

Kitsilano Secondary School Renewal



“Kitsilano Secondary school is a symbol of our province – it tells the story of where we come from and where we are going. The Kitsilano community played a key role in determining how to best balance the heritage value of the school with a 21st century learning experience for all students now, and in the years ahead.”

– Christy Clark, Premier of British Columbia

Project Overview

Kitsilano Secondary School has served Vancouver families for 100 years. With a \$62million restoration project now underway, the school’s rich history will be preserved through an addition and an upgrade to the latest seismic standards. The renewed school will be completed in time for the start of the September 2017 school year.

The design and construction of the new secondary school includes the following features:

- A three-story, 18,000 square metre replacement school with capacity for 1,500 students in grades 8-12;
- Personalized learning spaces that embody the 21st Century School model;
- A 2,500 square-metre Neighbourhood Learning Centre for school and community use
- A 350-seat theatre;
- Preservation of the main heritage facade of the 1927 building;
- An all-weather playing field and outdoor space for students;
- A seismically constructed facility;
- A design that achieves Leadership in Energy and Environmental Design (LEED) Gold certification and;
- The optimized use of B.C. wood in both in the interior and exterior of the school, consistent with the Wood First Act.

Partnership Highlights

During the design and construction of the facility, the Vancouver School Board will make monthly progress payments to the Design-Builder. The amount, timing and terms and conditions of those payments are set out in the Design-Build Agreement. Any costs in excess of the fixed-price agreement are the responsibility of the Design-Builder, protecting the taxpayer from cost overruns.

Expected Benefits

Integrating design and construction, enabling effective risk transfer and implementing a fixed-priced contract creates certainty that the project will be delivered on time and on budget.

Benefits of using a Design-Build approach include:

- **Responsibility:** Responsibility for cost overruns and schedule delays rest with the private partner, not the taxpayer.
- **Integration:** The private partner is responsible for the design and construction of the facility, creating opportunities and incentives to optimize integration of these functions.
- **Innovation:** Bidders compete to propose the most creative and cost-effective way to deliver a project and the bidder with the best proposal is awarded the contract. The

competitive nature of the process incents bidders to propose more innovative designs than what might have been achieved if government prescribed its own design.

- **Certainty:** Taxpayers know they are going to get a project that is delivered on time and on budget through a pay-for-performance contract.

Public Sector Partners

- Vancouver School Board
- Ministry of Education

Private Sector Partner

Bouygues Building Canada with design partner KMBR Architects Planners Inc.

Partnerships BC’s Role

Partnerships BC is assisting Vancouver School Board in managing the competitive selection process for this project.

Partnerships BC serves its clients through the planning, delivery and oversight of major infrastructure projects such as hospitals, roads, bridges and accommodations projects.

