

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
- 2013/14 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

Costs 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 – 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)





Sutherland Secondary (2007)



Carson Graham (2013)



Carson (south elevation)



Carson (north elevation)

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

The preferred 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 preferred 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 4th 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.
- **Combined values (\$18.88M)** will retire the remaining debt (\$5.1M) and meet the funding gap (\$13.7M) for the Argyle replacement project.





Carson Graham interior



Sutherland interior

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 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







AREAS OF NEW SCHOOL

900 STUDENTS 8500 sq. ft. MAX. GROSS AREA
 1100 STUDENTS 11140 sq. ft. MAX. GROSS AREA

SITE DATA

Site area	4.92 hectares (48,200 sqm.)
Building Area	1,940 sqm
Other area	
1st Floor	---
2nd Floor	---
3rd Floor	---
TOTAL	11,180 sqm (Max. Gross Area for 1100 Students)

JOURS

PK2 - Public Assembly Zone	Residential	Proved
Maximum No. of Classrooms (Site area / 230 sqm.)	47.3 Classrooms	
Planning Requirements	75 spaces	
1 per 146.8 sqm	48 spaces	
1 per 8 students (gr. 11 & 12)	100	124 SPACES

for concept planning purposes only





Field location
 Hard surface play areas
 Day lighting of Kilmer Creek

Future
 Building
 and
 Parking
 Areas

REMOVE EXIST.

3440 3450 3454

AREAS OF NEW SCHOOL
 100 STUDENTS: 8500 sq. ft. MAX. GROSS AREA
 1100 STUDENTS: 11140 sq. ft. MAX. GROSS AREA

SITE DATA

Site area	4.92 hectares (48,200 sqm.)
Building Area	1,940 SQM
Other area	
1st Floor	---
2nd Floor	---
3rd Floor	---
TOTAL	11,180 SQM (Max. Gross Area for 1100 Students)

ZONING

P12 - Public Assembly Zone	Residential	Permitted
Maximum No. of Classrooms (Site area / 230 sqm.)	47.3 Classrooms	
Spacing Requirements		
1 per 146.8 sqm	75 spaces	
1 per 3 students (p. 11 & 12)	48 spaces	
	124 spaces	124 SPACES

WENDEL PL → WENDEL PLACE

1173 3373

for concept planning purposes only





Sutherland artificial turf



Carson Graham large gym

SPACE Use/Functional ENHANCEMENTS

A new school provides opportunities 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.



Windsor multi-purpose



Carson Graham multi-purpose

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

'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



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 <http://blog44.ca/landmanagement>

