



# Victoria High School Seismic Upgrade /Addition Project SD61 – Board Report 13 – January 2022

## 1. Project Summary

Victoria High School is the oldest high school in Western Canada. The existing school facility at the current location includes the Original School Built 1913 which is a heritage-registered building, an addition built in 1955 containing the Andrews Gym and a number of specialty classrooms, and an addition built in 2011 containing the Fairey Tech Shop Wing.

The project consists of the Seismic Upgrade of the existing 1913 and 1955 portions of the school, an addition to increase the capacity and provide a Neighbourhood Learning Centre. The project also includes the upgrade and renewal of S.J. Willis Junior Secondary School to accommodate the students during the Vic High project.

## 2. Project Team

The School District Project Team is identified in Appendix 1.

## 3. Scope

Upgrading and renewal of SJ Willis School to accommodate 800 students during the Vic High renovation. This work is now complete.

The seismic upgrade of Victoria High School and additions comprise about 1,100 square metres of new space that will provide two new stairwells, an elevator to improve circulation and exiting of the school, and an increase to the school capacity from 825 to 1000 students. There will also be additional new space for a Neighbourhood Learning Centre (NLC) that co-locates the International Community Association, as well as, providing enhancements to the new Multi-purpose Room to make it more flexible for school and community use, and the astronomy deck/outdoor classroom. Site works will include additional parking and landscaping, and a new artificial turf field as a part of the NLC funding package.

## 4. Schedule

The following Table 1 sets out target milestone dates. Note that the Construction Manager has completed updates to his Construction Schedule based on the current progress of the demolition/abatement work, and of the concrete and drag struts work. They have also included scheduling information provided by the other major trades, particularly mechanical and electrical, and we have been informed that the most probable date for Substantial Completion and Occupancy is now May 2023. A general theme from the major trades is a forecast lack of skilled manpower, and concerns about the supply chain for construction materials and equipment.

Subsequent discussions with the School and District Staff have concluded that Victoria High School should stay at the Topaz campus through the end of the 2022/23 school year and relocate back to the Fernwood campus in the summer of 2023.

**Table 1 – Timetable for Key Milestones**

MILESTONES/DELIVERABLES	TARGET DATE	REVISED TARGET DATE
Complete final Tender Package	May 2021	Spring 2022
Substantial Completion of Vic High	July 2022	May 2023
Relocate School from SJ Willis	August 2022	July 2023
Final Completion of Vic High Project	October 2022	August 2023

## 5. Budget:

- Contract expenditures to date total to an aggregate value of about \$31 Million – currently within budget.
- The Construction Manager, Durwest, is forecasting budget overages for increased scope, and the SD is working to mitigate this risk.
- A request for additional Supplemental, Escalation and Risk funding is being prepared for the Ministry for submission in January 2022.

Vic High Seismic COA	Progress/ Completion (%)	Budget	Expenses Posted to Date	Remainder	Commitments	Remainder After Commitments	% Available	Prior Period Expenses	Change from Prior Period
Vic High Seismic Fees 2017	100%	115,070	115,070	0		0	0%	115,070	0
Vic High Seismic Fees 2019	100%	3,589	3,589	(0)		(0)	0%	3,589	0
Vic High Seismic Construction	32%	50,068,331	21,145,332	28,922,999		28,922,999	58%	17,044,519	4,100,814
SJ Construction	100%	5,933,870	5,933,870	(0)		(0)	0%	5,933,870	0
Vic High Equipment	3%	700,000	28,527	671,473		671,473	96%	28,527	0
Vic High Seismic Fees 2020	60%	7,000,000	5,298,806	1,701,194		1,701,194	24%	5,158,947	139,859
Vic High Capital Support	4%	100,000	4,139	95,861		95,861	96%	4,139	0
Vic High Millwork	0%	1,000,000		1,000,000		1,000,000	100%	0	0
SJ Capital Support	100%	114,877	114,877	0		0	0%	114,877	0
Vic High Moving	0%	100,000	0	100,000		100,000	0%	0	0
SJ Moving	100%	113,640	113,640	0		0	0%	113,640	0
Vic High Bussing	31%	40,000	12,510	27,490		27,490	69%	6,840	5,670
A Parker - Vic High Seismic Moving	8%	50,000	3,813	46,187	0	46,187	92%	3,813	0
A Parker - Vic High Seismic Transportation	52%	85,000	44,072	40,929		40,929	48%	37,024	7,048
A Parker - Vic High TLOC	100%	20,000	0	20,000		20,000	100%		0
Vic High Project Management	45%	713,450	364,130	349,320		349,320	49%	355,974	8,156
Vic High Capital Tech Support	5%	50,000	3,095	46,905		46,905	94%	2,889	206
SJ Capital Tech Support	100%	0	0	0		0	0%		0
Prior Year Completed Expenses		53,007		53,007		53,007	100%		0
		66,260,834	33,185,470	33,075,364	0	33,075,364	50%	28,923,717	4,261,753

## 6. Communications:

General:

- Teachers and Department Heads have been consulted on classroom & gymnasium requirements.
- A review of the heritage building components that are to be salvaged has taken place with the school and alumni groups.
- Presentations have been made to Board by the architect.
- On-going communications with the City of Victoria regarding Statutory Rights of Way and Frontage Upgrades.



