

# Argyle Capital Project Update

April 23, 2014

- Introductions
- 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 for renovation, then replacement due to seismic condition)

2009 Project Identification Report (replacement plan)

2012 Approval received for Seismic Upgrade Project

2013 Project Definition Report completed  
(1200 capacity with 15% NLC space premium)

Seismic Upgrade cost estimate	\$39,142,000
Replacement school cost estimate	<u>- \$48,014,000</u>
Funding 'gap'	= - \$ 8,872,000

2013/14 Ongoing correspondence\* and meetings  
October Meeting with Minister, MLAs and Municipalities



# SEISMIC UPGRADE compared to FULL REPLACEMENT

Seismic Upgrade of existing building – ‘life-safety retrofit’ to strengthen the structure	New facility built to a higher seismic and safety standard
No functional improvements, or building system upgrades (i.e. HVAC, electrical)	New design for functional improvements and new building systems
Same footprint, higher operating costs	Reduced footprint, lower operating costs
Future upgrades needed to building systems to extend life cycle 40 years (estimate \$20M)	New building systems built for a 40-year standard (lower life cycle costs)
1300 capacity retained	1200 capacity, +100 proposed, with future expansion to 1500 capacity
Existing fields retained – temporary use for portables during construction	New fields needed – in base budget, with potential for artificial turf field enhancement
Limited site upgrades to areas directly impacted by construction	Improvements to site landscaping, sidewalks, parking, lighting, etc.
<b>\$39,142,000</b>	<b>\$48,014,000</b>





**Sutherland Secondary (2007)**



**Carson Graham (2013)**



**Carson (south elevation)**



**Carson (north elevation)**

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

The replacement request for Argyle requires funding of **\$8.9M**.

- A primary objective of the Board of Education's *Land, Learning and Livability* - is to generate funds to reinvest in new school projects.
- Remaining debt of **\$6.3M** for the replacement of Sutherland (2007) and Westview (2009) must be paid back by Dec. 31, 2015.
- Proceeds from Ridgeway Annex (approx. **\$5.1M**) will be directed to the current remaining debt: the remainder (\$1.2M) from others.
- Future potential proceeds from Monteray, Keith Lynn,. and a land parcel at Braemar





## FUNDING the GAP - update on dispositions

- **Ridgeway Annex site:** conditional sale (\$5.1M) with Anthem Properties. Application for redevelopment in process with the City
- **Monteray site:** conditional sale (\$6.38M) with Morningstar Homes – application in process with the District of North Vancouver
- **Braemar land parcel:** conditional sale (\$2.4M) with Wedgewood Ventures Limited for residential development.
- **Keith Lynn site:** discussing potential acquisition by District of North Vancouver (approx. \$6M)
- **Combined values (\$19.88M)** exceeds current debt (\$6.3M) and funding gap (\$8.9M) for the replacement project request for Argyle.





**Carson Graham interior**



**Sutherland interior**

# CONSTRUCTION CHALLENGES / Realities

Seismic upgrade project requires:

- multiple phases of construction (3 or 4) – most disruptive
- portable classrooms (30) 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 – least disruptive
- 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)



# PROJECT TIMELINES

Pre-construction: 18 months to two years – 2014 to 2016  
schematic design, design development, working drawings,  
tender, tender award, building permit  
rezoning requirements (siting allowance)

Construction: two to two and a half years - 2016 to 2018

'Post-construction': one year - 2018 to 2019  
demolition, field redevelopment, landscaping

