolment is stable over the next 10 year period. In the surrounding elementary schools, the enrolment/operating capacity utilization/seat surplus- shortfall, for the 2016/17 school year, is as follows: Ellendale 136/86%/23; Hjorth Road 245/120%/-40; Holly 575/109%/-48; Lena Shaw 510/90%/59; and Riverdale 463/109%/-38. In 2026, it is projected that Ellendale, Hjorth Road, Lena Shaw and Riverdale will have an operating capacity utilization greater than 100%, with Hjorth Road experiencing the majority of the growth in this family of schools. When looking at the enrolment trends for this neighbourhood of schools the seat surplus at Mary Jane Shannon will be valuable in managing the seat shortfalls at Lena Shaw, Hjorth Road and Ellendale over the next 10 years.

Long-Range Facility Plan (LRFP):

Based on the District's LRFP (2010):

- The District has confirmed that the school will be needed for educational purposes into the foreseeable future.
- The enrolment in this area of the District has remained relatively stable over the past several years and is forecast to remain relatively stable for the years running up to 2026.
- The Mary Jane Shannon Elementary and family of schools (Ellendale, Hjorth Road, Holly, Lena Shaw and Riverdale) feed into either Guildford Park or Frank Hurt Secondary School.
- The Board's highest seismic priorities are for Bear Creek and Mary Jane Shannon elementary schools.

Option(s) Considered:

- Option 1- The seismic upgrade of Blocks 1 and 2 following SPIR structural upgrades as well as component retrofits necessitated by the impact of the structural upgrades. This option could be completed in one phase and would require temporary accommodation.
- Option 2 – The demolition of Blocks 1 and 2 and the construction of a replacement single level classroom block and replacement gym. This option will require 10 portables, a washroom portable and a temporary gym.

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

Recommendation:

- Option 1 - Ministry of Education to seek Treasury Board approval for the requested capital funding for a seismic upgrade of Mary Jane Shannon Elementary School.

Scope of Work:

- Block 1 (H1, Gymnasium): Includes vertical reinforcing to masonry walls and upgrading adjacent walls.
- Block 2 (H1, Classrooms): Includes new plywood shearwalls, steel drag struts and connection upgrades.
- Component retrofits necessitated by the impact of the structural upgrades.
- Schedule for the retrofit of block 1 and 2 is estimated to be up to nine months.
- Non-Structural (or Operational Functional Components - OFCs) upgrades to the school.
- Phasing – Project will take place January 2019 to September 2019
- Necessary code upgrades and City requirements.

Procurement: The project Quantity Surveyor recommends that the project be carried out under a Construction Management contract.

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

Project Budget

Component	Cost	Details	
Design	s.17	<ul style="list-style-type: none"> Consultants and Sub-consultant 	
Construction		<ul style="list-style-type: none"> Construction/Renovation Supplementary Site Costs 	<ul style="list-style-type: none"> Supplementary Building Costs Contingencies
Other		<ul style="list-style-type: none"> Project Management 4% Offsite Costs Municipal Permits and Fees Taxes 	<ul style="list-style-type: none"> Feasibility Completion Costs Hazardous Material Abatement Development Cost Charges and Building Permits (including CP)
Project Sub-Total			
Risk Reserves		<ul style="list-style-type: none"> Unforeseen conditions and hazardous materials Offsite & City engineering requirements \$17,900 for Partnerships BC 	<ul style="list-style-type: none"> Construction Weather Delay Portables SGR3 Allowance (15%) Estimated Economic Adjustment
Overall Total	\$7.33M		

Project Cash-flow (exclusive of risk reserves)

2017/18	2018/19	2019/20	TOTAL:	Risk Reserve	Overall Total
\$0.3M	\$1.8M	\$3.5M	5.6M	\$1.7M	\$7.3M

Project Schedule

Milestone	Date
Capital Funding Project Agreement	October 2017
Design Contract Documents	December 2017
Tendering	October 2018
Construction Award	December 2018
Construction Start-up	January 2018
Occupancy	September, 2019
Construction Completion	October, 2019

