

Question Period – May 28, 2018

1. **Re: Strawberry Vale Preschool: In several emails we've received, the District assures us that the LRSH is set aside for early education. This implies that you are committed to a partnership with our preschool. For clarification, are you committed to an ongoing partnership with Strawberry Vale Preschool Society, or would be willing to displace us for a for-profit program able to pay the proposed model of license fees?**

Andrea Curry

Member of the Strawberry Vale Co-op Preschool Community

District Response:

The District has an extremely high demand for pre-K-12 programming, particularly given our recent capacity issues. Many non-profits operate under the District's model. As part of our consultation process with respect to childcare rates we heard a number of concerns that the District was creating inequity across the District as a result of varied rates.

We are committed to working with Strawberry Vale Preschool as indicated by our offer to them. In the event that Strawberry Vale Preschool did not sign a license agreement, the District will create a Request for Interest (RFI) for other pre-K program providers to ensure the District's commitment to its use for that purpose. We have a number of individuals interested in space in the District.

2. **Re: Strawberry Vale Preschool: Our proposed rent increase claims to be based on cost recovery. What have we cost the SD since 1994?**

Christine Kerr

District Response:

We have used a standard model for the cost recovery model for all of our daycare and out of school care spaces. In this case the costing of the facility used was \$200K which is likely a bit low for some spaces and a bit high for others, but on the whole balances out. Below see the costs calculations used for all daycare and out of school care operations across the District starting in July 2018

Exclusive use-Portable (860 sq.ft/80m2)	Dollar Values	Calculation
Total Cost of a Portable Installed	\$200,000	
Capital Cost of a Infrastructure with 20 years of Life	\$8,000	= $\$200,000/25$
Monthly Charges		
Capital Contribution	\$ 667	= $\$ 8,000 / 12$
Ongoing Repair and Maintenance	\$ 167	= $\$ 2000/12$
Utility Rental Expense (Flat Rate Contribution)	\$220	\$ 10.00 /Day
Custodial Support	\$298	
Admin Support (Mgt/Rentals/Utility/Grounds etc)	\$ 75	
Total Monthly Cost	\$ 1427	

a. What are the SD's capital and operating costs for the Strawberry Vale Little Red School House?

Current operating expenses include the provision of water and sewer to the facility and capital costs include any major items that the Pre-School has not been in a position to address such as the \$18K spent in 2002 for a new roof and gutters on the facility.

Current capital costs are not available, as to date, the verbal agreement has been that the Strawberry Vale Pre-School pays for this work as an offset for a very low license fee.

- b. If the co-operative preschool can no longer afford to rent the space? Who will use it? Keeping in mind that when the building was saved by the community and sold to the SD for \$1, the SD committed to permanently use it as a preschool.

Maddy.dams@gmail.com

District Response:

The School District has committed to this space being used for pre-K purposes. Other daycare and Pre-K services providers will be asked to express their interest in using this space moving forward if the Strawberry Vale Pre-School cannot afford or chooses not to renew their License Agreement with the District as has been the case in the past.

4. Re: Strawberry Vale Preschool:

The District of Saanich donated the building and the land it sits on to the SD in 1994. The SD made commitments to Saanich, the Ministry of Education and to the Preschool in 1994, that the building would be “dedicated to preschool use permanently”, and to “guarantee autonomous use as our preschool facility.” Why are these commitments not being honoured?

stephanie.jacobs@hotmail.ca

District Response:

The District intends to have the site continue as a site for early learning. Further, we have offered a longer term licence to Strawberry Vale Preschool. Strawberry Vale Preschool was not, however, guaranteed its use nor was there an expectation that they would not be responsible for paying for the ongoing operating and capital expenses for the facility, which is owned by the School District.

As the District has previously noted, if our mandate expands to include early learning we could foresee our own use for those purposes.

5. **Re: Strawberry Vale Preschool: This new agreement takes away our ability to apply for grants to cover maintenance of our building. Also, the SD will have to pay full price for materials that we have traditionally received at a discount, and pay for labour costs that thus far have been donated by parents and professionals. How is this a prudent fiscal decision, as taking on the maintenance of our building will cost us and the school district significantly more than it has historically?**
tlcmessagevictoria@gmail.com

District Response:

The District has, in a number of occasions, neglected sites that were not being used for active k-12 education (Bank Street, Burnside, portables for childcare) etc. We are shifting that practice. This year, 2/3 of all rental increased are going directly to a capital fund to support pre-K facilities with the remaining to increase operational support.

Given that Strawberry Vale has been largely off of our radar besides the previous experience in re-roofing the facility the District is not fully aware of the condition. Given this is a District asset we cannot continue to function in that manner.

In addition, Strawberry Vale Pre-School has been making all of the major maintenance and capital repair decision for this facility with little or no District involvement. We have no idea if the right decisions are being made and that the capital requirements are being addressed in a timely manner versus the Pre-School's specific programming needs. This has also led to issues on other District Facilities and this should not continue.

6. **Strawberry Vale Preschool: The proposed agreement includes a new clause that specifies that we cannot fill any spots with out-of-catchment kids before Sept 15th. Why has this been added, especially considering that the schools are not held to this strict standard?**
Angie Hentze

District Response:

The District built a model license provided to all users. In Strawberry Vale's case we have confirmed with them that the provision that allows the District to reoccupy the space would not apply to provide k-12 programming but only in the event that our mandate is expanded to include early learning.

In the case of the catchment issue, we have heard concerns about the catchment priority for these spaces. We have reviewed our requirements and will be reissuing our proposed licence with an earlier date by which catchment students get priority (currently it is set as September). It will change to 01 March 2018. The purpose of this

catchment provision is to provide opportunities for individuals in the neighborhood to get access to their neighborhood amenities first.

- 7. Re: Strawberry Vale Preschool: At the operations meeting on March 5th, after our presentation, a trustee asked staff for clarification on why we weren't on the long term facility plan and how they planned to address our maintenance needs. The question was deferred to Facilities, who mentioned that SVP had not yet been inspected because traditionally we have maintained our own building. To our knowledge, this question has not yet been answered.**

**Given that two months ago, Ross Walkers office reported a year-long delay in addressing high priority issues within the SD facilities;
What assurances can you give us with the proposed new model in the license agreement that deferred maintenance won't disrupt our operations?
Keeping in mind that we are required to adhere to BC Childcare Licensing regulations.
A year wait list for service is not an option.**

Gail Atkins

District Response:

Individual users will still be required to complete minor maintenance as required under the terms of their License Agreement. The split of who is responsible for what aspects of the maintenance/repair cycle was attached to the License Agreement sent to Strawberry Vale Pre-School.

Generally, however, all non K-12 assets will be placed on our capital maintenance and repair program from windows, to boilers, to roofs, to exterior painting they will be actively included.

There have not been licensing issues associated with District maintenance in the past. The District response to all Service Request across the District is well within the standards set of 10 working days. The information about a one year delay in addressing repair issues that was attributed to Mr. Walker is not correct.