

Backgrounder Daycare in a Box

March 2025

JQBuilt



Welcome to JohnQ



Colleen Sklar
CEO JohnQ Public Inc. / JQ Built Inc.



Presenting to you today:



Colleen Sklar

CEO, JohnQ Public Inc. / JQ Built Inc.



Chris Ewen

Mayor of the Rural Municipality of Ritchôt, Manitoba
JohnQ Public Inc. Board Member



Justin Bova

Founder, President and CEO of Pretium Projects Ltd.



Mitch Duval

CAO, Rural Municipality of Ritchôt, MB

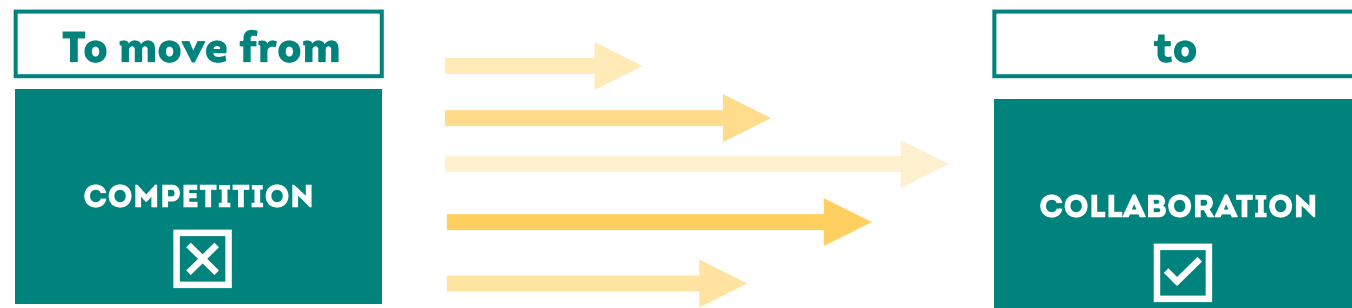
About JohnQ Public Inc.

- JohnQ Public Inc. (JohnQ) is a **Non-Profit Municipal Participation Corporation (MPC)**, formed in 2017 by Municipalities in and around the Winnipeg Metropolitan Region - incorporated under the Corporation Acts of Manitoba
- **Focus on economic, social, and environmental good**

Vision:

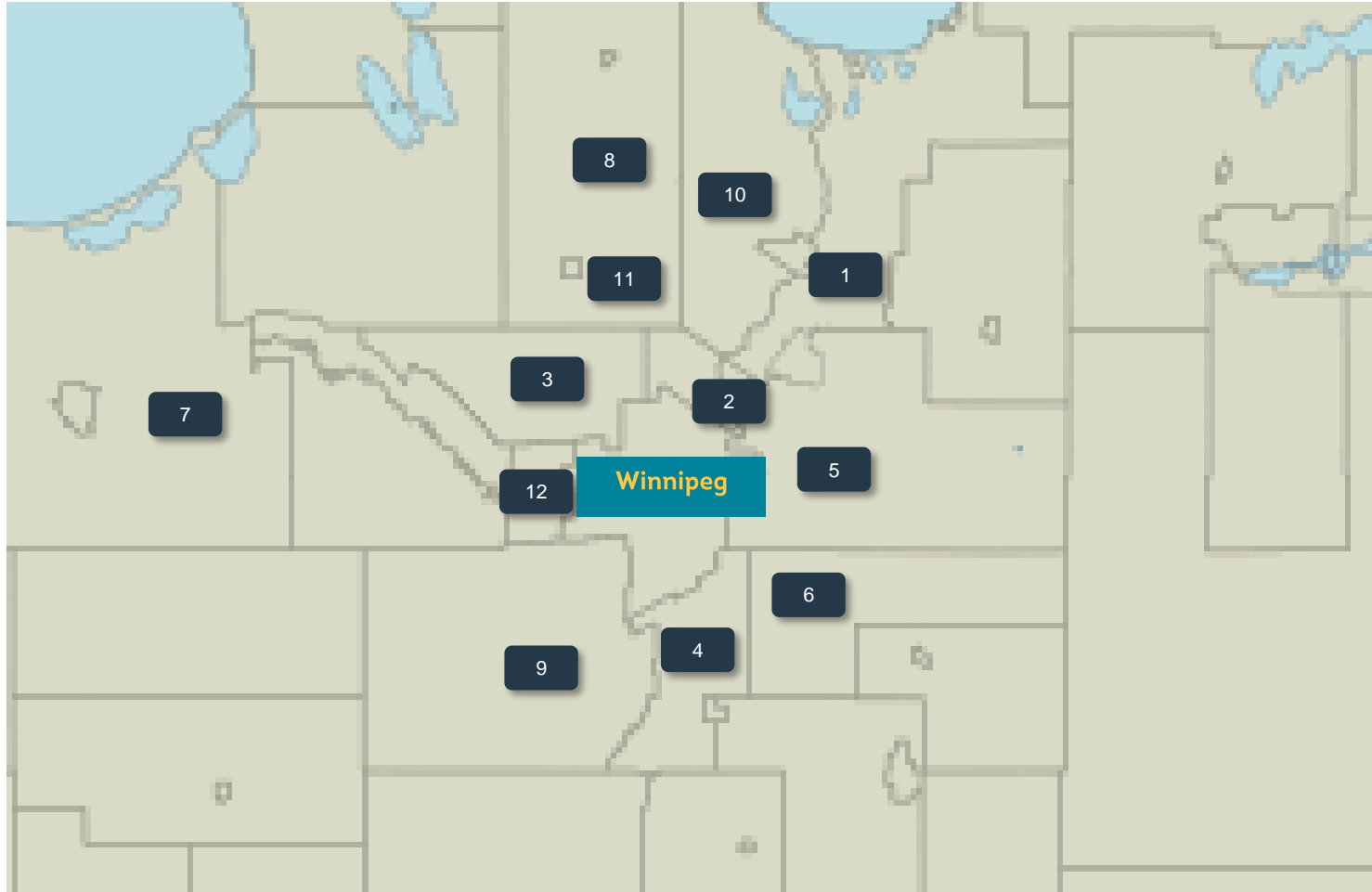
To bring communities together to share ideas, capacity and resources

To deliver strategic infrastructure and services in communities large and small



JohnQ Board

The Board members are Mayors, Reeves and Councillors from the shareholder municipalities, and local experts



1. RM of St. Clements
2. RM of East St. Paul
3. RM of Rosser
4. RM of Ritchôt
5. RM of Springfield
6. RM of Tache
7. RM of Portage La Prairie
8. RM of Rockwood
9. RM of Macdonald
10. RM of St. Andrews
11. Town of Stonewall
12. RM of Headingley

The “Daycare-in-a-Box” Pilot Project

- Through JQ Public Inc., **municipalities in and around Winnipeg collaborated** to design and build over **1700 Child Care spaces in 18 months**
- **JQ Built** acts as the shared project **delivery arm** for the project partners or the “Owners” (municipalities, Indigenous Governments, School Boards, Organizations and Institutions)
- The JQ Public Board provides **transparency and governance** support to the Project Delivery Team
- The design and delivery utilizes a **transferable modular hybrid construction process** that allows us to move **from foundation to completion in 6 months**
- Once completed, the **facilities are handed over to the Municipalities (the Owners)** who enter into a **lease agreement with the Operators (the Tenants)**



The Manitoba “Daycare-in-a-Box” Pilot Project



This video is available on JohnQ Public's YouTube channel



[YouTube Link - Click here:](#)



From Pilot Project to Scale

Phase 1: BUILDING AND TESTING THE MODEL → 8 Daycares in 8 participating communities

