

VANCOUVER SCHOOL BOARD

CAPITAL PLAN 2012-2017

“Completing all the outstanding projects will ensure the safety of generations of Vancouver students.”

Peggy Alca

Kitchener Elementary Seismic Committee Member

Strategic Plan



1 Students are fully engaged in learning

- Develop educational policies and practices that actively engage all students in their learning
- Employ assessment practices that provide on-going feedback, learning improvement opportunities, and guide practice
- Increase student voice in learning, planning and policy development
- Employ technology to support and enhance teaching and learning
- Create learning environments that support student engagement
- Provide professional development and training in instructional and assessment practices that engage students
- Support students in preparing for their future
- Promote socially responsible behaviour in both the real and virtual societies



2 All students are included and have the opportunity to succeed

- Differentiate the allocation of resources to improve equity of opportunity for all students, with an emphasis on supporting improved outcomes for students who face barriers to learning e.g., some Aboriginal students, students with special needs, ESL students, and students living in poverty
- Improve equity of access to programs and services across the School District
- Increase responsiveness to individual student learning needs



3 Our communities, families and educational partners are effectively engaged in supporting student success

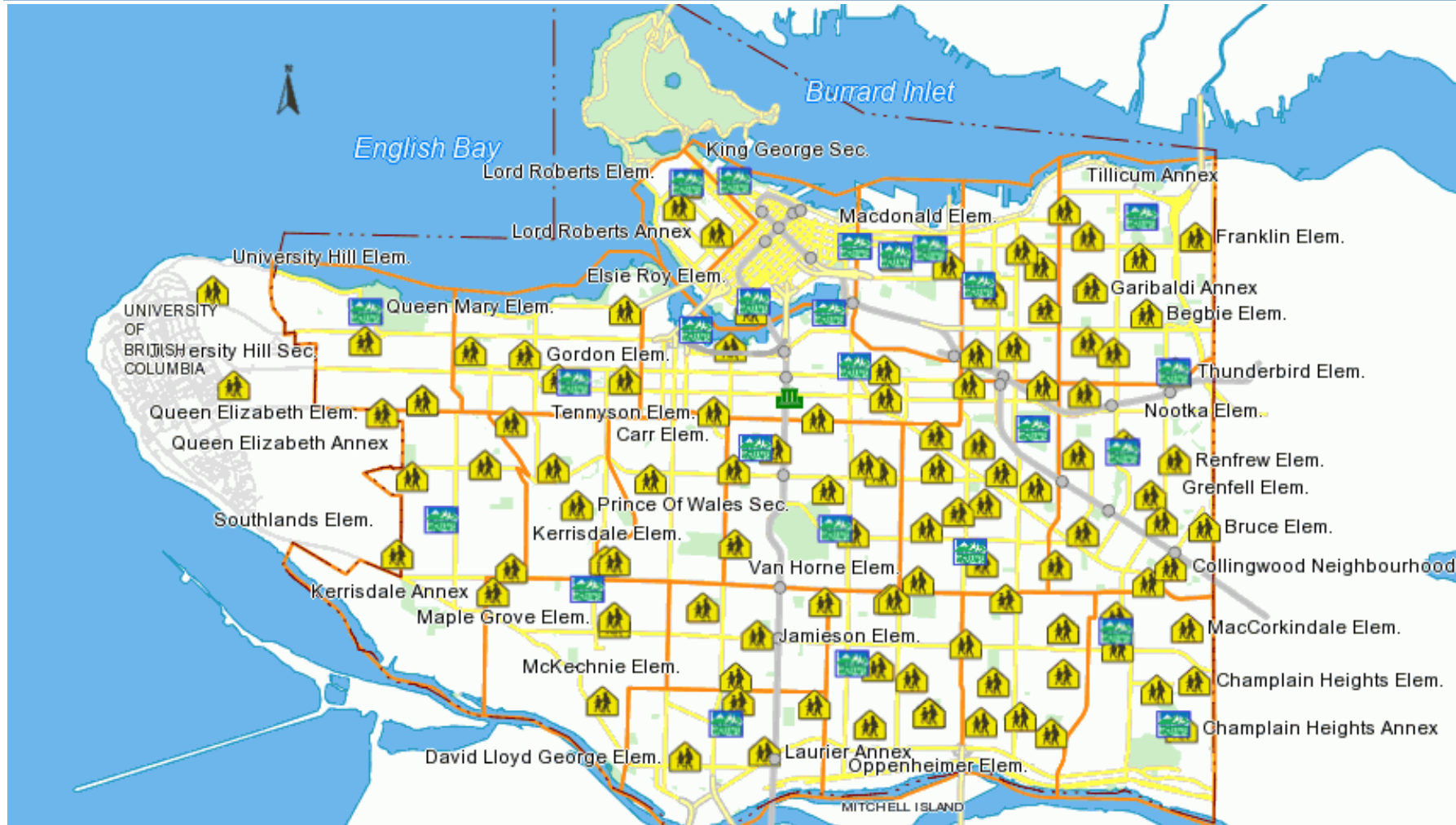
- Extend integration with community agencies and build positive, collaborative relationships to support the work of our staff in meeting the needs of students, families, and the School District
- Strengthen School District governance structures, processes and practices
- Engage families directly in supporting student success and provide information and tools to support their involvement
- Expand communications with our communities, families and educational partners to support greater awareness of the School District and the value of public education