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- Project Manager, Manager of Capital Projects, Associate Director of Facilities Services/Capital Implementation, Director of Facilities Services and the Secretary-Treasurer are meeting bi-weekly to review the project budget.
- Consultation has occurred with the School and Community Garden Committees to discuss location of the child care unit. The proposed site plan will be placed on the school district website for further transparency.

### 7. Procurement:

- Construction Manager Durwest Construction Management was selected as the Construction Manager for the Vic High project, through a comprehensive RFP Process.
- Tender Packages 1 through 8 have competitively tendered the majority of the Building Trades.
- The Millwork and Window Tender results have been received and discussions are taking place on next steps.
- The Tender results for specialties, and wood flooring closed in December and is within budget.
- Exterior Site Plan is in progress including Turf Field, Track, Volleyball courts, Parking, Lighting and Municipal Frontage Upgrades.

### Work Starting Soon or Underway:

- Consultant has completed preliminary exterior site plan design for the new turf field, volleyball courts and other site upgrades.
- Completion of flooring at lower level and roof slabs at lower levels.
- Continuing the safety shoring, demolition and installation of the drag struts.
- Finalizing flooring repair & infill strategy, in locations of structural shoring and drag strut installations.
- Exploring plaster replacement requirement on the inside of the exterior walls.
- Continuing work on concrete shear walls at upper levels. Shear Walls 1,2,5,6 and 7 are now at the second level.
- Continuing work on the ceiling support anchor grid design and input from engineers on fastening.

### Looking to February 2022

- Finalize Tender Package #9 for the turf field and site work release date in February
- Finalize plaster replacement requirement on inside of exterior walls.
- Continue concrete work for the West and East stairwell tower foundation walls and tower slabs.
- Continue structural steel work in the Roper Gym and Auditorium Stage.
- Continue work on the concrete shear walls and drag struts for Levels 3 & 4.
- Continue work on NLC concrete walls and NLC, level 1, concrete columns.
- Waterproofing foundation walls on Multipurpose.



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## Appendix 1 – Project Team

### School District 61

- Kim Morris, Secretary-Treasurer
- Aaron Parker, Victoria High Principal
- Chuck Morris, Director of Facilities
- Marni Vistisen-Harwood, Associate Director of Facilities / Capital Implementation
- Mora Cunningham, Manager of Capital Projects
- Gordon Wallace, Project Manager – Major Capital Projects