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

SD CAPITAL PROJECT EXPERIENCE AND UPCOMING PROJECTS

Completed Combined Seismic Projects

School Name	Date	Approved Budget	Final Cost	Variance	Procurement Method
JT Brown Elementary	2015	\$0	\$915,278	-\$915,278	Design-Bid-Build
Hall's Prairie Elementary	2011	\$0	\$776,996	-\$776,996	Design-Bid-Build
East Kensington Elementary	2010	\$1,665,000	\$1,095,807	\$569,193	Design-Bid-Build
AHP Matthew Elementary	2010	\$2,847,220	\$2,069,739	\$777,481	Design-Bid-Build
Clayton Elementary	2010	\$1,358,700	\$1,075,688	\$283,012	Design-Bid-Build
Discovery Elementary	2009	\$936,900	\$711,019	\$225,881	Design-Bid-Build
K.B. Woodward Elementary	2009	\$1,440,822	\$1,452,744	-\$11,922	Design-Bid-Build
Kennedy Trail Elementary	2009	\$117,420	\$64,994	\$52,426	Design-Bid-Build
Mountainview Montessori	2008	\$71,500	\$71,165	-\$335	Design-Bid-Build
Temporary Accommodation	2008	\$1,710,000	\$1,629,834	\$80,166	-
Feasibility Studies	2008	\$125,000	\$136,736	-\$11,736	-
Total		*\$10,272,562	\$10,000,000	\$272,562	

*Information taken from School District Profile and Project Agreements (\$9,925,342 from Capital Plan and \$347,220 from AFG)

Ongoing Projects

School Name	Project Type	Estimated Cost
Woodward Hill Elementary	Addition	\$5,778,310
Clayton North Elementary - 218	New	\$26,047,679,
Clayton North Secondary - 215	New	\$55,170,850
Clayton North Elementary - 184	New	\$22,321,162,
Grandview Heights Secondary - 177	New	\$60,606,456

Upcoming Projects in the 10 Year Capital Plan

School Name	Project Type
Bear Creek Elementary	Seismic
Pacific Heights Elementary	Addition
Panorama Park	Addition
Sullivan Elementary	Addition
Grandview Heights South Area Elementary (Site 209)	New
South Newton Elementary	New
Sullivan Heights Secondary	Addition

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

Neighbouring Schools Enrolment and FCI Information:

FUTURE: Mary Jane Shannon and Surrounding Schools Projected Enrolments with Local Knowledge

	FCI ¹	Seismic Rating	Operating Capacity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Mary Jane Shannon (054)	0.51	H1												
			411											
Total Enrolment				374	359	366	364	344	344	355	351	357	354	370
% Operating Capacity Utilization				91%	87%	89%	89%	84%	84%	86%	85%	87%	86%	90%
Ellendale (084)	0.50	N/A												
Distance from MJ Shannon = 0.83 KM			159											
Total Enrolment				136	129	153	176	189	205	220	226	224	229	223
% Operating Capacity Utilization				86%	81%	96%	111%	119%	129%	138%	142%	141%	144%	140%
Hjorth Road (001) *	0.49	M												
Distance from MJ Shannon = 2.98 KM			205											
Total Enrolment				245	246	257	250	256	258	267	268	282	286	297
% Operating Capacity Utilization				120%	120%	125%	122%	125%	126%	130%	131%	138%	140%	145%
Holly (081) *	0.36	H3												
Distance from MJ Shannon = 1.28 KM			527											
Total Enrolment				575	564	551	560	534	514	514	509	493	486	484
% Operating Capacity Utilization				109%	107%	105%	106%	101%	98%	98%	97%	94%	92%	92%
Lena Shaw (055) *	0.44	L												
Distance from MJ Shannon = 1.62 KM			569											
Total Enrolment				510	524	535	567	581	597	621	651	666	666	675
% Operating Capacity Utilization				90%	92%	94%	100%	102%	105%	109%	114%	117%	117%	119%
Riverdale (059)	0.64	M												
Distance from MJ Shannon = 0.80 KM			425											
Total Enrolment				463	467	481	485	490	489	487	487	485	486	481
% Operating Capacity Utilization				109%	110%	113%	114%	115%	115%	115%	115%	114%	114%	113%
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Schools														
Total Capacity				2296	2296	2296	2296	2296	2296	2296	2296	2296	2296	2296
Total Enrolment				2303	2289	2343	2402	2394	2407	2464	2492	2507	2507	2530
% Operating Capacity Utilization				100%	100%	102%	105%	104%	105%	107%	109%	109%	109%	110%
Adjusted Surplus / (Shortfall Seats)				-7	7	-47	-106	-98	-111	-168	-196	-211	-211	-234