4 Our school district is efficient, effective and sustainable

- Advocate for adequate, predictable and stable funding to support financial sustainability
- Effectively manage the resources of the School District to support student learning opportunities
- Develop technology infrastructure that supports teaching, learning, and system-wide efficiency and effectiveness
- Ensure healthy, safe and sustainable facilities
- Develop and enhance the capacity of staff to meet the core purpose of the School District

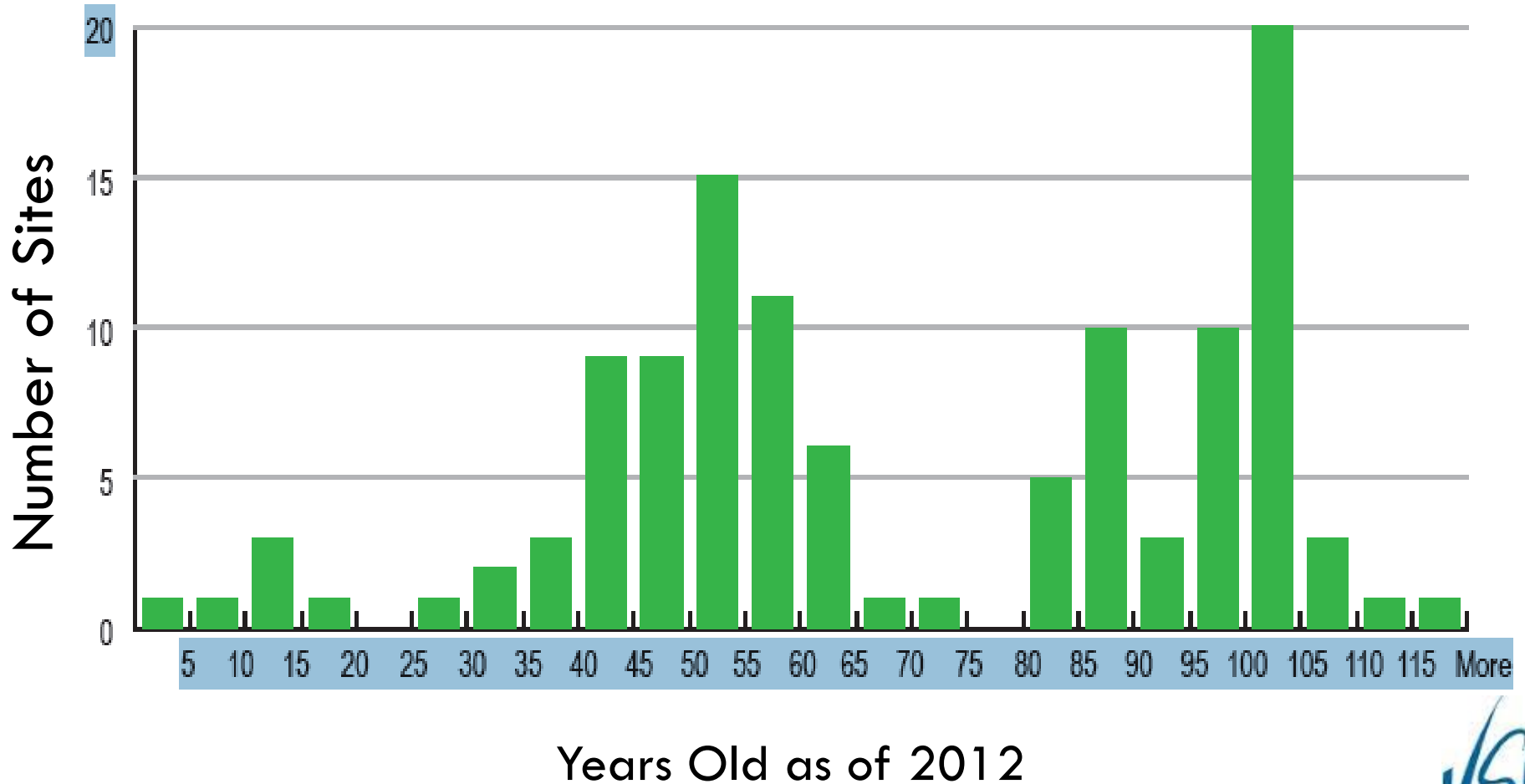
Schools in Vancouver



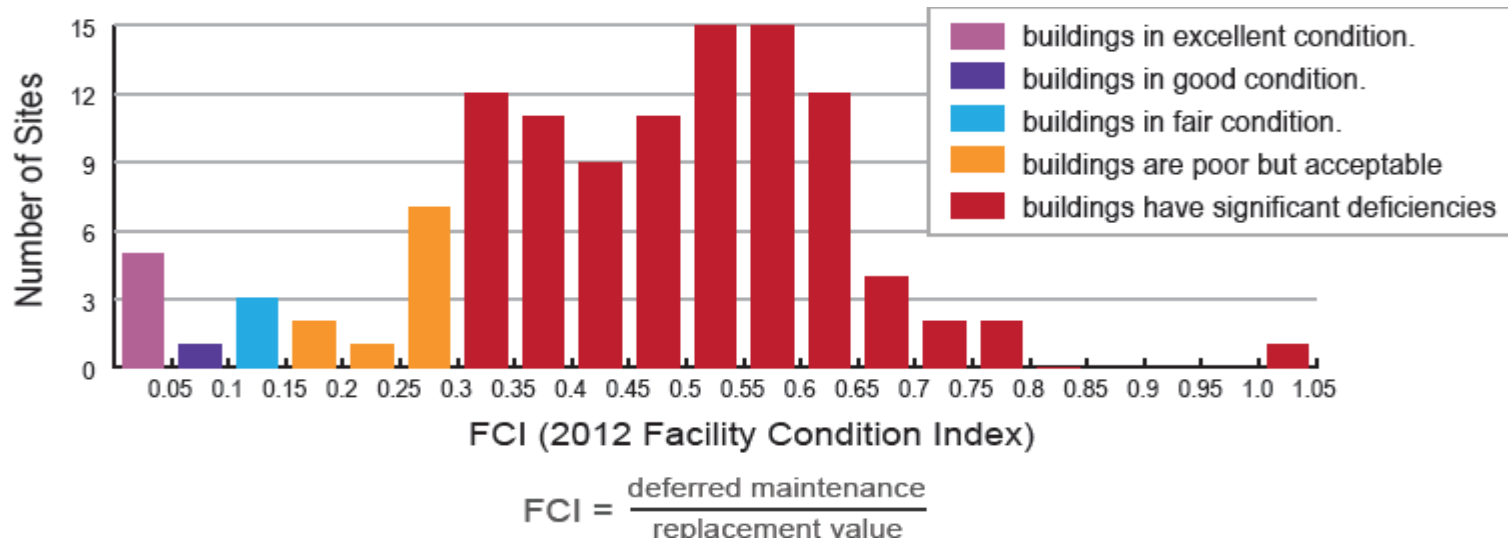
Background

- Over half of our school buildings are over 50 years old and 25 schools are over 100 years old.
- Due to their age and construction styles, many have been assessed by engineers as being at high risk of serious significant structural damage in the event of an earthquake.

Age of Vancouver Schools



Facility Condition



- Not including seismic upgrade costs, the *Ministry of Education's Facility Condition Index (FCI)* states that in many cases our systems have reached the end of their life span. The district's infrastructure is at risk for serious failure.

Fiscal Responsibility for the Seismic / Maintenance Plan

- To maintain the current average FCI of 0.52, \$1.1 billion is needed over the next 20 years. An additional \$200 million would be needed to reduce the FCI to a more reasonable level of 0.2.
- In addition to the urgent need to seismically upgrade buildings to life safety standards in order to be prepared for earthquakes, our aging stock of buildings needs at least \$468 million for outstanding maintenance work.
- According to the provincial government's 2011 VFA report, this deferred maintenance cost will grow to \$632 million by 2017 if we do not address the issue now.

Completed Projects

- Since 1996, the VSB has completed over 31 new or seismic upgrade projects of which 16 are combined partial and full seismic/ heritage conservation projects. With the exception of one school, the remaining 15 were either new builds or seismic upgrades to schools that are not heritage.
- This represents approximately one heritage retention school per year and amounts to over one million sq. ft. of heritage space.
- These projects have demonstrated the VSB's strong commitment to heritage conservation of its schools.

VSB Current and Planned Capital Projects

Under Construction:

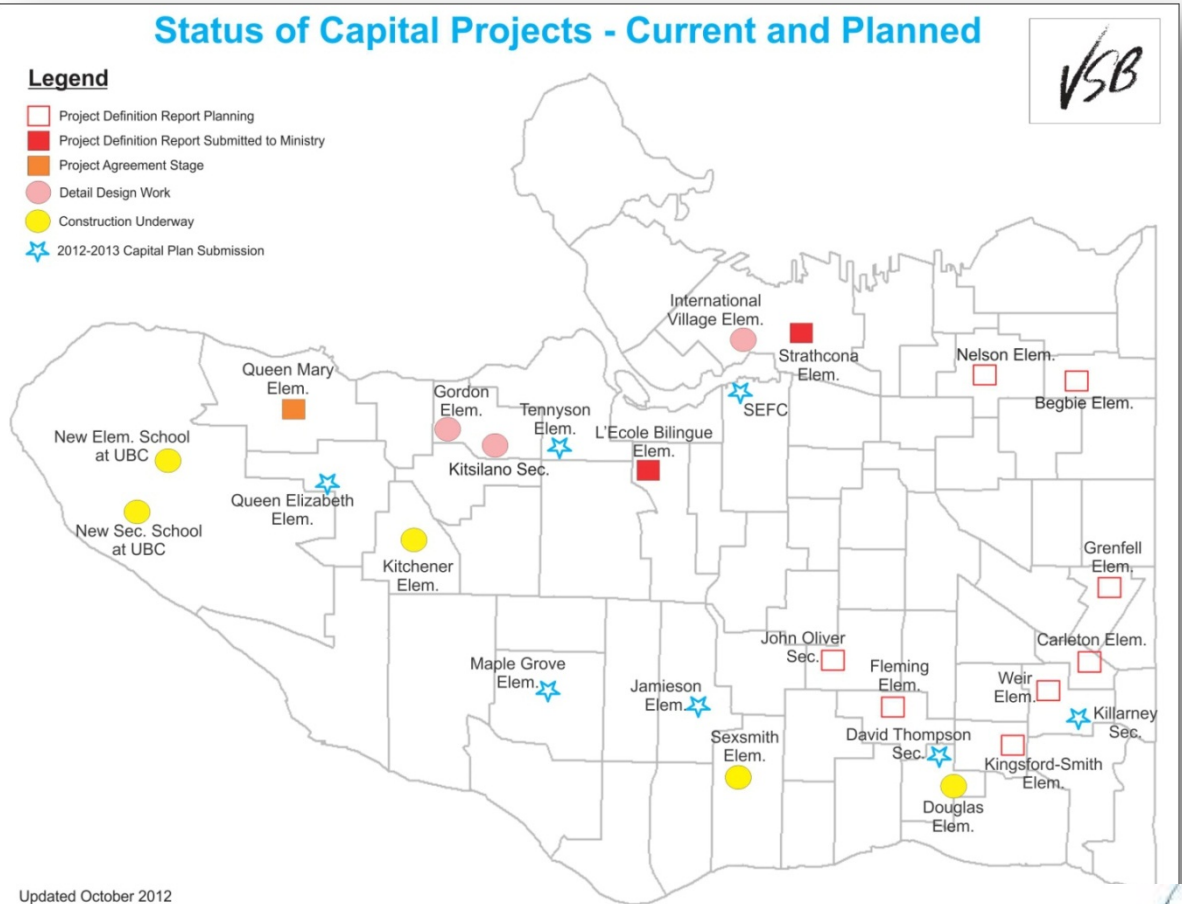
- New - UBC Sec.
- New - UBC Elem.
- New - Kitchener Elem.
- New - Sexsmith Elem.
- New - Douglas Elem.

In Design:

- New - Gordon Elem.
- New - Kitsilano Sec.
- New - Int'l Village Elem.

Awaiting Approval:

- Strathcona Elem.
- New L'Ecole Bilingue Elem.



University Hill Secondary School



3D NORTH-WEST



3D SOUTH-WEST

UBC - Acadia Road School



VSB

Sexsmith Elementary



New school - East entry from field

Existing School –
RFP for repurposing



Douglas Elementary



North entrance of new school from 60th

Existing School –
RFP for repurposing



Kitchener Elementary - just occupied



Projects Currently In Design

- **International Village Elementary** – New school across from Rogers Arena
- **Kitsilano Secondary** – New school with heritage façade retention
- **Gordon Elementary** – New school also in the Kitsilano area
- **Queen Mary Elementary** – Combination heritage retention and new build

Gordon Elementary



VIEW OF MAIN ENTRANCE



SOUTH ELEVATION



VIEW FROM CORNER OF W6TH AND BAYS WATER



INTERIOR ATRIUM AND GATHERING AREA

Note: This is not the final design for the school. Further development of the design will be done after the Project Agreement is in place.

Queen Mary Elementary



Projects Currently Awaiting Announcement

- **Strathcona Elementary** – Heritage retention with first Base Isolation in Canada
- **L'Ecole Bilingue Elementary** – New school

Strathcona Elementary - Pending

First example
in Canada of
Base Isolation
to be used for
Heritage
Retention



Project Definition Stage – Feasibility Study

- Nelson Elementary – Feasibility Study
- Begbie Elementary – Feasibility Study
- Fleming Elementary – Alternate location study
- John Oliver Secondary – Feasibility/Development study
- Carleton Elementary – Feasibility/Development study
- Weir Elementary – Feasibility Study
- Kingsford-Smith Elementary – Feasibility Study
- Grenfell Elementary – Feasibility Study

2012/2013 Seismic and School Facilities Capital Plan

OUR PLAN

- The Vancouver School Board has submitted an \$850 million capital plan request to the Ministry of Education in order to upgrade or replace, over the next five years, 30 of the 42 schools which have a high seismic risk.
- In addition, our five year capital plan includes requests for three new schools as well as building envelope and mechanical upgrade projects.