Phase 2: SCALING THE MODEL → 14 Daycares in 14 participating communities



**January
2023**



July 2023



**January
2024**



**August
2024**

Phase 1
Construction
Begins

Phase 1 Handover
Daycares Open
July to October 2023

Phase 2
Construction Begins

Phase 2 Handover
Daycares Open
August to December
2024

The Three-Step Project Delivery Approach

STEP 1 Building the Project Team

- Identify the Project Partners through the LOI Process
- Define project roles and responsibilities
- Develop and review all contracts and documents and formalize the agreements:
 - Construction Documents
 - Financial Assistance Agreement (FAA)
- Engage a Project Delivery Team to expedite the project
- Provide a clear process to support the Owners, Operators, and Provincial Government



The Three-Step Project Delivery Approach

STEP 2 Assemble & Coordinate a Complete Team of Experts

Child Care Experts

- Province of Manitoba ELCC
- Child Care Facility Operators
- Licensing and Public Health
- Provincial Child Care Design and Facility Experts

Design Build Team

- Architect
- Interior designers
- Engineers
- Landscape Architect
- Pre-Fabrication Team

Project Management and Professional Services

- Legal and Financial Support
- Quantity Surveyor
- Owner's Representative Services



The Three-Step Project Delivery Approach

STEP 3 Tools to keep the Project on Time and On Budget

- Execute RFPs, MOUs and Proforma
- Regular meetings with building inspectors and public works
- Documenting meeting packages and reports
- Checklists to validate requirements for installation of services
- Payment process, record keeping, and reporting to funder
- Owner and Operator training on the building function
- Complete Close Out Package with all reports, construction drawings, and facility information
- Building Maintenance Package



Why it Works

From a Mayor's perspective



Chris Ewen
Mayor of the RM of Ritchot, MB



JohnQ is a Team Approach to Infrastructure Delivery

When we created JohnQ we wanted to build a Team that could:

- Support the delivery of critical infrastructure and services in communities large and small
- Pool and build expertise (legal, financial, project management) to support the complex building and funding process
- Keep up with and incorporate best practices to create future-focused solutions
- Develop a transparent process to reduce legal and project risk
- Utilize economies of scale to deliver value, reduce timelines, and stay on budget
- Build shared capacity by sharing resources, expertise, and knowledge

*Through this approach, we delivered for our communities
1700 child care spots in about 18 months!*



The Daycare Project demonstrated that we could:

- Help Municipalities build expert capacity to deliver
- Take the burden off administrative and municipal staff
- Access funding that is overly complicated
- Support non-profits who are struggling with the same capacity challenges
- Through JohnQ, we assemble the experts to build daycare facilities, so our communities don't have to.



The Team delivered:



8

Phase 1: Building and testing the model



+ 14

Phase 2: Scaling and replicating the model



= 22

Daycares with

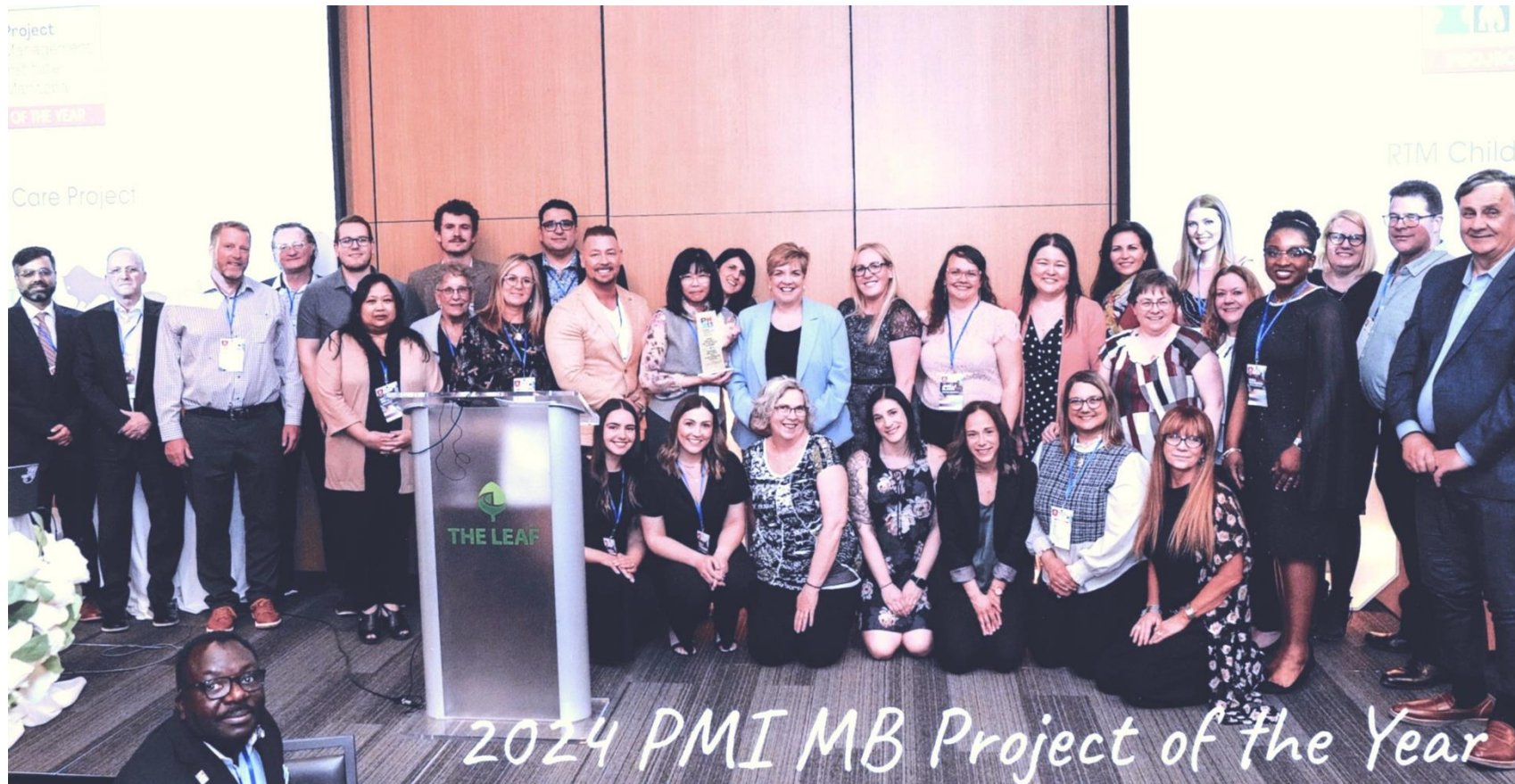
1718

**new
Child Care
Spaces**

22 New Facilities Delivered On Time and On Budget!

In Partnership with the Provincial Government won an Award - Project of the Year!

The “Daycare-in-a-Box” Project was awarded the 2024 PMI Manitoba Project of the Year award, the highest recognition in the Province of Manitoba for excellence and superior performance in Project Management.



How it Works



Justin Bova
CEO Pretium Projects



JQ Project Supported the Testing of Best Practice in Building and Construction

- Principle of continual improvement
- Collaboration with experts on the front-end of the project
- Modular-Hybrid construction
- Energy efficiency and GHG emissions reduction
- Better energy code by 40%
- Tasteful Indigenous elements
- Continuous improvement and warranty



Benefit to the Municipality & Operator

From a CAO's perspective



Mitch Duval
CAO, RM of Ritchot, MB



JohnQ Team Supports Municipal Administration in Project Delivery by:

Benefits for the Municipality (Owners):



- Support the in-house staff – with full-service Project and Process Management
- Manage construction risk – with design and construction experts
- Facilitate the approvals and funding process with funders
- Provide legal, financial, and regulatory support
- Support the payment and reporting process
- Utilities paid for by Operator
- Shared maintenance of the overall mechanical function (HVAC, building envelope, plumbing)

JohnQ Team Supports Child Care Service Providers by facilitating the build of a new facility including:

Benefits for the Operators (Tenants):