* Strongstart and FCI¹: Facility Index Condition of the building only (no site, modular(s), or portable(s))

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Larry Harder



Oct. 16, 2017

Director, Capital Project Office

Signature

Date

I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Greg Frank



OCT 16, 2017

Secretary-Treasurer

Signature

Date

Risk Screen to be completed by Ministry of Education

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

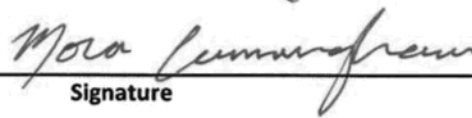
SEISMIC UPGRADE

MED Risk Screen Completed:	Determined to be low risk given District's capital project performance history and state of readiness; and lack of project complexities. The District intends to tender in early Fall 2018 with project completion fall 2019.
TBS Risk Screen Completed:	

I have reviewed the project scope, costs, and schedule and assessed the risks and determined that this project should be advanced for funding approval.

Mora Cunningham

Regional Director Name



Signature

Oct 16 2017

Date

Approved to Seek Funding:

Joel Palmer

Executive Director Name



Signature

Oct 23 2017

Date

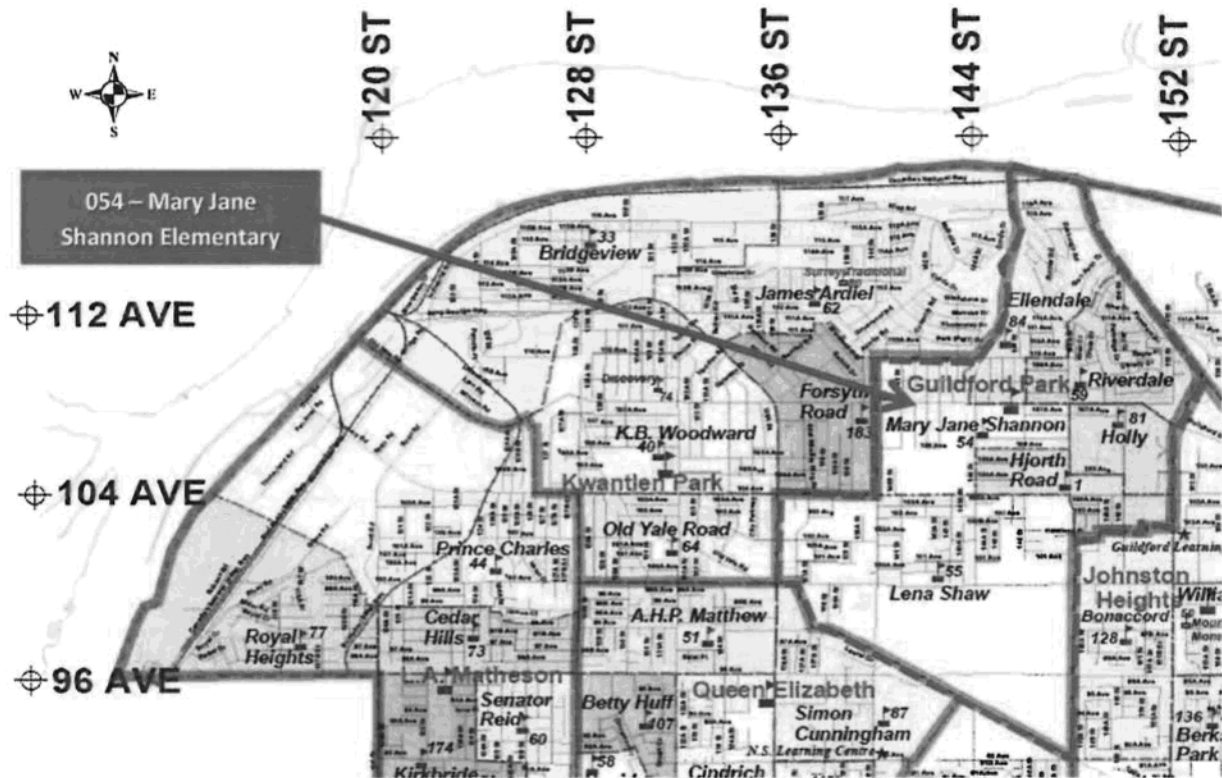
Attachments: PDR; Schedule B, Risk Screen

