## Argyle Capital Project Update

October 21, 2015

- Project background
- Funding the 'gap'
- Building and site enhancements
- Next steps supporting a full replacement request

J. Lewis, Superintendent of Schools



## CAPITAL PROJECT BACKGROUND

2005	#1 Priority (initially renovation, then replacement - seismic condition)
2009	Project Identification Report (replacement plan)
2012	Approval received for Seismic Upgrade Project
2013	Project Definition Report completed (Oct. 2013) (1200 capacity with 15% NLC space premium)  Seismic Upgrade \$39.1M, Full Replacement \$48M Funding "gap" \$ 8.9M
2013 <b>/14</b>	Correspondence/meetings, Minister of Education, MLAs & DNV
2015	Meetings with Capital Branch staff, DNV planning department
2015	PDR revised & finalized with Ministry requirements & current estimates Seismic Upgrade \$37.8M, Full Replacement \$51.5M Funding "gap" \$
13.7M	
2015	Awaiting Ministerial approval to enter into a Project Agreement

### SEISMIC UPGRADE compared to FULL REPLACEMENT

Seismic Upgrade of existing building – 'life-safety retrofit' to strengthen the structure

nts to site landscaping, sidewalks, parking, lighting, etc.

\$37.8 Million

Cost estimates revised to October 2015



#### **CONSTRUCTION CHALLENGES / Realities**

#### Seismic upgrade project requires:

- multiple phases of construction (3 or 4) most disruptive
- portable classrooms (25) on the gravel field
- multiple classroom moves during construction phases
   (experience at Windsor, Carisbrooke and Canyon)

Heights)

#### Full replacement school project requires:

- isolation from the operating school <u>least disruptive</u>
- defined safety zones and construction areas
- loss of the field(s) during construction
- new field(s) and landscaping after demolition (experience at Sutherland, Highlands, Westview)











## \$\$\$ FUNDING the GAP \$\$\$

The <u>preferred</u> replacement request for Argyle requires funding of \$13.7M

- A primary objective of the Board of Education's *Land, Learning and Livability* is to generate funds to reinvest in new school projects.
- Ministry condition debt of \$6.2M for the replacement of Sutherland (2007) and Westview (2009) must be paid back by Dec. 31, 2015.
- Ridgeway Annex proceeds (approx. \$5.1M) expected in November will enable the retirement of current remaining debt, with \$1.1M in funds held in the Government Cash Deposit Program.
- Proceeds from Keith Lynn (\$5M), Monteray (\$6.38M) and a surplus land parcel at Braemar (\$2.4M) will be directed towards the <u>preferred</u> Argyle replacement request of \$13.7M.



## FUNDING the GAP - update on dispositions

- **Keith Lynn site**: acquired by the District of North Vancouver to help address transportation issues (\$5M received).
- Monteray site: acquired by Morningstar Homes for residential development (\$6.38M received).
- Ridgeway Annex site: conditional sale (\$5.1M) with Anthem Properties. Awaiting 4<sup>th</sup> Reading for OCP and Rezoning Amendments. Proceeds will be applied to retire the debt.
- Braemar land parcel: conditional sale (\$2.4M) with Wedgewood Ventures Limited for residential development (4 single family homes). Proceeds are targeted for Argyle.
- <u>Combined values</u> (\$18.88M) will retire the remaining debt (\$5.1M) and meet the funding gap (\$13.7M) for the Argyle replacement project.





#### SITE ENHANCEMENTS

A new school provides opportunities to <u>consider</u> site enhancements. Some (e.g., parking, drop-off) will be addressed in the base funding. Others (artificial turf field) require a funding source, or partnership.

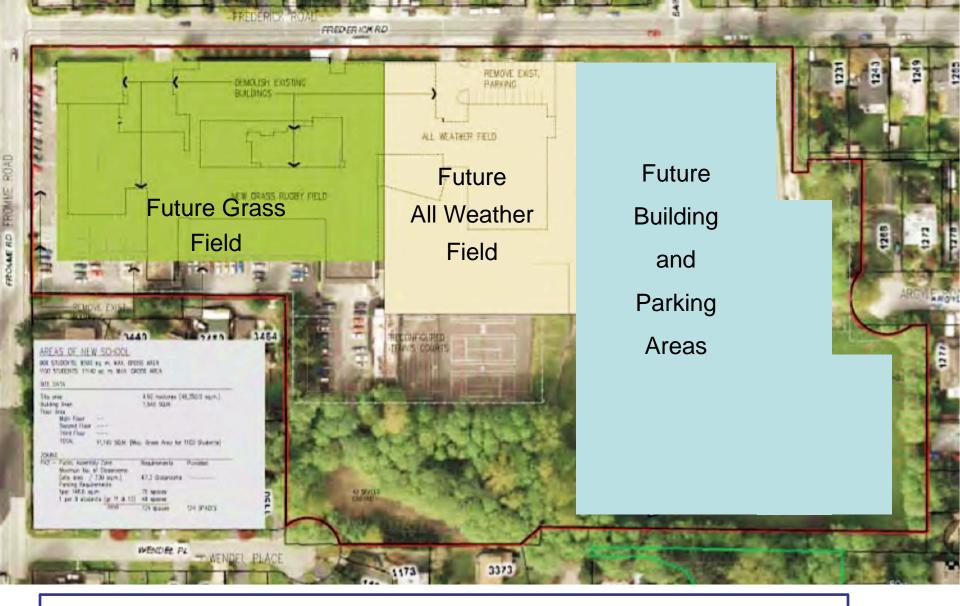
#### Areas of consideration identified to date include:

- Artificial turf field replacing the existing grass and gravel fields
- Drop off areas and improved on-site parking to reduce traffic congestion and enhance access to the building
- Environmental enhancements outdoor learning spaces, gardens, rainwater drainage, creek enhancements
- Improved trail access through the school site
- potential to 'daylight' Kilmer Creek on west side of site



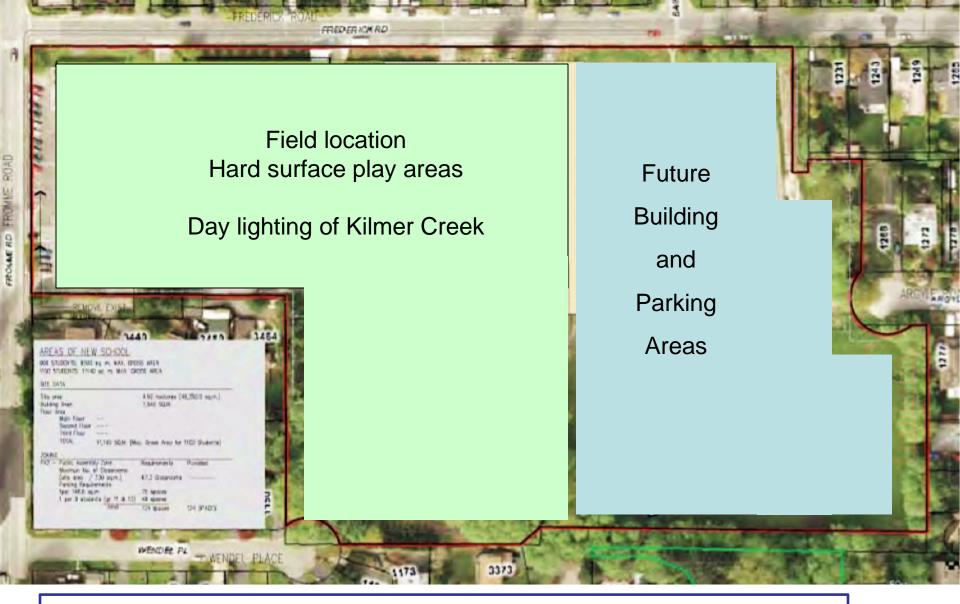






# for concept planning purposes only





# for concept planning purposes only







### **SPACE Use/Functional ENHANCEMENTS**

A new school provides <u>opportunities</u> for functional enhancements. Additional space and enhancements, over and above the base building capacity of 1200, must be funded by the School District, but achieves benefits for the school, the district and community.

#### Areas of consideration identified to date include:

- Theatre/multi-purpose area to support drama and theatre, fine arts performances, assemblies, school and community meeting space
- Additional capacity (+100) to 1300, to accommodate current and future student population, including international students
- Gym activity and ancillary areas (fitness, training, change room, etc.) to accommodate after-hours and weekend use, with easy access to the field(s). Standard provides for one 'large' and one 'small' gym.
- Integration of technology for instructional purposes not only in technology and digital media areas, but in all instructional areas.

North Vancouver School District the natural place to learn





### PROJECT TIMELINES

Pre-construction: 18 months to two years – 2016 to 2017 schematic design, design development, working drawings, tender, tender award, building permit rezoning requirements (siting allowance)

Geotechnical, site survey, hazardous materials, arborist assessments completed in advance – planning meetings with DNV staff to expedite processes

Construction: two to two and a half years - 2017 to 2019

<u>'Post-construction</u>': one year - 2019 to 2020 demolition, field redevelopment, landscaping

Total of **four** years for building completion – 2019 **Five** years for fields and grounds completion - 2020



#### **NEXT STEPS – Board actions**

- Board will seek municipal support for property dispositions and proposed redevelopment in the City and District
- Board will work with Ministry to achieve a Project Agreement
- Once a Project Agreement is reached, the Board will engage in consultation regarding project scope and design concepts
- Priorities identified through consultation with the Municipality, public and school community will be given consideration in the design development process
- We will keep our community informed:
  - Monthly updates at Public Board Meetings,
  - at www.sd44.ca and
  - at <a href="http://blog44.ca/landmanagement">http://blog44.ca/landmanagement</a>