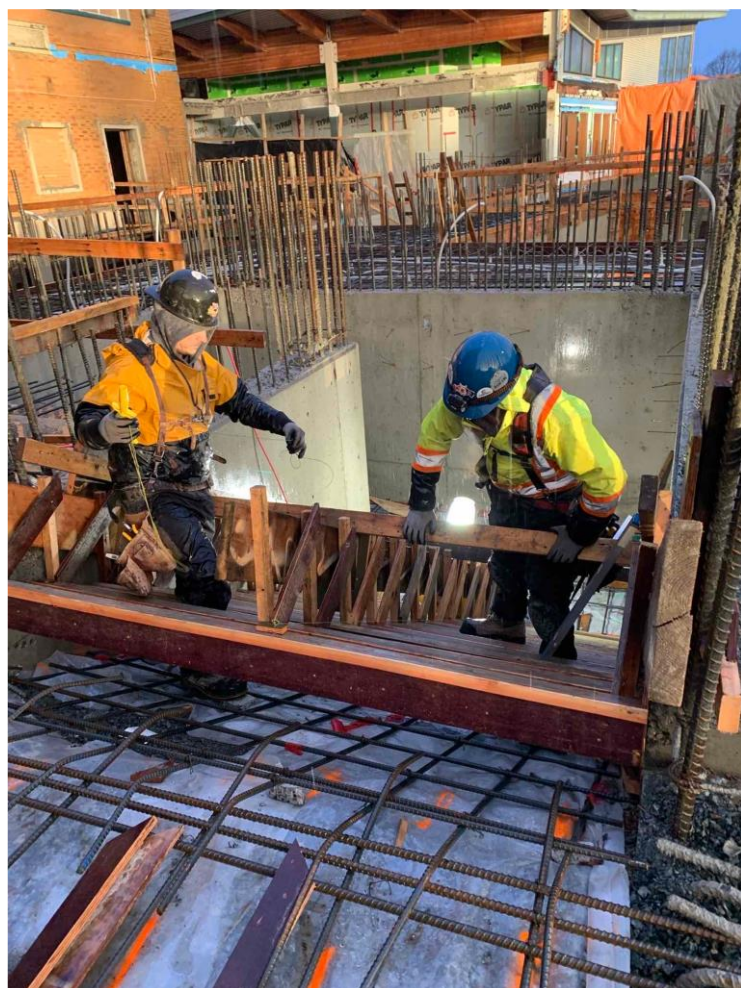
## Appendix 2 – Risk Analysis

Note that Risk Items identified as “Previously Identified Project Risks” means that these are Risks that were identified as Project Risks during preparation of the Project Definition Report (PDR). As such, there is provision in the Capital Project Funding Agreement with the Ministry for additional funding to be provided against those Risks in the event of increased costs.

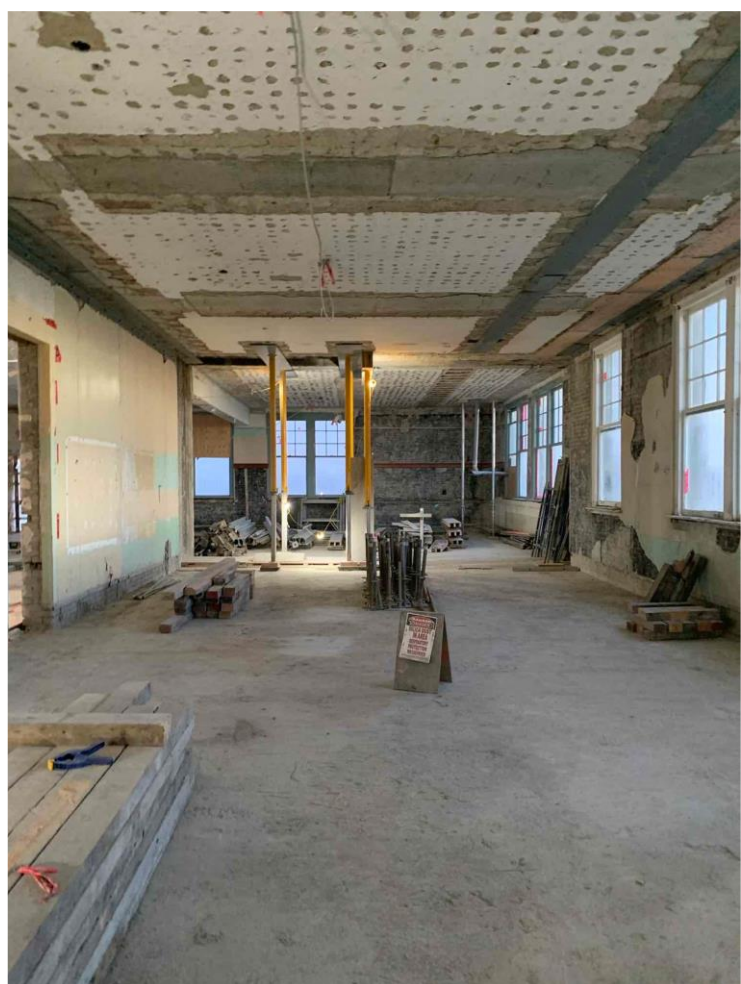
IDENTIFIED RISKS	Probability	Consequence	Impact	
		Cost	Schedule	
Heritage Issues	Moderate	Low	Low	Previously Identified Project Risk
Building Code Issues with City of Victoria	Moderate	Low	Low	Previously Identified Project Risk
Approval Delays by City of Victoria	Moderate	Moderate	High	Previously Identified Project Risk, has caused some delay
Inflationary Pressures	Low	Low	None	Previously Identified Project Risk
COVID impact on supply chain and procurement	Moderate	Moderate	Moderate	No Ministry funding allocated to this Risk.
Land Exchange & Lease	Low	Low	Low	
City of Victoria, street frontage upgrades	High	Moderate	Low	Still under discussion, finalizing scope of design work.



### Appendix 3 – Photographs



December 2021 – Forming Stairs between Basement and Level 1



December 2021 – Classroom on Level 4 West





December 2021 – Stair #1 – Level 3 Concrete Walls Being Formed



December 2021 – NLC Building – Slab on Grade Underground Piping Installation



[illegible]





Artist's rendering of the addition and the NLC from Fernwood Street