FUNDING APPROVAL SUMMARY

MARY JANE SHANNON ELEMENTARY SCHOOL – SD36 (SURREY)

SEISMIC UPGRADE

Figure 1: Location of Mary Jane Shannon Elementary School – Site 054



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Treasury Board Submission

Request for Decision

Minister: Honourable Rob Fleming, Minister of Education

Ministry: Education

Date: October 12, 2017

Ministry Document #: 004/18

Title: New Grandview Heights South Area #2 Elementary (Site 206) & Pacific Heights Elementary Addition (Site 134) – Project Approval

Issue:

A new Grandview Heights South Area #2 Elementary School and an addition at Pacific Heights Elementary School are required in the Grandview Heights Area of the Surrey School District (the District) to accommodate the rapid growth in the number of elementary students.

The Board of Education and the Ministry of Education (the Ministry) are ready to sign Capital Project Funding Agreements for a new Grandview Heights South Area #2 Elementary School and an addition at Pacific Heights Elementary School and are requesting final funding approval.

Request:

The Ministry is requesting the following approvals:

- \$23.96 million (including \$2.01 million in risk reserves) in Provincial Capital funding to construct a new 80 kindergarten, 575 elementary school in the Grandview Heights area of Surrey.
- \$9.04 million (including \$1.19 million) in Provincial Capital to construct a 300 capacity, 12 classroom addition at Pacific Heights Elementary School.
- s.12,s.13,s.17

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Discussion:

s.12,s.13,s.17

Option 1: Build an 80K + 575E capacity school (655 student capacity) for a total project value of \$23.96 million. [Recommended Option]

s.12,s.13,s.17

Page 47 to/à Page 50

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s.12;s.13;s.17

Options:

- Option 1: Approval of \$24.0 million (including \$2.01 million in risk reserves) in Provincial capital funding to construct a new 80 kindergarten, 575 elementary school in the Grandview Heights area of Surrey.

Approval of \$9.0 million (including \$1.19 million) in Provincial Capital to construct a 300 capacity, 12 classroom addition at Pacific Heights Elementary School in the Grandview Heights area of Surrey.

s.12,s.13,s.17

(Recommended Option)

s.12,s.13,s.17

s.12,s.13,s.17

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Attachment(s):

Appendix A: Grandview Heights South Area #2 Elementary Project Budget and Schedule.

Appendix B: Pacific Heights Elementary Addition Project Budget and Schedule.

