

SCHOOL DISTRICT 63 (SAANICH)

FINANCE, FACILITIES & TECHNOLOGY COMMITTEE

Agenda

Committee Members: Trustee Martin, Chair
Trustee McMurphy
Trustee VanWell

Staff Support: Jason Reid, Secretary-Treasurer
Dave Eberwein, Superintendent of Schools
Megan Cimaglia, Director of Finance
Rob Lumb, Director of Facilities
Cody Henschel, Director of Information Technology

Partner Representatives: Michael MacEwan, STA
Nola Welsh, CUPE
David Mark, SAA
Monique Hiltz, COPACS

Other Attendees:

Tuesday, October 12, 2021

10:30 am

A. PRESENTATIONS AND QUESTIONS

Energy Plan – Rob Lumb & Erica Letchford, Rede Energy Solutions

B. ITEMS FOR DISCUSSION

No Items.

C. ITEMS FOR RECOMMENDATION

1. Final Enrolment & Funding – briefing note to follow

2. White Road Funding Application

Staff Recommendation:

That the Board approve submission of a funding application to the BC Childcare New Spaces Fund to develop a childcare and early learning program in partnership with Beacon Community Services, conditional on the project cost estimate being \$3,000,000 or less.

D. ITEMS FOR INFORMATION

1. Prospect Lake Parking Lot

2. CDC Traffic Query

E. FUTURE AGENDA ITEMS

No Items.

SD63 Energy Management



Rob Lumb
SD63
October , 2021

The timing of the energy plan has moved from May to October to better align with the finalization of GHG data allowing for more planning and analysis prior to presentation. As a result, we do not have new data to present today, as the current data was presented last May.

Today we will be presenting an update on projects and our to date work to create an Energy Sustainability Plan identifying the steps necessary to meet GHG reduction targets.

Current Year Project Updates

CDC Replacement

- CDC replacement is 99% complete. The school is occupied
- Building was designed using Leed Gold standards including enhanced insulation, solar panels, and a modern heating system and control system.



Bayside Boiler replacement

- Replacement of past useful life boiler system with a new condenser boiler system.
- New system will result in a decrease of 50% of GHG emissions
- Design and build was done to allow future Electric Heat Pump addition at a later date which will reduce the GHG emissions even more
- Boiler water additive being used at Bayside in conjunction with new boilers that is reported to be capable of increasing heat transfer up to 15%. If we see positive results here we will be looking at use throughout the district



Various Other Updates

- Roofing projects to date have seen an increase in R value insulation for 9 roof sections
- Replacement of Dust Collector at Facilities office delayed until March 2022 due to long lead times for equipment
- Upgrade of Facilities power is underway with expected completion of December 2021. this upgrade will increase power available to the School Board office and allow for electric busing infrastructure

We have submitted for 3 electric buses in this years capital and will know if we are approved by March 2022



SD 63 has submitted applications to the Continuous Optimization Program



The Continuous Optimization Program is a joint offer from BC Hydro and FortisBC which provides customer assistance to save energy and improve operations in large commercial buildings without having to undertake a major capital investment. The primary focus of the program is to help you improve the efficiency of your most energy-intensive systems, such as heating, ventilation and air-conditioning (HVAC), with simple, low-cost solutions.



BC Hydro and Fortis will help you re-commission your building—essentially, give it a tune-up—
by funding 100% of the cost for a re-commissioning expert

In return for their investment in your building, SD63 must commit to implementing, at our cost, the energy efficiency measures recommended in the re-commissioning phase that when bundled together, provide a two-year simple payback—an excellent return on our investment.

Challenges

Building Systems

Total budget available for facilities upgrades is approximately \$2.9Million /year

- \$1.5 Million AFG funding
- \$1 Million SEP funding
- \$400k CNCP funding

These funds are not exclusively earmarked for Energy Sustainability Projects, they are need to complete renovations, heating plant replacements, roofing, portable classrooms, support systems, IT projects, and numerous other demands.

Yearly we have the \$400K in CNCP funding that we can rely on as long as it continues to be funded.

In the following presentation from Rede Energy Solutions it will be illustrated that we will require \$20.5 Million in building retrofits to meet our 2030 reduction mandate.

We have 8 years until 2030 and with \$400K per year we will have \$3.2 million available to directly apply to energy projects. This leaves us with a delta of \$17.3 million required to meet our goals.

Challenges

Electric Buses

Bus replacement is dictated by the Ministry of Education based on an age / mileage formula. We currently have 27 buses in our yellow fleet.

By 2030 we will have 16 buses that should qualify for replacement based on MOE formula.

Current pricing per electric bus is approximately \$415K base price

Options such as GPS, Chains, Camera systems, radios add another \$12k to the price.

Total electric bus cost is \$427k.

Current funding available for Buses is \$302K. This leaves us with a delta cost of \$125k per bus required.

In order to meet our goal of 16 electric buses by the year 2030 we will require $\$125k \times 16 \text{ buses} = \$2M$ of local contributions*** This is not adjusted for any inflation.

Ongoing Consultations / Planning

Mechanical Audits at all locations have been completed.

- We have had a consultant visit each of our sites to review the condition of each site's mechanical infrastructure and provide recommendations for renewal and upgrades relative to equipment service life, improved energy efficiency and GHG emissions, occupant comfort and safety, maintenance requirements where identifiable, and code compliance where required.
- This information, in tandem with the Energy Sustainability Plan, will aid us in making decisions in regard to direction of when and how we should be upgrading our mechanical systems with a focus on replacement and energy

The Energy Sustainability Plan preview is in progress, and Erica Latchford from Rede Energy Solutions will now join us to give us a preview.

