

Update on the Handsworth seismic upgrade project

November 2015

While the School District focusses efforts to convert the approved Argyle Secondary seismic upgrade project to a replacement school, parallel work continues on the Handsworth seismic upgrade project. The work on Argyle has been helpful to inform the School District of Ministry and municipal requirements for Handsworth.

A Project Definition Report (PDR) is being revised to meet the requirements of the Ministry of Education Capital Branch and to incorporate requirements of the District of North Vancouver. The PDR will provide cost estimates for two options; 1) a seismic upgrade project and 2) a full school replacement project. The seismic upgrade project is an approved project, while the full replacement of Handsworth would be an option for consideration by the Board of Education.

A draft PDR submitted to the Ministry in November 2014 provided an initial cost estimate of \$37 million for the seismic upgrade, and a cost of \$51 million for the full replacement project. The updated PDR will provide for revised cost estimates with the clarification of the project scope. Further information will be provided, if necessary, to ensure that the PDR report is complete and meets Ministry requirements. We are hopeful that all requirements for the PDR may be completed no later than the end of this calendar year.

Consideration of options

The Board of Education will need to consider the cost implications regarding the approved seismic upgrade and the full replacement options for Handsworth Secondary to determine how the Board would prefer to proceed. The Board plans to arrange a meeting with the Ministry to discuss the funding of capital projects in our School District, including the additional funding that may be required to convert the approved seismic upgrade project to a full replacement project.

The consultation process with the Ministry of Education may continue for six months or more, into 2016 to reach a Project Agreement. A Project Agreement between the Ministry of Education and Board of Education will establish the requirements related to the scope of the project and the source of necessary funding.

A Project Agreement may be reached to proceed with either the approved seismic upgrade project, or with a full replacement project. Which option is selected for Handsworth is still to be determined by the Board of Education and by the Ministry of Education.

Planning stage (seismic upgrade or full replacement)

The process for design team selection, design development, working drawings, tender, and construction contract award is expected to be eighteen months in length. Based on a Project Agreement in place by mid-2016, the planning stage would not be complete until late 2017.

No design work is started until a Project Agreement is in place and the consultant team is engaged to commence the schematic design work.



Construction

Seismic Upgrade Project

The timeline for construction for a seismic upgrade project is 30 to 36 months, as the project would proceed in phases. An area of the building would be vacated, with students moving into portable classrooms. Approximately 30 portable classrooms would be needed to accommodate students for instruction. These portables would likely be situated on the asphalt play areas, preventing the use of these basketball and tennis facilities throughout the construction period.

Upon completion of the first phase, or section of the building, classes would move back into the completed section of the building. The second section of the building would then be vacated for construction, with a repeat of the previous process of relocation, construction, and relocation continuing through a third phase. This process was used for the seismic upgrade projects at Carisbrooke and Canyon Heights Elementary.

Full Replacement Project

The timeline for construction of a full replacement school is approximately 24 to 30 months. An area of the school site (likely the field and asphalt areas to the north and west) would be the area for the construction of a new school on site. The separation of construction from the operating school would allow for continued use of the existing school for classes until the new replacement school is completed. Following completion of the full replacement school, the former school would be vacated to allow for demolition and for the redevelopment of fields and asphalt areas. The refurbishment of fields, landscaping and asphalt areas would take an additional year. This approach was used in the construction of replacement schools at Highland Elementary and Sutherland Secondary.

With an early 2018 start date, a projected completion date of spring 2020 would be possible, with fields and landscaping completed in late 2020.

Joint Planning with the District of North Vancouver

Through its Collaboration Committee with the District of North Vancouver (DNV), the Board of Education continues to meet with DNV representatives from the district to discuss joint planning opportunities related to Handsworth Secondary School.

DRAFT Preliminary schematics

The following page provides a schematic representation of a potential replacement school in relation to the existing site. This is a preliminary concept for **PLANNING PURPOSES ONLY** and does not represent what may potentially be developed on site, if the project is approved to proceed as a full replacement project.



STUDENT POPULATION & MINISTRY GUIDLINES

SECONDARY SCHOOL 1300 Students
 Teaching modules 61 modules
 core area 6,685m²
 instructional areas 6,120m²
 SCHOOL PROGRAMS 12, 805 m²
 180 PARKING STALLS PROVIDED
 SCHOOL (150)

EXISTING SITE



REPLACEMENT



OPERATIONAL ISSUES

LOSS OF GRASS FIELD DURING CONSTRUCTION
 NEW TEMPORARY PARKING LOT REQUIRED.
 PHASE 1 - CONSTRUCT NEW GYM AND NEW GRAVEL FIELD BEFORE DEMOLISHING OLD GYM
 PHASE 2 - CONSTRUCTION

SITE RELATIONSHIP ISSUES

EAST FACING CLASSROOMS NOT IDEAL
 GYMNASIUM IS PRIMARY MASS TO PUBLIC BUILDING MASS HAS POOR RELATIONSHIP TO SINGLE FAMILY RESIDENCES
 MAIN ENTRY OFF HANDSWORTH MAY CREATE TRAFFIC ISSUES / UPGRADES ON CAPILANO
 INDUSTRIAL EDUCATION ACCESS IS DIFFICULT.
 ACCESS OFF EDGEWOOD IS NOT EFFECTIVE AS A DROP-OFF DUE TO GRADE ISSUE AND ENTRY POINT.

**OPTION D
 NEW SCHOOL
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