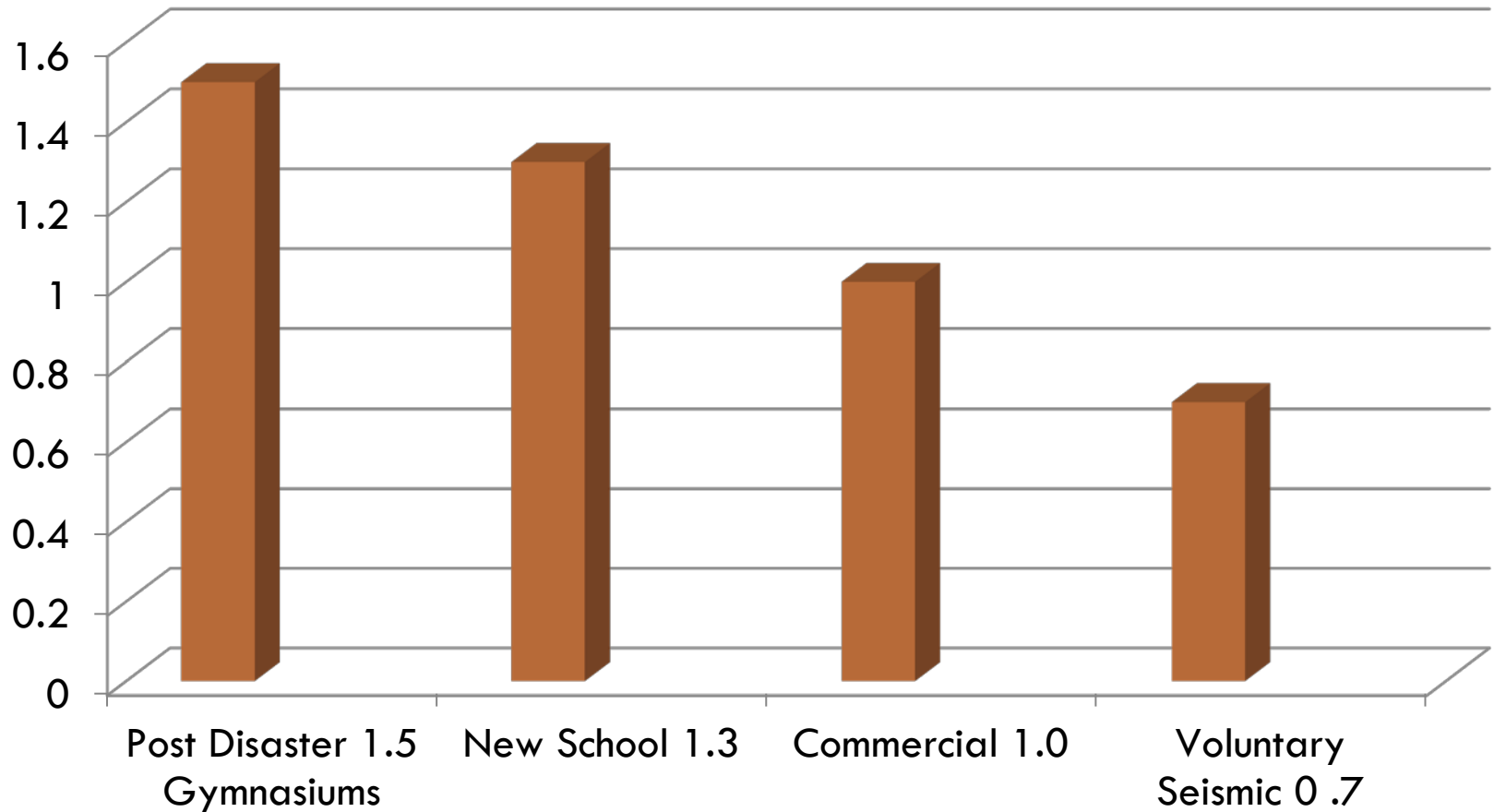


Factors To Be Considered

	Seismic	Replace
1. Life safety during a seismic event.	Yes	Yes
2. Ready use of the school after a seismic event.	No	Yes
3. Overall cost of replacement vs seismic retrofit considering existing facility condition and life cycle cost.	TBD	TBD
4. Future operational, energy, and maintenance costs, indoor air quality.	Same	LEED G.
5. Educational adequacy and universal design.	No	Excellent
6. Heritage if applicable for school.	Yes	May



Building Code Seismic Safety



Why Is It Such a Large Submission?