Next: Rede Energy Solutions Presentation by Erica Letchford

Energy
Sustainability
Plan
Update



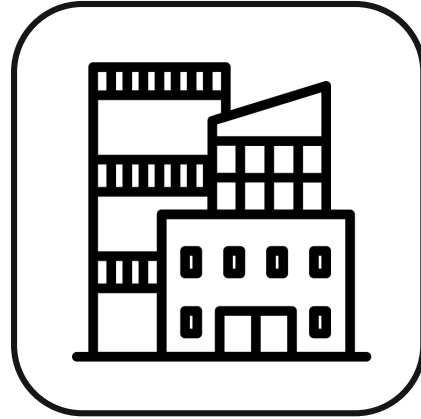
October 12, 2021

Rede

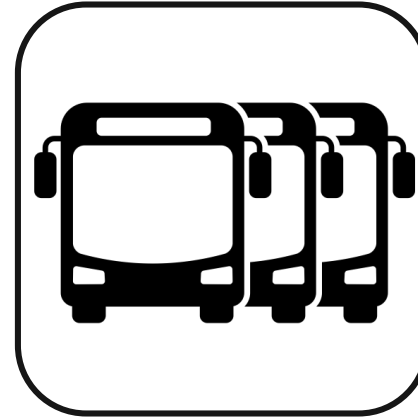
Agenda



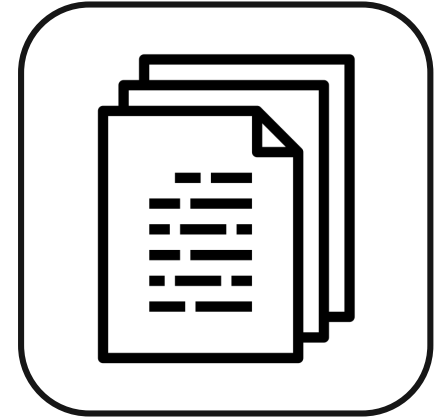
Baseline &
Targets



Buildings

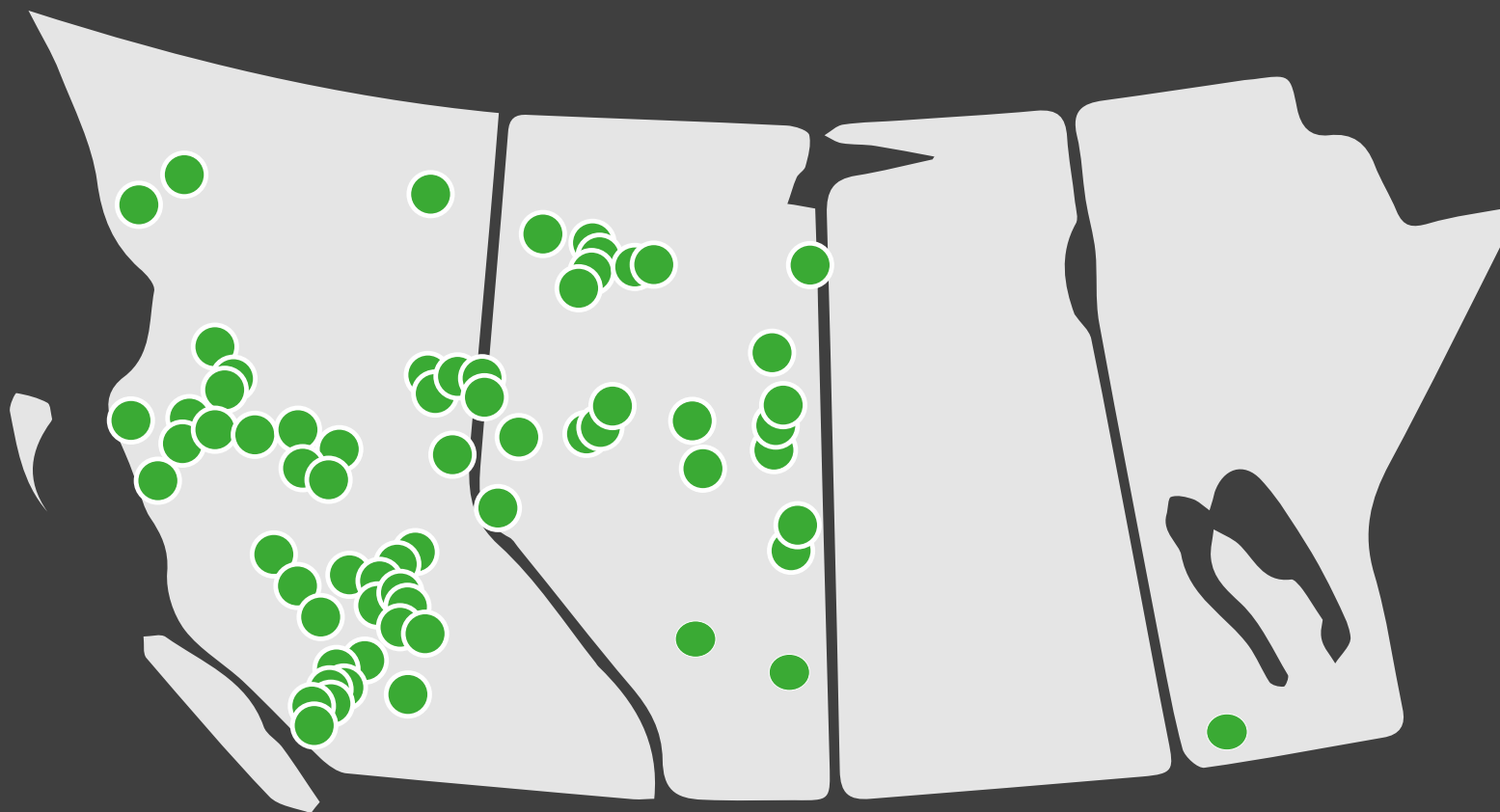


Fleet



Paper

Rede



Rede

BUILDING
ENERGY
EFFICIENCY

Since 2008, Rede Energy Solutions has been helping schools and organizations to save money, energy, and headaches.

Today's Urgent Work

Global warming of 1.5°C and 2°C will be exceeded during the 21st century unless deep reductions in CO₂ and other greenhouse gas emissions occur in the coming decades.

Sixth Assessment Report of the
Intergovernmental Panel on Climate Change

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Targets & Baseline

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Reduction Mandate

In March of 2021, CleanBC set a sector-specific target for **buildings and communities** of

