

Progress Report on Active Capital Projects As of November 15, 2017

The Surrey School District currently has a large number of major capital projects in various stages of planning and construction throughout the district. The following report is provided to identify key milestone highlights for each project as well as an update on the work of the Capital Project Office.

Site 021 Sullivan Elementary (up to 200 Capacity Addition)

Address: 6016 152 Street
Approvals: Pending Ministry of Education funding approval
Phase: Design Development
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Site 035 Latimer Road Elementary (Building Envelope Program)

Address: 19233 60 Avenue
Approvals: Ministry of Education approved planning funds 04-Nov-2014
Phase: Working Drawings, tender ready
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Site 069 Bear Creek Elementary (Seismic Upgrade)

Address: 13780 80 Avenue
Approvals: Ministry of Education approval received 31-Oct-2017
Phase: Schematic Design
Tender: March 2018
Occupancy: September 2018 (October 2018 for completion of the gym.)

Site 054 Mary Jane Shannon Elementary (Seismic Upgrade)

Address: 10682 144 Street
Approvals: Pending Ministry of Education funding approval
Phase: Schematic Design
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Site 134 Pacific Heights Elementary (up to 300 Capacity Addition)

Address: 17148 26 Avenue
Approvals: Pending Ministry of Education funding approval
Phase: Schematic Design
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

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Site 137 Panorama Park Elementary (up to 200 Capacity Addition)

Address: 12878 62 Avenue
Approvals: Ministry of Education approval received 22-Feb-17
Phase: Working Drawings
Tender: January 2018
Occupancy: September 2019

Site 164 Sullivan Heights Secondary (up to 700 Capacity Addition)

Address: 6248 144 Street
Approvals: Project Definition Report options reviewed at 6-Nov-2017 Executive Project Board Meeting
Phase: Planning
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Site 177 Grandview Heights Area Secondary (1,500 Capacity New School)

Address: 16988 25 Avenue
Approvals: Ministry of Education approval received 10-Oct-16
Phase: Working Drawings
Tender: March 2018
Occupancy: September 2020

Site 180 Douglas Area Elementary (655 Capacity New School)

Address: 17335 2 Avenue
Approvals: Project Definition Report submitted to Ministry of Education 28-Aug-2017
Phase: Planning
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Site 184 Clayton North Area Elementary (655 Capacity New School)

Address: 19405 76 Avenue
Approvals: Ministry of Education approval received 07-Oct-16
Phase: Working Drawings
Tender: February 2018
Occupancy: September 2019

Site 206 Grandview – Edgewood Drive Area Elementary (655 Capacity New School)

Address: 16666 23 Avenue
Approvals: Pending Ministry of Education funding approval
Phase: Schematic Design
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

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Site 212 École Woodward Hill Elementary (up to 200 Capacity Addition)

Address: 6082 142 Street
Approvals: Ministry of Education approval received 24-Feb-2017
Phase: Construction 12% Complete
Tender: Construction contract award to Olivit Construction Ltd.
Occupancy: September 2018

Site 215 École Salish Secondary (1,500 Capacity New School)

Address: 7278 184 Street
Approvals: Ministry of Education approval received 23-Oct-2014
Phase: Construction 87% complete
Tender: Construction contract award to D.G.S Construction Company Ltd.
Occupancy: September 2018

Site 218 Clayton Village North West Elementary (655 Capacity New School)

Address: 18707 74 Avenue
Approvals: Ministry of Education approval received 27-Jul-2017
Phase: Design Development
Tender: November 2018
Occupancy: September 2020

Fleetwood Area Elementary Schools (up to 365 Addition)**(Site 057 William Watson Elementary)**

Addresses: Site 057 William Watson Elementary 16450 80 Avenue
Approvals: Project Definition Report reviewed at 6-Nov-2017 Executive Project Board Meeting
Phase: Planning
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

(Site 157 Coyote Creek Elementary and Site 160 Frost Road Elementary)

Addresses: Site 157 Coyote Elementary 8131 156 Street
Site 160 Frost Road Elementary 8606 162 Street
Approvals: Project Definition Report reviewed at 6-Nov-2017 Executive Project Board Meeting
Phase: Planning
Tender: Pending Ministry of Education funding approval
Occupancy: Pending Ministry of Education funding approval

Please note that the completion/occupancy dates as indicated in this report are target dates only. These dates may change as the projects proceed and unknown circumstances are clarified.

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Capital Project Office Update:

The Surrey Executive Project Board meeting was held on Monday, November 6, 2017. The following points were discussed:

1. Surrey School District Cost Contribution to capital projects.

2. Personnel

- Two project managers have been hired; Maryann Mason started November 06, 2017 and Sheetal Basra will start on December 04, 2017.
- Interviews are in progress for the Capital Finance Manager, target award is November 10, 2017.
- Office space will be reconfigured during Christmas break to accommodate new staff.

3. Strategic Real Estate Planning

- An RFQ will close November 06, 2017 for a Strategic Real Estate consultant to provide comprehensive site selection services based on the strategic goals of the district. This would include identifying appropriate sites, evaluating those sites, determining the full fiscal needs of the acquisitions, and on through to the acquisitions of the properties.

4. Surrey School District #36 – Fall 2017 Market Sounding

- With the assistance of Partnership BC, Surrey School District #36 (Surrey) conducted a Construction Market Sounding between September 20 and October 19, 2017.

Key tendering recommendations:

- Prequalify general contractors.
- Bundle projects with consideration to proximity of projects, common consultants and timing in determining grouping of tender packages.
- Use the Construction Management procurement model where applicable during this busy market period.
- Identify a pilot project for an Integrated Project Delivery model.
- Allow 30 days between School District tender calls where possible.
- Share our proposed tender schedule with the construction industry in advance.
- Monitor the region's tender activity through regular market soundings, monitoring BC Bid, Permit applications and trade journals.
- Do not push projects to tender before they are ready.
- Tender seismic projects as early as possible in 2018.

5. Site 164 Sullivan Secondary School Addition

- SD36 has completed preliminary site planning options for Sullivan Heights Secondary School located at 6248-144 Street, Surrey, BC. Planning options are based on a 700 capacity addition for a total capacity of 1,700 students. The site is heavily constrained by the location of existing buildings, significant site slopes and requirements for parking.
- A PDR will be developed that uses structured parking to accommodate the addition on site and will be compared with an option to find a new site for a new school.

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6. Fleetwood Projects

- The Fleetwood area elementary schools additions include the following sites:
 - #057 William Watson
 - #160 Frost Road
 - #157 Coyote Creek
- A PDR for #057 William Watson has been developed for an eleven classroom addition. However due to the fact that this 1958 facility is close to its end of useful life, the PDR will be expanded to include a total replacement option on the same site.
- A four classroom addition is proposed for #157 Coyote Creek to maximize capacity in the Fleetwood area.
- A six classroom addition is proposed for #160 Frost Road to maximize capacity in the Fleetwood area.