

**INNOVATING THE DELIVERY OF  
NEW PUBLIC SCHOOLS IN MANITOBA**

<b>GRADES</b>	<b>PROGRAM</b>	<b>LOCATION</b>	<b>DOOR OPENING STUDENT CAPACITY</b>	<b>STUDENT CAPACITY WITH FUTURE EXPANSION</b>	<b>CHILD-CARE CAPACITY</b>
Kindergarten to Grade 5	French Immersion	Seven Oaks SD Precinct E	450	600	66
Kindergarten to Grade 8	Dual Track	Winnipeg SD Waterford Green	600	825	74
Kindergarten to Grade 8	English	Brandon SD South East	450	675	74
Grades 9 to 12	English	Pembina Trails SD Waverley West	1,000	1,200	104
Kindergarten to Grade 8	English	Pembina Trails SD Waverley West	800	800	74
<b>TOTALS</b>			<b>3,300</b>	<b>4,100</b>	<b>392</b>

In Manitoba, one new public school has been built each year over the past two decades. The delivery approach for new schools has been traditionally completed through a design-bid-build process (DBB) that includes a distinct design phase, a tendering and procurement phase, and a construction phase.

In recent years, Manitoba has seen unprecedented enrolment growth in certain communities and in response, the province has identified the need for five additional schools. This magnitude of construction opened the door to consider a Private Public Partnership (P3) delivery model that has been successfully used in recent years in other jurisdictions including Saskatchewan and Alberta. In 2017, the province initiated a *P3 Business Case – Value for Money* study to examine the benefits that could be realized through a P3 approach. Upon the completion of the P3 study, it was evident that many of the principles, innovations and methodologies of a P3 approach could be transferred and applied to the Public Schools Finance Board (PSFB) traditional DBB method of delivering schools.

In applying the expertise gained from the P3 study, the Manitoba government determined that enhancing the DBB approach for the five new schools would result in the greatest value for money, while ensuring projects remain on schedule and on budget. For the delivery of five new schools, the traditional DBB delivery model will integrate lessons learned from the P3 Business Case study. The PSFB estimates that there are savings of at least \$18 million that can be realized over its conventional delivery methods.

These enhancements include:

- **Innovations to Project Design**

A compressed design schedule is possible for the Seven Oaks School Division, Winnipeg School Division and Brandon School Division projects if the PSFB prepares the schematic stage documents using its existing complement of design professionals. Design efficiencies that improve cost and schedule will also be realized by bundling the design of the Seven Oaks kindergarten to Grade 5 school with the Winnipeg kindergarten to Grade 8 school. Many common elements of design can be used across both schools (such as wall system design and material choices).

The two Pembina Trails schools (kindergarten to Grade 8 and grades 9 to 12) will be bundled as one package and will follow a design-build (DB) process. The DB process has been selected as it will allow for design and construction activities to occur concurrently. This will allow for design efficiencies, cost savings and a compressed design schedule. Both schools will be tendered as one package, as they will be located on the same site and have the same completion timeline.

- **Innovations to Project Delivery Method**

The P3 study identified packaged bundling of school procurement and a DB approach as key elements to create an environment for innovation and cost savings.

The two Pembina Trails schools will be bundled as a single DB package, allowing for greater economies of scale and compression of schedule as both schools are located on the same site.

The Seven Oaks, Winnipeg and Brandon schools will proceed in an enhanced DBB delivery method as these schools can be readily designed and put out to tender in short order to capture favourable market conditions. Each school will be individually tendered to facilitate competitive bidding.

## **SUMMARY**

<b>PROJECT</b>	<b>DESIGN PROCESS</b>	<b>TENDER METHOD</b>
Brandon, kindergarten to Grade 8	DBB	Open-individual
Waterford Green, kindergarten to Grade 8	DBB*	Open-individual
Precinct 'E', kindergarten to Grade 5	DBB*	Open-individual
<b>Two schools on a single site:</b>		
Waverley West, grades 9 to 12	DB**	Open DB**
Waverley West, kindergarten to Grade 8	DB**	Open DB**

\*Bundled together DBB – one consultant

\*\*Bundled together DB – general contractor/consultant team