Appendix C: SD CAPITAL PROJECT EXPERIENCE AND UPCOMING PROJECTS and

Appendix D: Location of the New Grandview Heights South Elementary School – Site 206

Contact: Reg Bawa,
Assistant Deputy Minister
(250) 356-1883


Honourable Rob Fleming

October 19, 2017

Date Signed

Page 55 to/à Page 58

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s.12;s.13;s.17



October 31, 2017

Ref: 196707

Shawn Wilson, Board Chair
Board of Education
School District No. 36 (Surrey)
14033 92nd Avenue
Surrey, BC V3V 0B7

Dear Mr. Wilson,

Re: Capital Funding Project Agreement - Seismic Mitigation Project | Bear Creek Elementary School (Project No. 127242)

I am pleased to advise the Surrey Board of Education that the Capital Project Funding Agreement for the seismic mitigation of Bear Creek Elementary School in Surrey has been signed. One copy of the approved project agreement is enclosed.

The project agreement lays out the obligations of the Board and Ministry of Education to deliver the capital project within the established scope, schedule and budget. The seismic upgrade project may proceed using Ministry of Education capital funding of up to a maximum of \$2,288,369.

Based on the terms of the Agreement, the Ministry will allocate an additional amount of provincial funding up to a maximum of \$738,100 to cover the risks as detailed in the Agreement. The Agreement provides additional contingencies of ^{s.17} as a reserve in the event of further increases in the project construction costs up to the tender closing date, or no later than June 2018. The final determination of these amounts is to be in accordance with the terms of the Agreement.

A Certificate of Approval (COA) will be issued for this project in the amount of \$2,288,369.

The Ministry looks forward to continuing to work with the Surrey School District towards the completion of these important projects, scheduled to complete by October 2018. If there are any questions about this project, please feel free to contact Mora Cunningham, Regional Director, Capital Management Branch, at Mora.Cunningham@gov.bc.ca or 250-812-6750.

.../2

Thank you for your dedication to the students of School District No. 36 (Surrey).

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Spillett". The signature is fluid and cursive, with the first name "R." and the last name "Spillett" clearly distinguishable.

Ryan Spillett
Executive Director
Capital Management Branch

pc: Greg Frank, Secretary Treasurer, School District No. 36 (Surrey)
Mora Cunningham, Regional Director, Capital Management Branch
Nancy Dubé, Planning Officer, Capital Management Branch
Maureen MacDonald, Project Officer, Capital Management Branch

APPROVALS			
Contact Info		Action / Approval Initials	Date
Drafted by: Planning Officer	Nancy Dubé		September 27, 2017
Regional Director &/or Director/Executive Dir.	Mora Cunningham	Approval/Signature	
Executive Director	Ryan Spillett	Signature	

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October 31, 2017

Ref: 196516

Her Worship Linda M. Hepner, Mayor
City of Surrey
Email: mayor@surrey.ca

Shawn Wilson, Chair
Board of Education
School District No. 36 (Surrey)
Email: wilson_shawn@surreyschools.ca

Dear Ms. Hepner and Mr. Wilson:

I am writing in follow up to our recent meeting, along with the Honourable Jinny Sims, Minister of Citizens' Services, to discuss Surrey school projects and joint initiatives to accelerate the completion of those projects.

I am greatly encouraged by the discussion and solutions generated at the meetings, and I appreciate the update provided on how the City is working with the School District to explore ways to share resources. There were some innovative solutions put on the table at our meeting on ways each of us—Ministry of Education, Surrey School District and City of Surrey—can work to accelerate some much-needed school capital projects in Surrey, and I am encouraged by the commitments from each of the parties.

I am especially interested in how the City of Surrey can look for efficiencies in the permitting and zoning process; and, how we can work together to identify and secure school sites in future growth areas and work towards reasonable offsite requirements. To that end, I have asked Reg Bawa, Assistant Deputy Minister, Resource Management and Executive Financial Officer, Ministry of Education, and Sarf Ahmed, Associate Deputy Minister, Ministry of Citizens' Services to follow up with you directly.

I also look forward to hearing more from the School District around the use of a certified professional to help manage the permitting process, and ideas to accelerate projects through innovative construction and tendering processes.

.../2

For our part, the Ministry is committed to looking at solutions for the District to contribute and invest in schools in Surrey, and identifying policies that slow down the approval process.