59-64 % by 2030

- <https://news.gov.bc.ca/releases/2021ENV0022-000561>

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Reduction Mandate

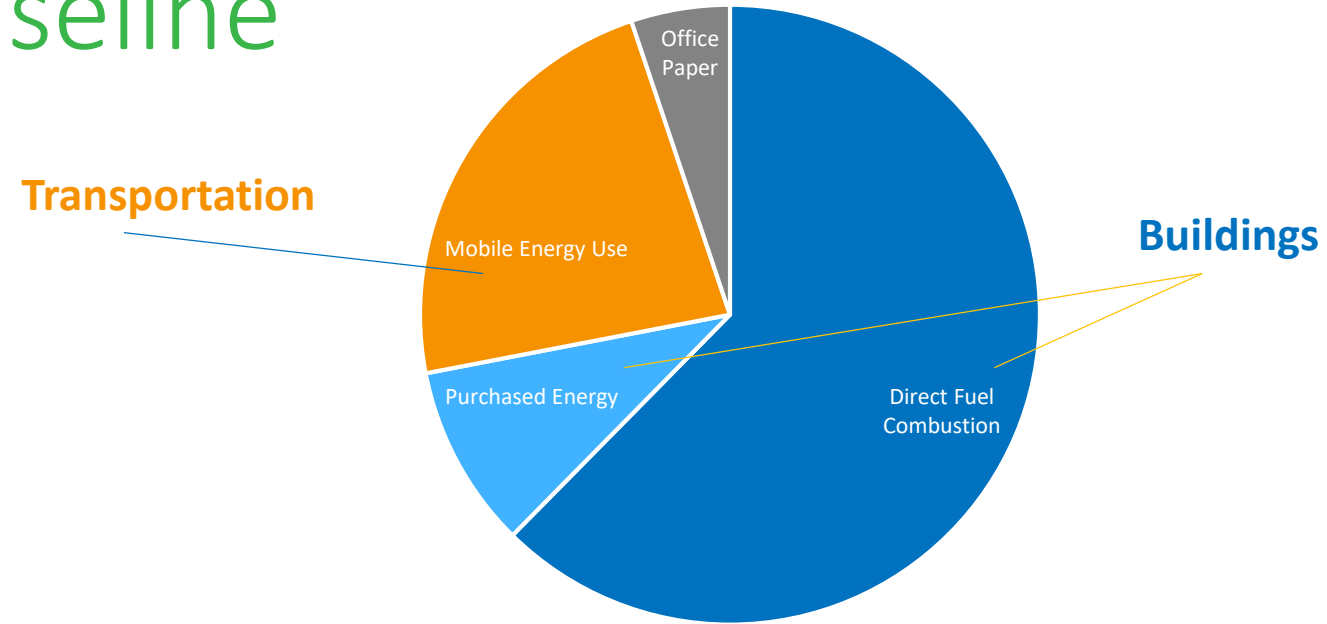
In March of 2021, CleanBC set a sector-specific target for **transportation** of

27-32 % by 2030

- <https://news.gov.bc.ca/releases/2021ENV0022-000561>

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Smarttool Baseline 2010



Smarttool	Direct Fuel Combustion	Purchased Energy	Mobile Energy Use	Office Paper	
Also Known As	Natural Gas, Propane	Electricity	Vehicles	Paper	
t CO₂e GHG	1,386	213	508	115	2,221
	1,598				

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Apply the Targets

Smarttool	Direct Fuel Combustion	Purchased Energy	Mobile Energy Use	Office Paper	
Also Known As	Natural Gas, Propane	Electricity	Vehicles	Paper	
t CO2e GHG	1,598	508	115	2,221	

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Apply the Targets

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t CO2e GHG	1,598		508	115	2,221
	59-64% Reduction		27-32% Reduction	59-64% Reduction	

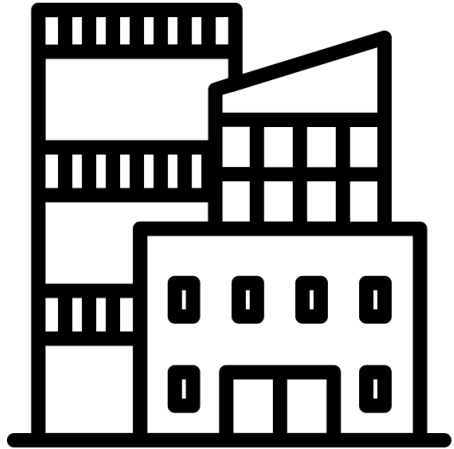
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Apply the Targets

Smarttool	Direct Fuel Combustion	Purchased Energy	Mobile Energy Use	Office Paper	
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t CO2e GHG	1,598	508	115	2,221	
	59-64% Reduction	27-32% Reduction	59-64% Reduction		
Reduction Needed	943 - 1023	137 - 163	68-73		
2030 Target	575-655	345 - 371	41-47	961 - 1073	



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Buildings

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How do we de-carbonize?



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How do we de-carbonize?

Fuel Switching
Heat Pumps

Technology		Ground-oriented Residential	Apartment Style Residential	Small to Medium Commercial	Larger Commercial & Institutional
SPACE HEATING	Air Source Heat Pumps	●	●	●	●
	Hydronic Space & Water Heating	●	●	●	●
	Cold Climate (“Low-Ambient”) Heat Pumps	●	●	●	●
	Rooftop Air Source Heat Pump	N/A	●	●	●
	Variable Refrigerant Flow (VRF)	●	●	●	●
	Ground Source Heat Pumps	●	●	●	●
DOMESTIC HOT WATER	Heat Pump Water Heater (240V)	●	●	●	N/A
	Heat Pump Water Heater (120V)	●	●	N/A	N/A
	Central Heat Pump Water Heater	N/A	●	●	●
	Commercial Heat Pump Water Heater	N/A	N/A	●	●
	Ground Source Heat Pump with Desuperheater	N/A	N/A	N/A	●

● Market ready with multiple models available
 ● Market evolving. Limited models available
 N/A Technology is not applicable for this building type

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Building GHG Reduction

Smarttool	Direct Fuel Combustion	Purchased Energy	Mobile Energy Use	Office Paper	
Also Known As	Natural Gas, Propane	Electricity	Vehicles	Paper	
t CO2e GHG	1,598		508	115	2,221
	59-64% Reduction		27-32% Reduction	59-64% Reduction	
Reduction Needed	943 - 1023		137 - 163	68-73	
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Example Projects (prepared by SMCN Consulting)

KELS	Install Air Source Heat Pump	25 t	\$ 600,000
KELS	Convert Terminal Heating Elements	23 t	\$ 375,000
KELS	Convert Gas Boilers to Electric	11 t	\$ 150,000
		59 t	\$ 1,125,000

KEAT	Endotherm Heating Water Additive	4 t	\$5,000
KEAT	Install Air Source Heat Pump	23 t	\$ 450,000
KEAT	Convert Terminal Heating Elements	13 t	TBA
KEAT	Convert Gas Boilers to Electric	6 t	\$ 150,000
		33 t	\$ 605,000

