

MINUTES OF A MEETING OF THE FINANCE & FACILITIES COMMITTEE

Tuesday, October 9, 2018

School Board Office - 8:30 a.m.

Present: P. Dorsman(in the Chair); C. Broady, Board Chair; S. Donahue, Trustee; J. Leiterman, Secretary Treasurer; C. Kennedy, Superintendent; W. Hickey, Director of Facilities; K. Johnson, Assistant Secretary Treasurer; J. Carpino, Purchasing Manager

Stakeholder Representation: C. Ratz (WVAA); R. Willock (WVTA); B. Scott (WVMEA); Danielle Katerberg (DPAC)

Absent: D. Stevenson; J. Brown

1. New Facilities Manager

The Director of Facilities announced that a new manager has been hired and will start at facilities on October 15. Dmitri Eliasov is a ticketed plumber and mechanical engineer and is excited to start building relationships and working with staff. It is hoped that he will remain with the district long-term and provide stability and consistency in a position that has seen several changes during the last few years.

2. Update on Capital Projects: Irwin Park and Sentinel gym

The Director of Facilities said he will be having the next monthly update meeting regarding progress at Irwin Park tomorrow. The project remains approximately five weeks ahead of schedule. They are now at the final commissioning stage for the HVAC automatic controls; the front entrance will be completed during the pro-d day on October 19; and millwork is almost complete. Three classrooms a night are having old millwork removed and new installed.

The Sentinel sprung-structure gym project was finally signed off last week and municipal permits are almost complete. The actual bubble is being manufactured right now and there is a meeting Friday with the architect, electricians etc. The laying of the slab should take four weeks and the erection should take three weeks, once the structure is fabricated. It was hoped that everything, including HVAC, would be in place by December 1, but the director said that mid-December is a more realistic target.

3. Radon Testing

Last winter, the school district, in collaboration with Vancouver Coastal Health (VCH), conducted radon screening in all schools. Radon is a naturally-occurring colourless, odourless gas found in rock and soil. Though radon levels in the Lower Mainland are

lower than elsewhere in the province, screening was undertaken to verify those levels and to raise awareness and encourage families to screen levels in their own homes. Canadian standards have a recommended guideline of 200Bq/m³ and the World Health Organization (WHO) has a recommended action level of 100Bq/m³. Most schools tested below those levels and no further action is required. Two schools, Cypress Park and Cedardale, tested just above the Canadian standard, but not to levels that caused VCH to be concerned. Despite that, the decision was made to mitigate radon levels in those two gym areas by adjusting HVAC settings so that the systems maintain positive air pressure, and now come on at 4am, rather than 6am as they did previously. As well, at Cypress Park, exhaust pipes were installed in the gym crawl space to facilitate the expulsion of air from the area. VCH felt that this step was not necessary, but the school district proceeded out of an abundance of caution. Further testing will be conducted in those two spaces during the next six weeks and VCH believes the HVAC adjustments are sufficient to remedy radon levels to below set thresholds. The director also reported that he will be taking a course in the near future that will allow him to become certified in radon testing.

4. Energy Manger

The Secretary Treasurer reminded the committee about the BC Hydro energy manager program and the associated funding and rebates that are accessible by public sector organizations that are participants in the program. For almost a year, the Director of Facilities has been an Energy Manager Associate, a voluntary position with BC Hydro. As a result of his participation and the qualifying work done in the district around improving energy-efficiency, West Vancouver Schools will now receive \$143,000 in additional funding for this year. Each year, provided we complete work in the district that results in a total of at least 50,000 kw/h in efficiencies, we will receive up to \$150,000 in incentive funding. An added bonus is that any efficiencies will also reduce utility costs moving forward. A strategic energy management plan is required to be completed by April and a list of BC Hydro-approved projects, including IT and HVAC items, will be included in an attempt to secure funding for next year.

Additionally, it was reported that last Friday, we received word that BC Hydro, as part of their work to upgrade infrastructure in the British Properties, will fund a significant portion of a service upgrade for Sentinel Secondary. Sentinel has been running at 87% capacity (7% more than code) and often projectors in some classrooms don't work if Foods classes are using appliances at the same time. The total upgrade cost is estimated at \$460,000 and BC Hydro has now said that they will fund \$340,000 of that amount. The Secretary Treasurer said that it is the result of a long negotiation by the Director of Facilities, and is very good news.