Total of **four** years for building completion – 2018

**Five** years for fields and grounds completion - 2019





**Carson Graham theatre**



**Carson Graham theatre seating (90)**



**Sutherland theatre stage**





**Sutherland theatre seating (124)**

# SITE ENHANCEMENTS

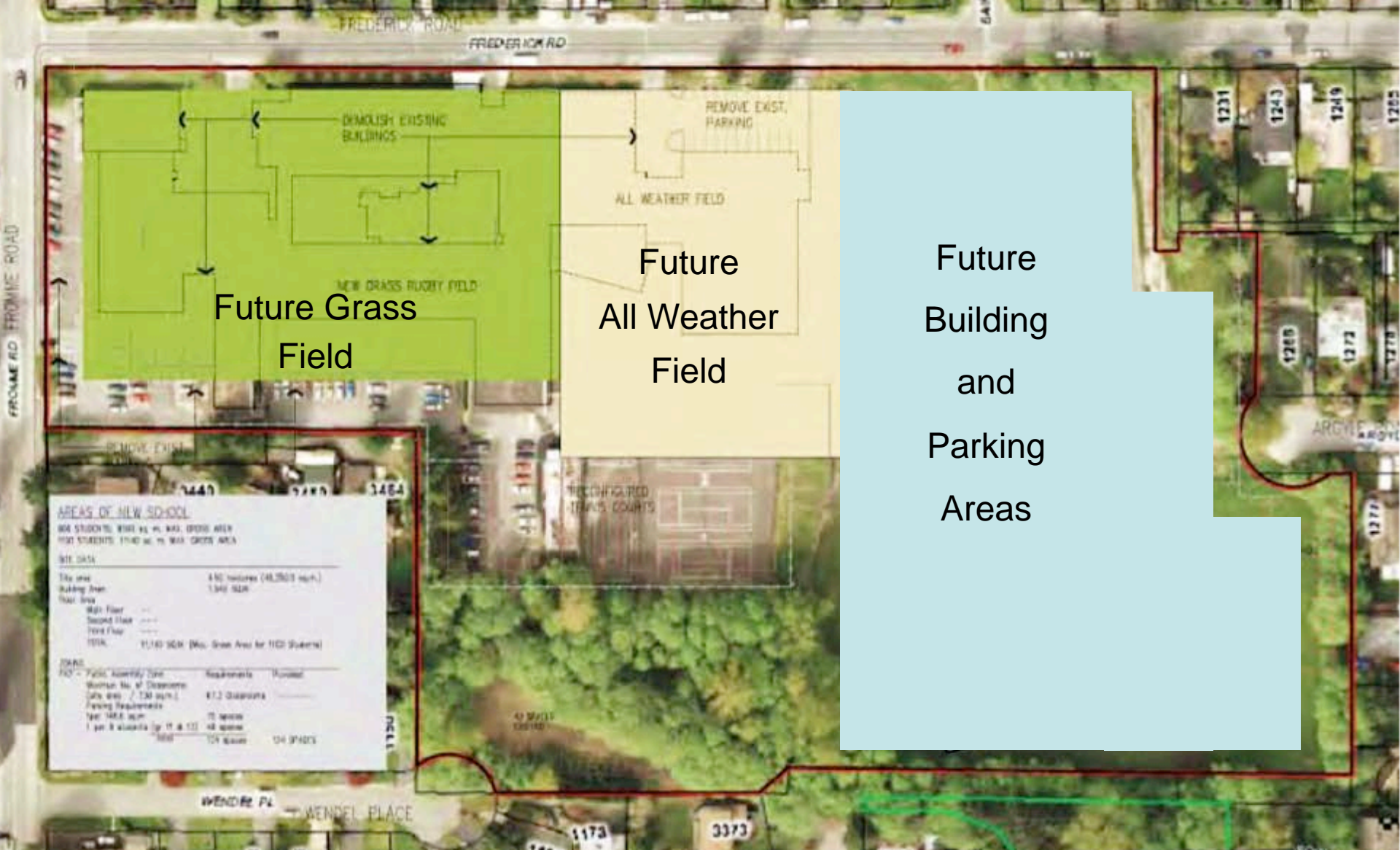
A new school provides opportunities to consider site enhancements. Some (e.g., parking, drop-off) will be addressed in the base funding. Others (artificial turf field) require a funding source, or partnership.

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
- Improve trail access through the school site
- Municipal study identified the potential to 'daylight' Kilmer Creek







for concept planning purposes only





**Sutherland artificial turf**

# SPACE Use/Functional ENHANCEMENTS

A new school provides opportunities for building enhancements. Additional space 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.
- **Youth centre and offices** (Karen Magnussen Arena may be preferred location)





**Carson Graham multi-purpose**



**Windsor multi-purpose**





WINDSOR SECONDARY SCHOOL  
1961 — CELEBRATING — 2011  
50 YEARS OF EXCELLENCE

INTERACT CLUB  
WINDSOR SECONDARY

**Windsor multi-purpose**



**Carson Graham large gym**

## NEXT STEPS – BOARD ACTIONS

- NVSD to meet with Ministry staff regarding capital funding announcements related to 'cash position' and potential contributions to projects
- NVSD to collaborate with the District of North Vancouver to address conditions identified in Minister's letter of March 2014
- Board will seek municipal support for property dispositions and proposed redevelopment in the City and District:
  - Ridgeway Annex (\$5.1M), April 28 City Council Meeting
  - Monterey (\$6.38M), Braemar parcel (\$2.4M), & Keith Lynn (approx. \$6M) District of North Vancouver



## NEXT STEPS – SUPPORT NEEDED

- Priorities identified through consultation will be given consideration in the design development process, once a replacement project is approved
- Board will keep local MLAs informed of our progress towards a full replacement project for Argyle Secondary
- We will keep our community informed:
  - Monthly updates at Public Board Meetings,  
at [www.sd44.ca](http://www.sd44.ca) and  
at <http://blog44.ca/landmanagement>
  - Dates of Council Meetings re: School District properties