~\$20k/ t

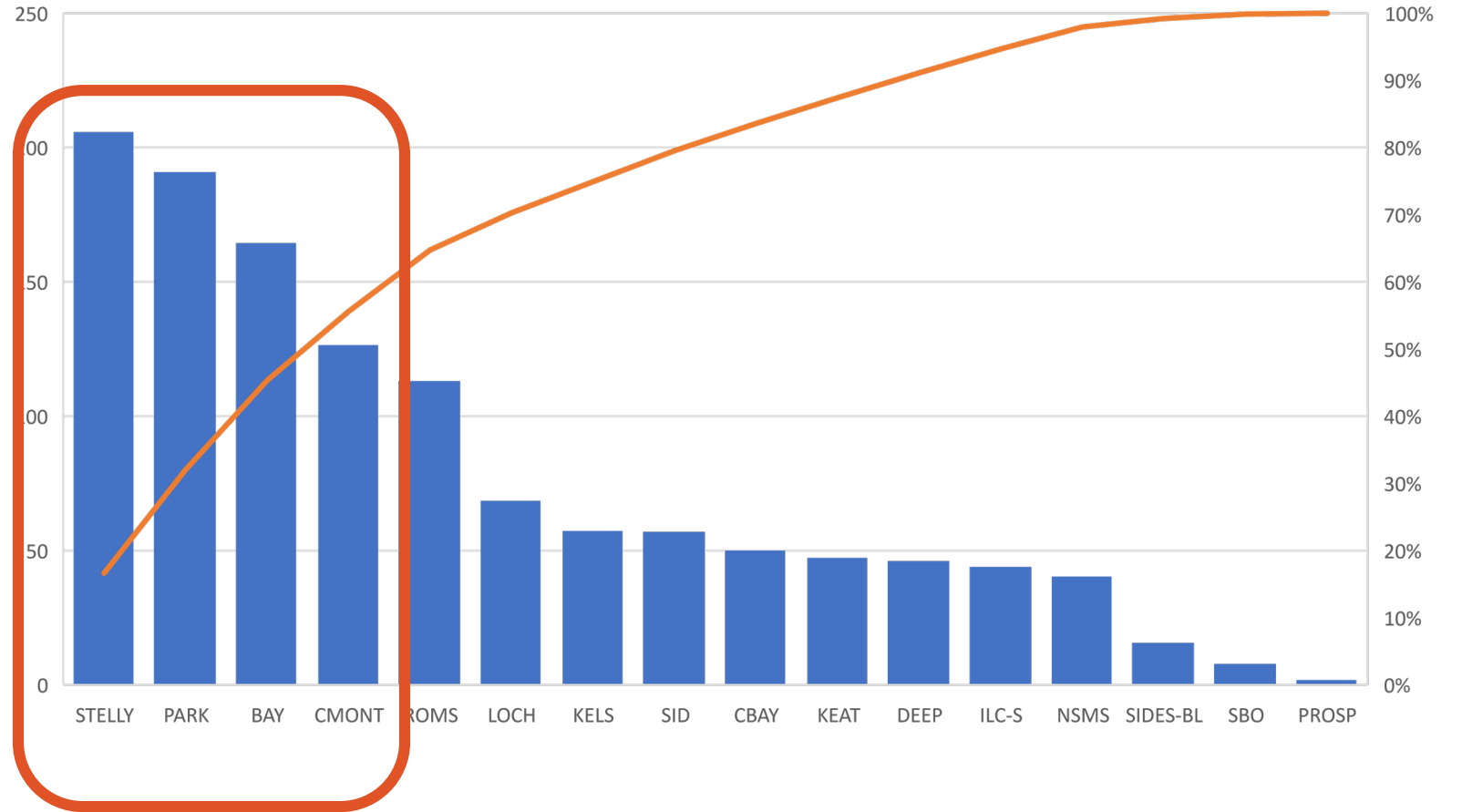
943 t reduction @ \$20K = **\$18.9 M**

1023 t reduction @ \$20K = **\$20.5 M**

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Strategic Priorities

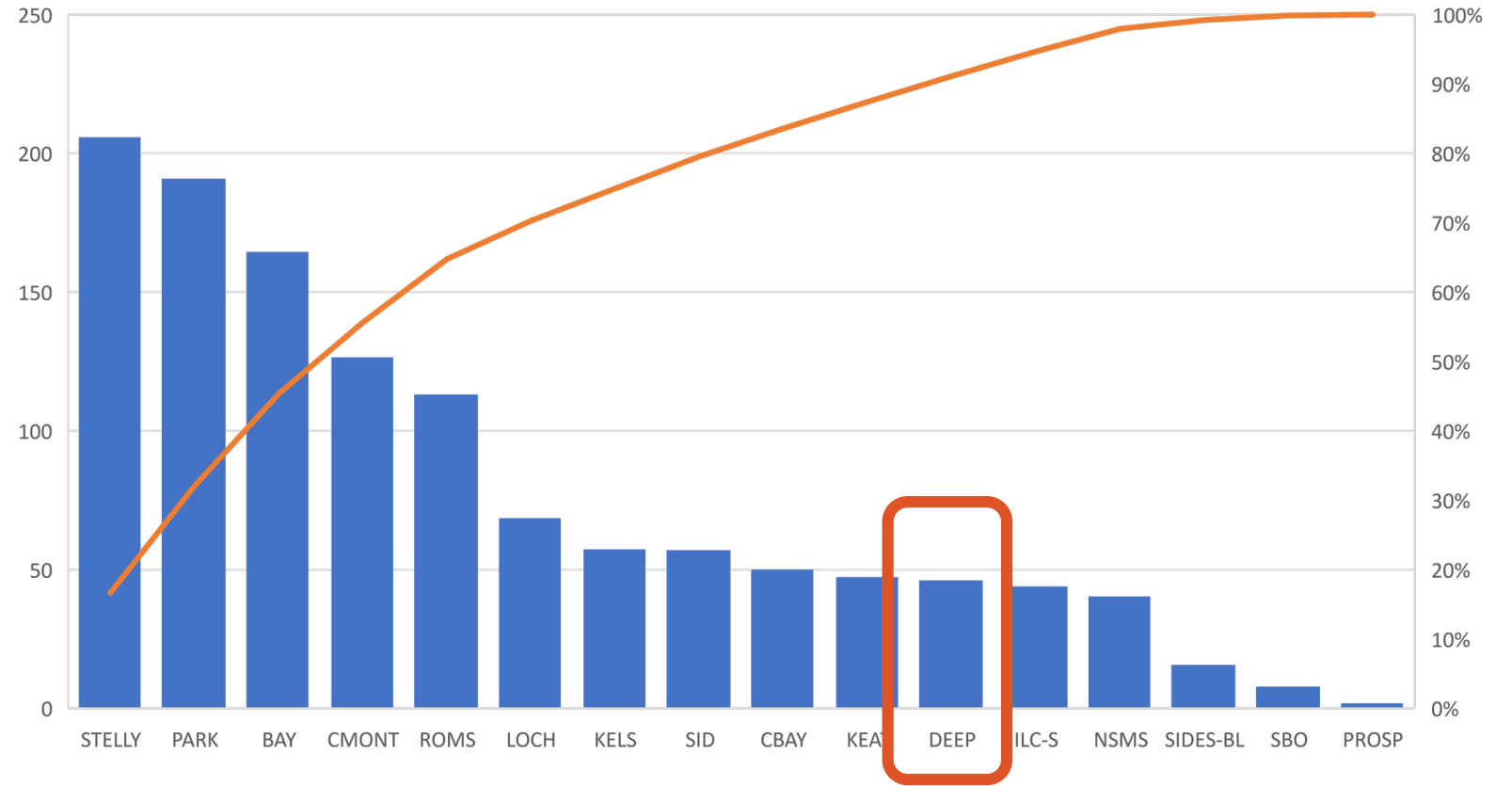
4 largest consumers = 55% of gas GHGs



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Strategic Priorities

Failing/Poor
Systems in
need of
replacement



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Status	Facility	Description	Cost	Proposed GHG Savings (t)
2. Potential	Claremont Secondary	Endotherm Heating Water Additive	\$ 10,000	10
2. Potential	Claremont Secondary	Conversion of Gas DHW to Electric	\$ 40,000	5
2. Potential	Claremont Secondary	Conversion of Gas Boilers to Electric	\$ 200,000	14
2. Potential	Claremont Secondary	Conversion of Gas MUA to Electric	\$ 235,000	2
2. Potential	Claremont Secondary	Air-Source Heat Pump Installation	\$ 750,000	49
2. Potential	Claremont Secondary	Convert Terminal Heating Elements		
2. Potential	Cordova Bay Elementary	Endotherm Heating Water Additive	\$ 5,000	2
2. Potential	Cordova Bay Elementary	Conversion of Gas Boilers to Electric	\$ 150,000	12
2. Potential	Cordova Bay Elementary	Convert Terminal Heating Elements		
2. Potential	Keating Elementary & DRC	Endotherm Heating Water Additive	\$ 5,000	4
2. Potential	Keating Elementary & DRC	Conversion of Gas Boilers to Electric	\$ 150,000	6
2. Potential	Keating Elementary & DRC	Air-Source Heat Pump Installation	\$ 450,000	23
2. Potential	Keating Elementary & DRC	Convert Terminal Heating Elements		
2. Potential	Lochside Elementary	Endotherm Heating Water Additive	\$ 5,000	5
2. Potential	Lochside Elementary	Conversion of Gas DHW to Electric	\$ 20,000	2
2. Potential	Lochside Elementary	Conversion of Gas Boilers to Electric	\$ 150,000	9
2. Potential	Lochside Elementary	Air-Source Heat Pump Installation	\$ 450,000	27
2. Potential	Lochside Elementary	Convert Terminal Heating Elements		
2. Potential	Parkland Secondary	Endotherm Heating Water Additive	\$ 10,000	15
2. Potential	Parkland Secondary	Conversion of Gas DHW to Electric	\$ 25,000	5
2. Potential	Parkland Secondary	Conversion of Gas Boilers to Electric	\$ 200,000	24
2. Potential	Parkland Secondary	Conversion of Gas MUA to Electric	\$ 240,000	4
