

# Oak Bay High School Replacement Project



*“Oak Bay High is a great example of our vision for B.C. schools, where the school is part of the community and the community is part of the school. It will be a place where students can gain the skills they need to succeed in the future...”*

– Peter Fassbender, Minister of Education

## Project Overview

The Oak Bay High School Replacement Project will provide students with a new 21st century learning environment designed to facilitate personalized learning. Construction of the new \$52 million facility is expected to complete by summer 2005. The project is expected to generate more than 100 full-time direct jobs during the estimated two-year construction period.

Key features of the new replacement school include:

- A modern, integrated learning environment that will serve approximately 1,300 students in grades nine through 12;
- 100 spaces for international students;
- An on-site Neighbourhood Learning Centre with space for daycare and other community programs - including seniors' programs and other leisure activities under the management of Oak Bay Parks and Recreation;
- A new theatre serving the Oak Bay community in partnership with the District of Oak Bay;
- A design that meets the latest seismic construction standards;
- A design that meets Leadership in Energy and Environmental Design (LEED) Gold or equivalent certification; and
- The optimized use of B.C. wood in both the interior and exterior of the school, consistent with the Wood First Act.

## Partnership Highlights

During the design and construction of the facility, the Greater Victoria School District will make monthly progress payments to the Design-Builder. The amount, timing and terms and conditions of those payments are set out in the Design-Build Agreement. Any costs in excess of the fixed-price agreement are the responsibility of the Design-Builder, protecting the taxpayer from cost overruns.

## Expected Benefits

Integrating design and construction, enabling effective risk transfer and implementing a fixed-priced contract creates certainty that the project will be delivered on time and on budget.

Benefits of using a Design-Build approach include:

- **Responsibility:** Responsibility for cost overruns and schedule delays rest with the private partner, not the taxpayer.
- **Integration:** The private partner is responsible for the design and construction of the facility, creating opportunities and incentives to optimize integration of these functions.
- **Innovation:** Bidders compete to propose the most creative and cost-effective way to deliver a project and the bidder with the best proposal is awarded the contract. The competitive nature of the process incents bidders to

propose more innovative designs than what might have been achieved if government prescribed its own design.

- **Certainty:** Taxpayers know they are going to get a project that is delivered on time and on budget through a pay-for-performance contract.

## Public Sector Partners

- Greater Victoria School District
- Ministry of Education

## Private Sector Partner

Farmer Construction Ltd. with design partner Hughes Condon Marler

## Partnerships BC's Role

Partnerships BC managed the procurement process for this project.

Partnerships BC serves its clients through the planning, delivery and oversight of major infrastructure projects such as hospitals, roads, bridges and accommodations projects.