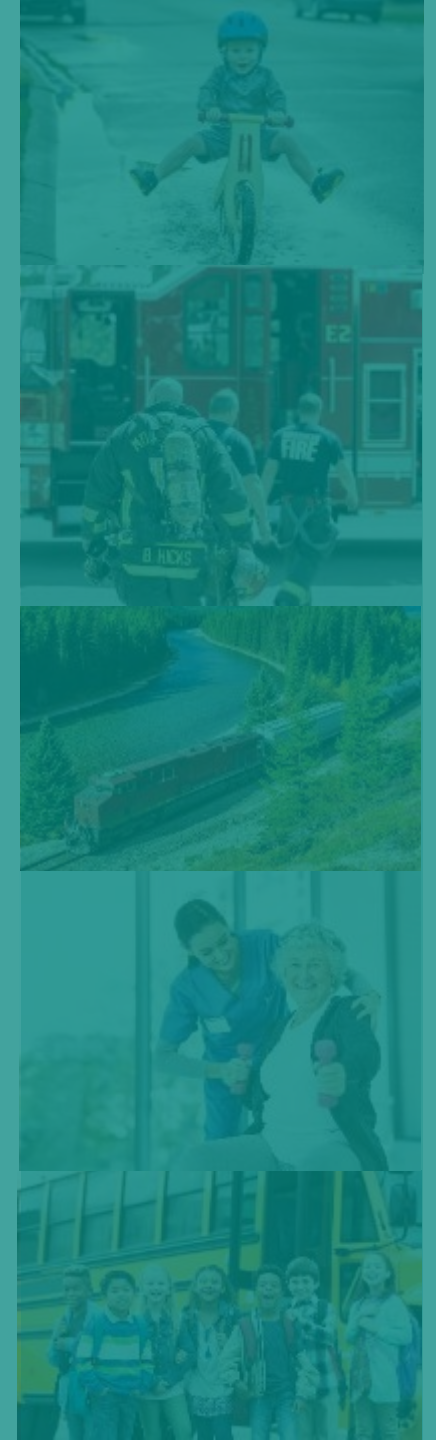


- A brand-new turnkey energy-efficient facility with a 15-year lease at \$1.00 per year
- All new commercial-grade appliances, fully fenced and landscaped playgrounds
- Landscaping including bike racks and pathways
- Paved parking and drop-off area
- Built-in fixtures including lockers, storage counters, change tables, and cupboards
- Window coverings, security system, phone, intercom, and card entry for staff
- Maintenance Support
- Garbage pick-up
- Snow removal
- Lawn care

On the horizon



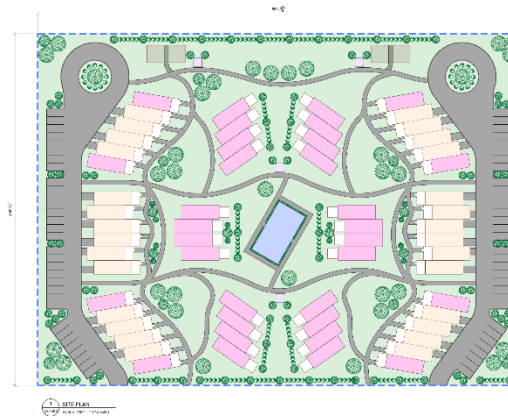
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JohnQ Team Supports the Delivery of New Seniors Housing that is Affordable

Phase 1: Building and Testing the Model

- 9 communities signed a LOI – to deliver simultaneously
 - Communities provide 5.3 acres of land
 - Agreed to be a project steward
- Together we can:
 - Reduce risk
 - Bring the expertise to deliver the build
 - Develop a financing model that works
 - Move forward the process in an expedited timeline



Continue to Test the Model that we believe can be Scaled and Replicated Across Canada



- Roads and bridges construction
- Waste treatment facilities
- Emergency services
- Schools
- Senior's housing
- Community centres
- Water management facilities



...and commercial and industrial development projects

Q&A





*For Any Questions,
Contact Colleen Sklar
at 1-204-781-7346*

*Building strong, prosperous
and sustainable communities together...*

Thank you.