2. Potential	Parkland Secondary	Air-Source Heat Pump Installation	\$ 750,000	71
2. Potential	Parkland Secondary	Convert Terminal Heating Elements		
2. Potential	Royal Oak Middle School	Endotherm Heating Water Additive	\$ 5,000	1
2. Potential	Royal Oak Middle School	WWHP Recommissioning	\$ 40,000	91
2. Potential	Royal Oak Middle School	Conversion of Gas DHW to Electric	\$ 40,000	1
2. Potential	Royal Oak Middle School	Conversion of Gas MUA to Electric	\$ 150,000	2

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Building – Electrification

- \$1.5M AFG funding
- \$1M SEP funding
- \$400k CNCP funding

~1025 t reduction

At \$20K / t

Need \$20.5 M

Expecting \$3.2 M (\$400k x 8 years)

Funding Gap = \$17.3M

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Fleet

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Fleet GHG Reduction

Smarttool	Direct Fuel Combustion	Purchased Energy	Mobile Energy Use	Office Paper	
Also Known As	Natural Gas, Propane	Electricity	Vehicles	Paper	
t CO2e GHG	1,598		508	115	2,221
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Reduction Needed	943 - 1023		137 - 163	68-73	
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Fleet - Inventory

	Diesel	Regular	Mid	Total	
White Fleet	22,438	50,732	3,088	76,258	43%
Yellow Fleet	98,845	1,024		99,869	57%
	121,283	51,756	3,088	176,127	

White Fleet = 34 trucks etc.

Yellow Fleet = 27 buses

% Electric = 0

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Fleet – Electrification

White Fleet Replacement

- No suitable market-ready EV options
 - Trucks
 - Cube Vans
- Consider hybrids where possible

Yellow Fleet Replacement

- [~ 10 t GHG per bus] **2020**
- Replace 2 per year x 8 years
- 16 buses replaced = 160 t
- assume \$427K per bus
- **Need \$6.8 M**
- **Expecting \$4.8 M**
- **Funding Gap = \$2M**

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Fleet – EV Charging

NR Can Incentives

How much can you receive?

NRCan's contribution through this Program will be limited to fifty percent (50%) of Total Project Costs up to a **maximum of five million dollars (\$5,000,000) per project and up to a maximum of two million dollars (\$2,000,000) per project for Delivery Organizations**. Applications from Ultimate Recipient to Delivery Organizations will be limited to less than \$100,000.