I extended my gratitude for the Municipality's efforts to support this work, and to work cooperatively to alleviate the ongoing capacity issues facing the Surrey School District. The development of the Surrey Project Office will provide support to the District; however, a sound partnership between the Ministry of Education, the Surrey School District and the City of Surrey to work collaboratively on solving these issues is imperative.

Again, thank you for meeting and sharing your concerns and solutions. Your support and commitment to students in your community is greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rob Fleming", is positioned above the printed name.

Rob Fleming
Minister

pc: Honourable Jinny Sims, Minister of Citizens' Services
D. Scott MacDonald, Deputy Minister, Ministry of Education
Sarf Ahmed, Associate Deputy Minister, Ministry of Citizens' Services



November 15, 2017

Ref: 197094

Greg Frank, Secretary-Treasurer
Board of Education
School District No. 36 (Surrey)
Email: frank_g@surreyschools.ca

Dear Mr. Frank:

Re: Investing in priority projects in Surrey School District

Further to the recent approval of the up to \$33 million investment in the new Grandview Heights South Area Elementary and the Pacific Heights Elementary Addition projects, the Ministry of Education (Ministry) is now looking to bring forward for approval the next group of capital projects to create additional priority school spaces for the Surrey School District (District).

The Ministry recognizes the District has received just over \$207 million of approved new school space projects since 2014, sharing \$52.5 million or 25% of the project investment from District surplus fund balances.

s.13,s.17

The following table has been created to identify the next investments in priority school spaces for the District. As noted above, the shared investment agreement will need to be approved by Treasury Board prior to the Ministry receiving final funding approval for any of these projects:

Facility	Estimated Project Budget	Description
Fleetwood Area Elementary Schools	s.13,s.17	Classroom additions at Frost Road, Coyote Creek and William Watson Elementary Schools
New Douglas Area Elementary (Site 180)		New 80K/525 Elementary (K-7) + NLC

Sullivan Heights Secondary (Site 164)	s.13,s.17	Two story 700 capacity addition
New South Newton Elementary (Site 115)		Site acquisition (3.3 Ha.) & New 80K/575 Elementary School (K-7)
New Southwest Grandview Area Elementary (Site 207)		Site acquisition (3.3 Ha.) & New 80K/575 Elementary School (K-7)
Clayton Elementary		Site expansion and addition
Grandview Centre (Site 208)		Site acquisition (3.3 Ha.)
North Surrey Secondary		325 capacity addition
ACCELERATED PROJECT TOTAL		
Grandview Heights and Pacific Heights projects		Approved Maximum Project Budget
TOTAL DISTRICT PRIORITY SPACE INVESTMENT		
Minimum Long Term District Investment to accelerate above projects		20% of Accelerated Project Total

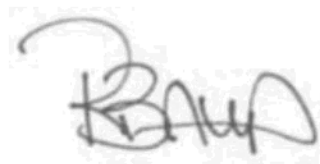
Once the Ministry and Board have established a long-term shared investment agreement, meeting the minimum requirements stated above, the Ministry will bring forward the agreement to Treasury Board for approval. I expect project funding approvals will move rapidly through the Ministry of Finance approval processes once this agreement is approved by Treasury Board.

Please provide written approval from the Board of at least the amount identified as the “Minimum Long-Term District Investment to accelerate the listed projects” by December 31, 2017.

If you have any questions or require further information, please contact me directly by email at Reg.Bawa@gov.bc.ca or by phone at (778) 698-3788.

Thank you for your dedication to the students of the Surrey School District

Sincerely,



Reg Bawa
Assistant Deputy Minister

pc: Jordan Tinney – Superintendent, School District No. 36 (Surrey)

David Galbraith, Secretary to Treasury Board, Ministry of Finance

D. Scott MacDonald, Deputy Minister

Joel Palmer, Executive Director, Capital Management Branch

Mora Cunningham, Regional Director, Capital Management Branch



November 15, 2017

Ref: 197497

Shawn Wilson, Chair
Board of Education
School District No. 36 (Surrey)
Email: wilson_shawn@surreyschools.ca

Dear Mr. Wilson:

I am pleased to advise the Surrey Board of Education of the approval of the new Grandview Heights South Area Elementary School and the addition at Pacific Heights Elementary School.

