

NANAIMO LADYSMITH PUBLIC SCHOOLS

BUSINESS COMMITTEE
PUBLIC MEETING
ACTION SHEET

DATE: November 8, 2023
TO: Business Committee
FROM: Mark Walsh, Secretary-Treasurer and
Pete Sabo, Executive Director of Planning and Operations
SUBJECT: Ladysmith Intermediate – Architectural Award for PDR

Recommendation

The Business Committee recommends that the Board of Education of School District No. 68 (Nanaimo-Ladysmith) approve to award KMBR Architects Planners Inc. the development of the Project Definition Report (PDR) of the Ladysmith Intermediate School (LIS) Seismic Mitigation Project, based on the anticipated approval from MoEcc to proceed with the replacement of the school.

Background

Ladysmith Intermediate School (LIS) underwent a Prioritized Post-Earthquake Response (PPR) assessment which identified a requirement to seismically upgrade the facility. This requirement in conjunction with aging equipment and South end enrolment pressures provided enough justification for the Ministry of Education and Childcare (MoEcc) to approve SD68 in proceeding to development of a Concept Plan in March 2022. The Concept Plan has been submitted and NLPS is currently awaiting MoEcc direction to proceed.

The Concept Plan is now within its' final stages prior to issuance, and the development of it resulted in the identification of the following options:

- Full Seismic Replacement on Davis Road Site at expanded capacity with French Immersion
- Full Seismic Replacement on Davis Road Site
- Replacement of LIS on existing site
- Seismic Upgrade of LIS

As directed in AP 513, NLPS went out for a public Request for Proposals (RFP) to select an Architectural firm to draft the PDR and five firms responded. An evaluation committee scored each proposal based on a pre-determined criteria and KMBR scored the highest, with portion of the evaluation being a fee of \$36,400. This is being brought to the board for award because the Ladysmith projects have been deemed "significant", as per AP 501.

Discussion

KMBR Architects Planners Inc. (KMBR) have been developing the Concept Plan for LIS, since September 2022, and have a full understanding of the South end catchment pressures and needs. Their experience within the Education Sector is extensive and have a lot of experience in producing PDRs.

KMBR have demonstrated effective communication, foresight, collaboration, and professionalism throughout the development of the LIS Concept Plan, as well as other successful projects within SD68. With KMBR being awarded both the LPS and LIS PDR projects, there will be some efficiencies between the two, as well as some cost savings. The intention would be to carry KMBR through the design phase of the project, should MoEcc support the project to go to construction.

If the MOECC provides direction to seismically upgrade LIS, NLPS will revisit and determine the best approach as a Structural Engineer may be considered a more suitable candidate for the role of the Prime Consultant. A seismic upgrade will lead to the project being “less” significant in nature and will not include Board approval.

Schedule

NLPS expects Treasury Board approval to proceed to PDR by December 1, 2023. Should the Board approve the award to KMBR in November, work can begin immediately upon Treasury Board approval. This will allow NLPS staff, KMBR, and stakeholders, to deliver a final draft of the PDR to MoEcc in April of 2024.

Approximate Schedule:

- Treasury Board concept plan approval – December 2023
- PDR submission – April 2024
- PDR approval – Summer 2024
- Design completion – Summer 2025
- Construction completion – Summer 2027
- School start – September 2027