5. Review of Facilities Summer Projects

The Director of Facilities presented the annual slideshow of facilities summer projects and said that although it was an extremely busy summer, his staff maintained an excellent quality of workmanship and dedication, as always.

Projects undertaken included:

Teacher moves

- Numerous moves happen every summer both within schools and across the district
- The Director wanted to highlight how much work and effort goes into each move

Landscaping / garden clean-up

- A thorough plan for massive clean-up and remediation of school garden beds and landscaping was put together by Brent Russell, and performed by an outside contractor service
- The work done during the summer has re-established the desired norm in grounds conditions, and will make maintenance by our grounds staff much easier moving forward
- The Director said he was impressed by the sense of pride that came from his grounds staff

Custodial summer cleaning

- Deep cleaning – furniture moved, carpets cleaned, floors polished etc.

Gymnasium floor refinishing

- Floors are on a schedule to be refinished every two years
- This summer was Eagle Harbour, Cypress Park, Sentinel, and WVSS

Washroom fixture modernization

- Bought in bulk for better pricing and 73 units across the district replaced
- Allows for proactive maintenance, rather than reactive repairs of old toilets with chronic issues etc.

Chartwell

- Accessibility upgrades
 - removal of old stairs to playground
 - significant accessibility ramp installed
 - fencing

Cypress Park

- Accessibility upgrades
 - paved, graded paths
 - improved curb ramps and repainted parking stalls

Eagle Harbour

- Basketball court upgrade
 - upgraded perimeter drainage, catch basins etc.
 - PAC-funded pavement resurfacing

Gleneagles Ch'axáy

- New playground installation, funded by provincial playground grant

Hollyburn

- Learning support room renovation – DIRT- inspired modular elements incorporated

Irwin Park

- Largest school refresh project in the province this year – regular update reports to the Ministry required, including plans, photos, dates for asbestos abatement, new windows, drainage, cladding etc.
- The project is ahead of schedule and under-budget, which allowed the inclusion of value-added items such as new millwork
- The Director made special mention of Custodial Supervisor Chris Agpes and his staff, who ensured that classrooms were clean and functional in time for students returning in September

Pauline Johnson

- Electrical panels upgraded with retrofit kits – the work of electricians Kathleen Scott and Andrew Pickard

Ridgeview

- Portable C renovation
 - DIRT project
 - floor, wall, cubbies, and washrooms

Inglewood Secondary

- Brian Johnson instrumental in the visioning, hard work, and completion of this project. The Director said this was a good example of collaborative re-design and taking advantage of opportunities as they present themselves
- New kitchen, including opening/uncovering old windows, new appliances, plumbing etc.
- Replacement of rotten sill plate
- New pathways and improved accessibility
- Renovated exterior with new cladding and painting

Rockridge

- Mezzanine renovation
 - breakout spaces/alcoves
 - café-style benches and stools
 - additional power outlets and USB charging stations
- Social area renovation in library
- Vandalized washroom repaired
- Exterior basketball hoop replaced

Sentinel

- Parking issue resolved
 - boulders donated by British Pacific Properties installed at side of road to prevent cars from parking and impeding access for school buses

WVSS

- Perimeter drainage issues resolved and garden bed relocated
- South Campus/ILC/Student Support Services painting and parking lot improvements

Vancouver Pride Parade Float

- Initiative spear-headed by Student Support Services District Principal Maureen Lee and school counsellor Todd Lund
- Neal Fricke built float based on drawings by Todd
 - Neal is a long-time employee currently apprenticing as a carpenter and bringing new skills to his role with the district
- District of West Vancouver donated use of their trailer and will continue to do so each year
- Director of Facilities and staff member Connor Payne drove the truck for the parade

Committee Chair Dorsman thanked the Director and all facilities staff for their hard work during this and every other summer. The Director thanked him and noted that the volume of work achieved was due to staff dedication and to better planning, which began last November.

6. Adjourn

9:24 a.m.

Julia Leiterman, Secretary Treasurer