

Argyle Capital Project Update

March 2, 2015

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

J. Lewis, Superintendent of Schools

North Vancouver School District *the natural place to learn*



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 (Oct. 2013)
(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
- 2015 Meeting with Capital Branch staff

North Vancouver School District *the natural place to learn*



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, 'green building technology'
Future upgrades needed to building systems to extend life cycle 40 years (estimate \$22M)	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 through partnership
Limited site upgrades to areas directly impacted by construction	Improvements to site landscaping, sidewalks, parking, lighting, etc.
\$39,142,000*	\$48,014,000*

Cost estimates as of October 2013

North Vancouver School District *the natural place to learn*





Carson Graham (2013)



Carson (south 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 **\$6.2M** 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 (\$1.1M) from others.
- Proceeds from Keith Lynn and future potential proceeds from Monteray, and a land parcel at Braemar will be directed towards the Argyle replacement request.



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:** conditional sale (\$6.38M) with Morningstar Homes – advancing through DNV process - 1st and 2nd Reading (March), Public Hearing (April). Project support is essential.
- **Ridgeway Annex site:** conditional sale (\$5.1M) with Anthem Properties. Application for redevelopment in process with the City. Anticipate proceeding to a public hearing in the spring.
- **Braemar land parcel:** conditional sale (\$2.4M) with Wedgewood Ventures Limited for residential development. Expect application to be brought forward in the spring.
- **Combined values (\$18.88M)** exceeds current debt (**\$6.2M**) and funding gap (**\$8.9M**) for Argyle replacement project request.

North Vancouver School District *the natural place to learn*





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 – 2015 to 2017
schematic design, design development, working drawings,
tender, tender award, building permit
rezoning requirements (siting allowance)

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

'Post-construction': 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

North Vancouver School District the natural place to learn





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:

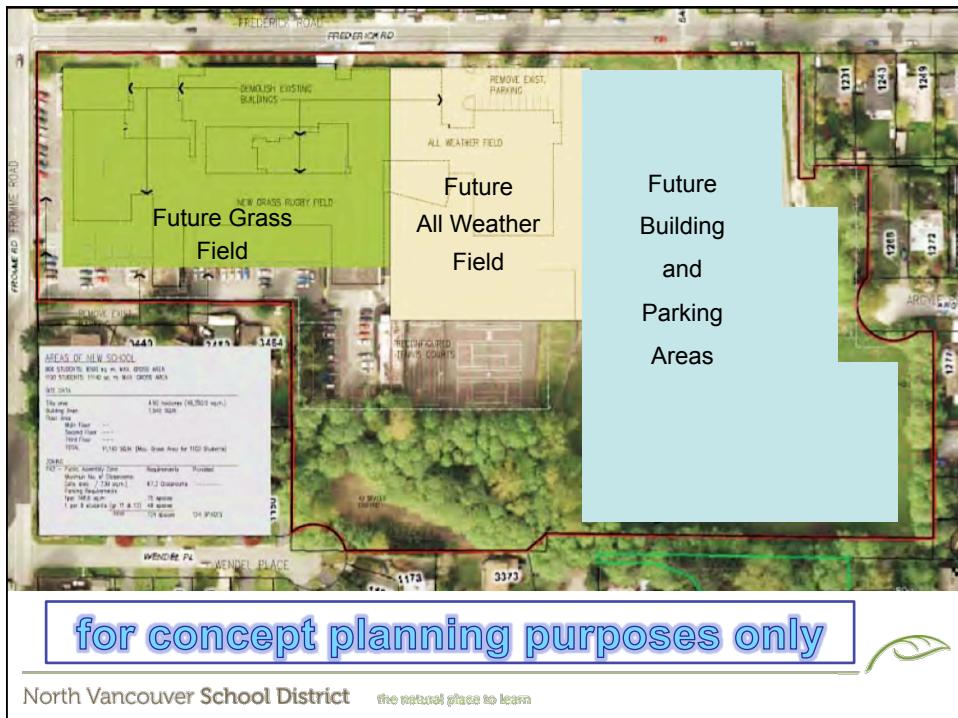
- Artificial turf field – replacing the existing grass and gravel fields
- Drop off areas and improved on-site parking to reduce traffic congestion and enhance access to the building
- Environmental conditions – rainwater drainage, outdoor learning spaces, garden, etc.
- Improved trail access through the school site
- Municipal study identified the potential to 'daylight' Kilmer Creek

North Vancouver School District *the natural place to learn*



North Vancouver School District *the natural place to learn*





SPACE Use/Functional ENHANCEMENTS

A new school provides opportunities for functional 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.
- **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*







Carson Graham large gym

NEXT STEPS – BOARD ACTIONS

- NVSD to meet with Ministry staff regarding replacement request and to determine revised project costs
- NVSD to collaborate with the Municipalities to address conditions identified in Minister's letter of March 2014 (repayment of debt, funding of the "gap," priority of 'neighbourhood learning space')
- Board will seek municipal support for property dispositions and proposed redevelopment in the City and District:
 - Monterey: DNV process: March 23, March 24* (Public Hearing?)
 - Braemar parcel: DNV process: spring (TBA)
 - Ridgeway Annex: CNV process: spring (TBA)
- Board to work with Ministry to achieve a Project Agreement



NEXT STEPS – SUPPORT NEEDED

- Priorities identified through consultation with the Municipality, public and school community will be given consideration in the design development process
- Board will keep local MLAs, Mayor and Council 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 and
at <http://blog44.ca/landmanagement>
Dates of Council Meetings re: School District properties