- For years Vancouver students, parents and trustees advocated for Vancouver's many seismically at-risk schools to be upgraded or replaced to ensure that all students and employees are safe. The provincial government agreed and in 2005 announced that all at-risk schools would be upgraded or replaced by 2020.
- While we have made progress toward this target with the completion of a number of projects and funding commitments and plans are in place for several more, we still need to secure funding for the **42 remaining high risk schools which have not yet received funding support.**

CAPITAL PLAN 2012-13 – Year 1

Year 1

Killarney

David Thompson

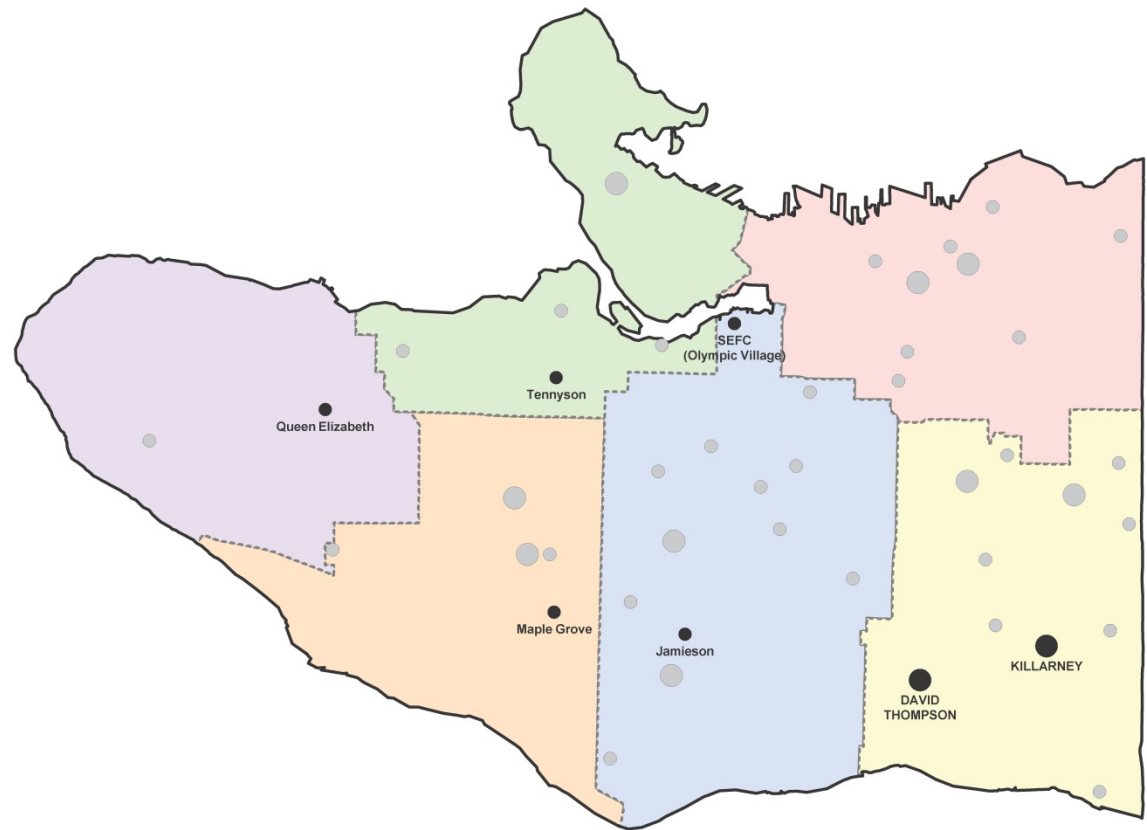
Maple Grove

Tennyson

Jamieson

SEFC

(Olympic Village)