The Capital Project Funding Agreements will follow this letter and lays out the obligations of the Surrey School District and Ministry of Education to deliver the capital projects within the established scope, schedule and budget.

The new Grandview Heights South Area Elementary School project may proceed using Ministry of Education capital funding up to a maximum of \$23,960,236, which includes^{s.17} for project reserves. The addition at Pacific Heights Elementary School project may proceed using Ministry of Education capital funding up-to a maximum of \$9,035,726, which includes^{s.17} for project reserves.

Please be aware the Surrey School District is responsible for any cost over-runs that may occur during the project and must notify the Ministry in writing, should any circumstance be encountered that impacts the scope, schedule or budget.

The Ministry looks forward to continuing to work with the Surrey School District towards the completion of these important projects.

If you require further information, please contact Reg Bawa, Assistant Deputy Minister, Resource Management and Executive Financial Office, by email at Reg.Bawa@gov.bc.ca, or by phone at (778) 698-3788.

.../2

Thank you for your dedication to the students of the Surrey School District.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rob Fleming".

Rob Fleming
Minister

pc: D. Scott MacDonald, Deputy Minister of Education
Reg Bawa, Assistant Deputy Minister, Resource Management and
Executive Financial Office Division
Joel Palmer, Executive Director, Capital Management Branch
Greg Frank, Secretary-Treasurer, School District No. 36 (Surrey)
Dr. Jordan Tinney, Superintendent of Schools, School District No. 36 (Surrey)



November 16, 2017

Ref: 197438

Shawn Wilson, Board Chair
Board of Education
School District No. 36 (Surrey)
14033 92nd Avenue
Surrey, BC, V3V 0B7

Dear Mr. Wilson,

Re: Capital Funding Project Agreement - Seismic Mitigation Project | Mary Jane Shannon Elementary School (Project No. 127243)

I am pleased to advise the Surrey Board of Education that the Capital Project Funding Agreement for the seismic mitigation of Mary Jane Shannon Elementary School in Surrey has been signed. One copy of the approved project agreement is enclosed.

The project agreement lays out the obligations of the Board and the Ministry of Education to deliver the capital project within the established scope, schedule and budget. The seismic upgrade project may proceed using Ministry of Education capital funding of up to a maximum of \$5,567,257.

Based on the terms of the Agreement, the Ministry will allocate an additional amount of provincial funding up to a maximum of \$^{s.17} to cover the risks as detailed in the Agreement. The Agreement provides additional contingencies of \$^{s.17} as a reserve in the event of further increases in the project construction costs up to the tender closing date, or no later than December 2018. The maximum potential project cost is \$7,334,057. The final determination of these amounts is to be in accordance with the terms of the Agreement.

A Certificate of Approval (COA) will be issued for this project in the amount of \$5,567,257.

.../2

The Ministry looks forward to continuing to work with the Surrey School District towards the completion of these important projects, scheduled to complete by September 2019. If there are any questions about this project, please feel free to contact me at Mora.Cunningham@gov.bc.ca or 250-812-6750.

Thank you for your dedication to the students of School District No. 36 (Surrey).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mora Cunningham', written in a cursive style.

Mora Cunningham
Regional Director
Capital Management Branch

pc: Greg Frank, Secretary Treasurer, School District No. 36 (Surrey)
Larry Harder, Director, Surrey Capital Project Office
Rebecca Burgart, Research Analyst & Administrative Support, Surrey Capital Project Office
Nancy Dubé, Planning Officer, Capital Management Branch

APPROVALS			
Contact Info		Action / Approval Initials	Date
Drafted by: Planning Officer	Nancy Dubé		September 27, 2017
Regional Director &/or Director/Executive Dir.	Mora Cunningham	Approval/Signature	
Executive Director	Ryan Spillett	Signature	

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