The maximum funding per type of infrastructure is as follows:

Type of Infrastructure	Output	Maximum Funding
Level 2 (208 / 240 V) connectors	3.3kW to 19.2kW	Up to 50% of total project costs, to a maximum of \$5,000 per connector
Fast charger	20kW to 49kW	Up to 50% of total project costs, to a maximum of \$15,000 per charger
Fast charger	50kW to 99Kw	Up to 50% of total project costs, to a maximum of \$50,000 per charger
Fast charger	100 kW and above	Up to 50% of total project costs, to a maximum of \$75,000 per charger
Hydrogen refuelling station	Dispensing at 700 bar or 350 bar minimum	Up to 50% of total project costs, to a maximum of \$1,000,000 per site

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Paper

Rede

Paper

Post
Consumer
Recycled
content

Table 6: Office Paper

PCR Content (%)	Emission Factor (kg CO ₂ e/ pkg)		
	8.5" x 11"	8.5" x 14"	11" x 17"
0	6.358	8.094	12.743
10	6.123	7.795	12.272
20	5.888	7.496	11.802
30	5.653	7.197	11.331
40	5.418	6.898	10.860
50	5.184	6.599	10.390
60	4.949	6.300	9.919
70	4.714	6.001	9.449
80	4.479	5.703	8.978
90	4.244	5.404	8.508
100	4.010	5.105	8.037

Note: emission factors for office paper are based on a 500-sheet package of 20-pound bond paper weighing 2.27, 2.89 and 4.55 kg, respectively, for the three paper sizes.

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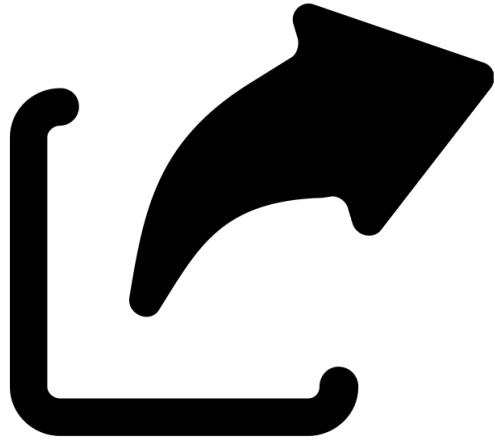
Paper Purchasing

	Monk Good Value	Monk Sugar Sheet	Hammermill 100% PCR	Rolland 100% PCR	Hamster Carbon Neutral
Case Count	5000	500	500	4000	5000
Price	\$58.99	\$6.99	\$10.99	\$101.79	\$59.99
Price per sheet	\$0.012	\$0.014	\$0.022	\$0.025	\$0.012

Actions:

- Centralized Paper Purchasing
- Paper Purchasing Policy: recycled/alternative content
- Explore Carbon-Neutral paper (Hamster.ca, CatalystPaper.com)
- Accountability – photocopy IDs

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Next Steps

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Other Initiatives:

Energy Management

Utility Reporting

BC Hydro Continuous Optimization

Review Annually!



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Next Steps

Paper	
★ <input type="checkbox"/>	Purchasing Policy

Rede

Next Steps

Paper	Fleet
★ <input type="checkbox"/> Purchasing Policy	
	★ <input type="checkbox"/> Funding
	<input type="checkbox"/> EV Charging
	<input type="checkbox"/> 16+ buses

Funding Gap = \$2M

Rede

Next Steps

Paper	Fleet	Buildings
★ <input type="checkbox"/> Purchasing Policy		✓ <input checked="" type="checkbox"/> Building Audits
	★ <input type="checkbox"/> Funding	✓ <input checked="" type="checkbox"/> Energy Plan
	<input type="checkbox"/> EV Charging	★ <input type="checkbox"/> Funding
	<input type="checkbox"/> 16+ buses	<input type="checkbox"/> Building Upgrades

Funding Gap = \$2M

Funding Gap = \$17.3M

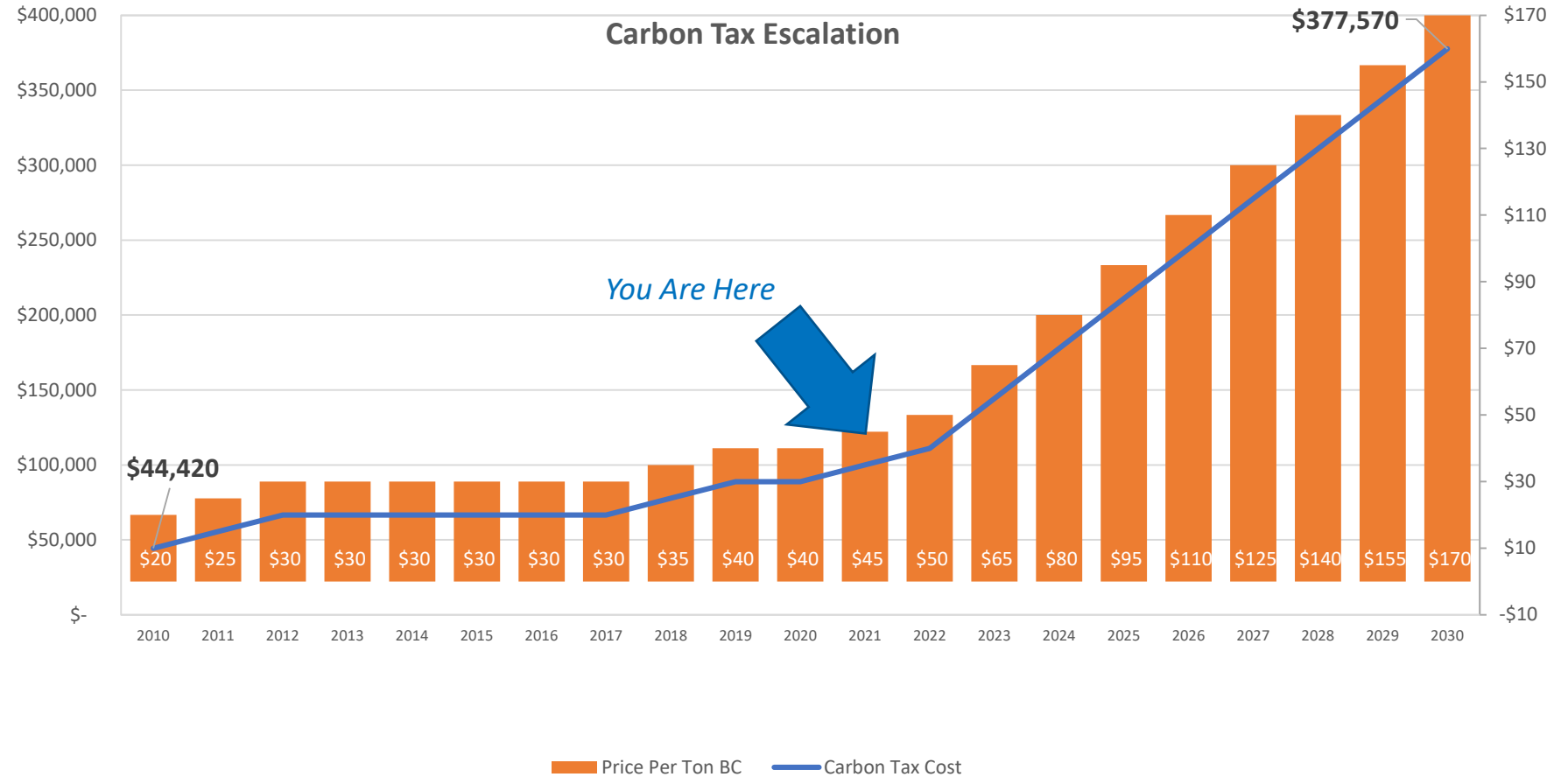
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What if we don't meet the targets?

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Carbon Tax Escalation

(does not include cost of offsets)



You Are Here

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Projection assuming no change in GHG emissions from 2010 Baseline

Opportunity Assessment

Best performing school:

- CLAREMONT
- BEPI = 102

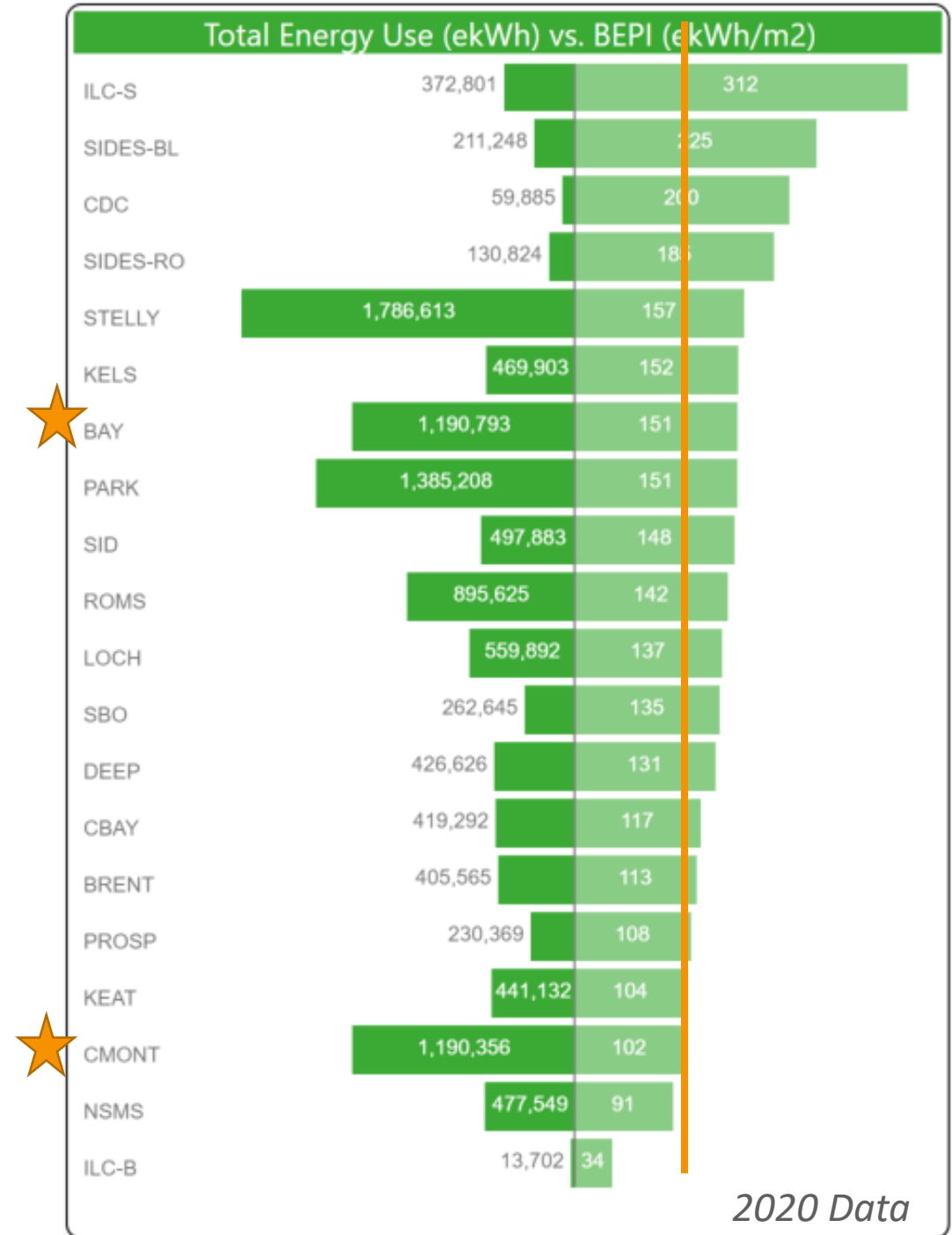
District Average

- BEPI = 135

Potential Savings

- **25% of consumption**
- **\$185,000 annually**

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Mind the Gap

Paper	Fleet	Buildings
	Funding Gap \$2M	Funding Gap \$17.3M

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To: Finance, Facilities and Technology Committee

Prepared By: Jason Reid

Subject: White Road Property

Date: October 5, 2021

Purpose and Background

The purpose of this briefing note is to recommend approval to submit a second funding application to develop an early learning and childcare program on the White Road property.

In October 2020, the Board approved submission of a funding application to the BC Childcare New Spaces Fund to develop a Nature Based Early Learning Centre on the White Road property. This application (submitted on October 30, 2020) proposed a nature-based early learning program for ages 3-5 to facilitate the creation of a robust program that would integrate with district programs to create a more seamless transition from early learning into K-12.

This decision followed several years of community consultation and feasibility work regarding the creation of an early learning program on the site.

To reduce the risk the project would not be successfully rezoned following a funding announcement, in December 2020 the district held a community open house to review the plan, consulted with Central Saanich staff on the project proposal, and initiated a rezoning application with Central Saanich. There were 19 attendees at the open house and most of the feedback can be summarized into the following two themes.

- Those who support the project and feel it honours the intentions of the donor (many of these people have identified as descendants of the donor);
- Those who are concerned with the impact of the centre on the neighbourhood, with the primary concern being traffic impact. Note that the district will need to conduct a traffic study as part of the rezoning process.

Considering feedback from the community and staff at Central Saanich, the final site plan (included in the rezoning application) reflected moving the facility entrance from White Road to Veyaness Road. This was done to reduce the traffic impact on White Road (a residential road with little traffic flow). The rezoning application also included proposed municipal upgrades including concrete sidewalks connecting White Road to East Saanich Road, and a community trail connecting White Road with Seabrook Road. More information on the proposed application, including the detailed site plans can be found on the [White Road Consultation site](#).

In March 2021, the district was notified that the funding application was not successful. In April 2021, I had a debrief meeting with staff at the Ministry of Children and Family Development (“MCFD”) who provided the following feedback:

- It was a strong application, but there was more competition than in previous rounds of funding.
- The primary areas it was noted where the application could be improved included operator experience (they assume 0 for ranking purposes when an experienced operator has not yet selected), and with the level of detail in describing the various aspects of the program including details of the support programs for vulnerable families (which is challenging to do prior to selecting an operator).
- With the continued focus on creating spaces, MCFD staff reported they expected there to be future rounds of funding and advised to expect more information in coming months.

With this first application, the plan had been to select a qualified operator following confirmation of funding. Considering this feedback from MCFD, in May 2021 the Board approved partnering with Beacon Community Services (“Beacon”) on the project and the next funding application, and in June 2021 the Board of Beacon confirmed their support to partner with the school district on the White Road project. The school district and Beacon already have several program partnerships including the Peninsula Early Years Centre, and the Teen Education and Motherhood Infant care programs located at Saanichton ILC. The White Road project is an opportunity to expand upon and leverage the success of these existing childcare and family support programs.

Staff from Beacon and the district met over the summer and starting developing a plan for the next round of funding.

White Road Funding Application 2021

On September 13, 2021, the MCFD announced that the [BC New Spaces Fund](#) was open for applications, with a November 16, 2021 deadline to apply.

The program funding limits remained unchanged with maximum funding per site of \$3 million, and prioritization of projects with a cost per childcare space of \$40,000 or less.

The most significant change was increased prioritization of projects creating infant toddler child care spaces. Consistent with the previous round, the program prioritizes the creation of spaces serving priority populations including: low-income families, children with support needs, Indigenous children and families, families new to Canada, and young parents. Beacon has a proven track record of developing early learning and childcare programs that support vulnerable families.

Staff from Beacon and the district have developed the following Program Concept Summary reflecting the stated priority of programs that create infant toddler care and that support vulnerable families. This summary (below) is the proposed foundation of the second funding application.

Program Concept Summary (Second Funding Application)

The vision is a nature based early learning and childcare program that creates 82 childcare spaces and provides additional support programs for families. The childcare spaces created include infant toddler care (12 spaces), full time group care (ages 3-5, 24 spaces), part-time group care (ages 3-5, 24 spaces), and after school child care (24 spaces). Additional support programs will include programming for early years and young parents, counselling services and other family support programs. This program design addresses the stated priorities of the Childcare BC New Spaces Fund including:

- Creation of infant/toddler childcare spaces.
- Creation of spaces serving priority populations including:
 - low income families;
 - children with support needs;
 - Indigenous children and families;
 - families new to Canada; and,
 - young parents.
- Creation of spaces co-located with other community or family services.
- Creation of fully inclusive and accessible child care spaces that allow children of all abilities to participate meaningfully (i.e., accessible physical design and application of program inclusion policy).

The vision for the early learning programming is to integrate with school district programs where beneficial to create opportunities for learning and sharing and to facilitate a more seamless transition from early learning into K-12. Through a nature-based program rooted in W̱SÁNEĆ ways of knowing and being, children will establish a sense of community, place and belonging leading to smooth transitions into future education. It is essential for children that live, learn and play on the land of the W̱SÁNEĆ people to gain knowledge of their ways of knowing and being and to be exposed to the SENĆOŦEN language. Woven through the fabric of the program would be the First Peoples' Principles of Learning, by engaging with local W̱SÁNEĆ elders and educators to ignite an understanding of Indigenous perspectives within the program.

Building Design and Project Cost

The overall site plan and building footprint will not change from the [design proposed for rezoning](#). To meet licensing requirements for infant/toddler care certain changes to the internal layout of the building are necessary including separating part of studio 1 into a nap room, and additional sinks and toilets.

The first application proposed creating 72 childcare spaces, with a proposed project cost of \$2,880,000 (equal to the \$40,000 maximum per childcare space). As the second application is proposing the creation of 82 childcare spaces, project costs can equal \$3,000,000, which is the maximum funding per site.

The district is working with consultants to update the internal building design and to update the project cost estimate reflecting design changes and construction cost escalation. The updated cost estimates should be complete in a few weeks. With a funding cap of \$3 million per site, fully funding the cost remains a risk. In the application last fall, the design was modified to modular construction to reduce cost within the available funding envelope.

As this stage, I am recommending the Board approve proceeding with an application on the condition the revised cost estimates can be contained within the \$3 million funding envelope. If cost estimates are higher, I will seek new direction from the Board prior to the application deadline. Even with a sound cost estimate within \$3 million, there will be a number of potential risks including that construction cost inflation and/or municipal upgrades will exceed the cost estimates in the plan. If for example, the municipality required the district to fund a signalized intersection the project would likely not be financially feasible.

While the district has already incurred some rezoning costs, the intention is for many of the rezoning costs such as a traffic study and riparian study to be funded. There is a risk that if rezoning is ultimately unsuccessful these costs incurred will not be funded.

Balanced with this financial risk are the risks associated with not developing the property for an educational purpose consistent with the donor's wishes. The risks of owning a vacant forested site increases each year as surrounding neighborhoods densify. Selling the property may be an option, but only if the district is able to demonstrate that alternative educational use is not possible. This may be difficult to demonstrate if the district was not willing to consider alternative funding sources to bridge a reasonable funding gap. The financial commitment to complete the project, contingent on successful rezoning, occurs when entering the funding agreement following confirmation of funding (to occur March 2022).

Staff Recommendation

That the Board approve submission of a funding application to the BC Childcare New Spaces Fund to develop a childcare and early learning program in partnership with Beacon Community Services, conditional on the project cost estimate being \$3,000,000 or less.

With Respect,



Jason Reid
Secretary Treasurer

JR/klg