CAPITAL PLAN 2012-13 – Year 2

Year 2

Hamber

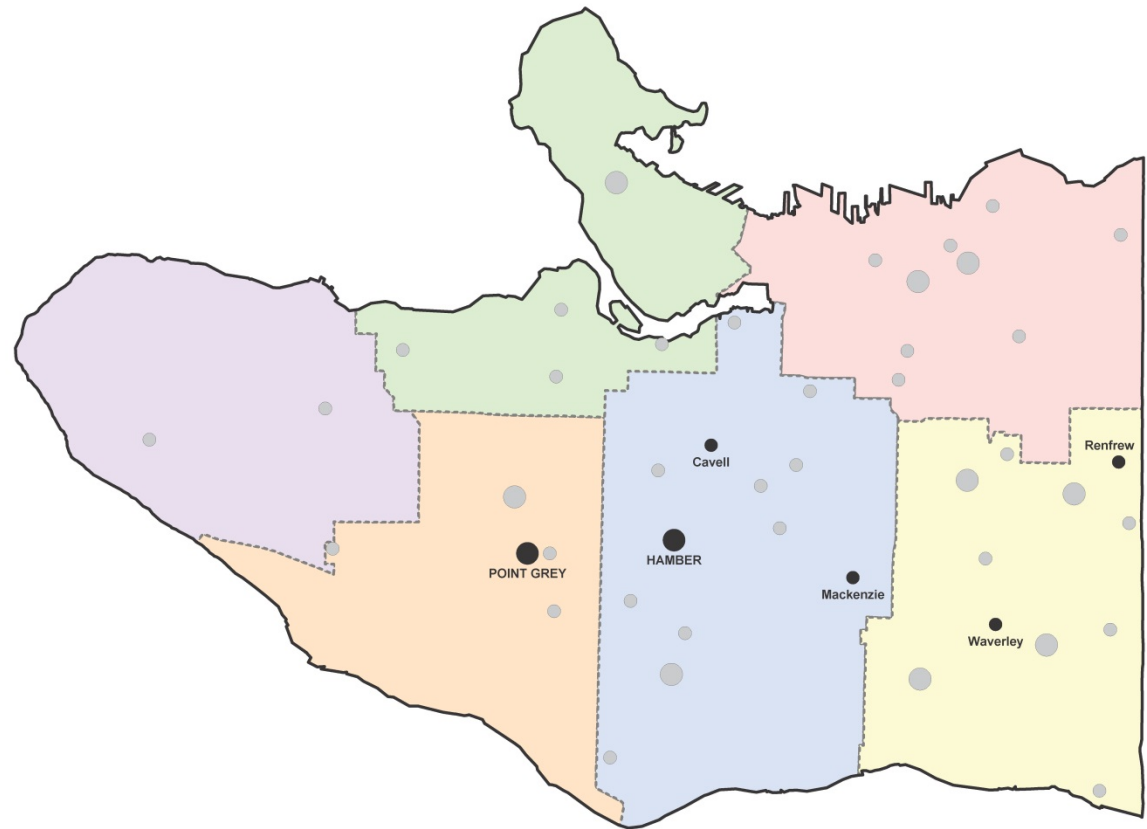
Point Grey

Renfrew

Mackenzie

Waverley

Cavell



CAPITAL PLAN 2012-13 – Year 3

Year 3

Prince of Wales

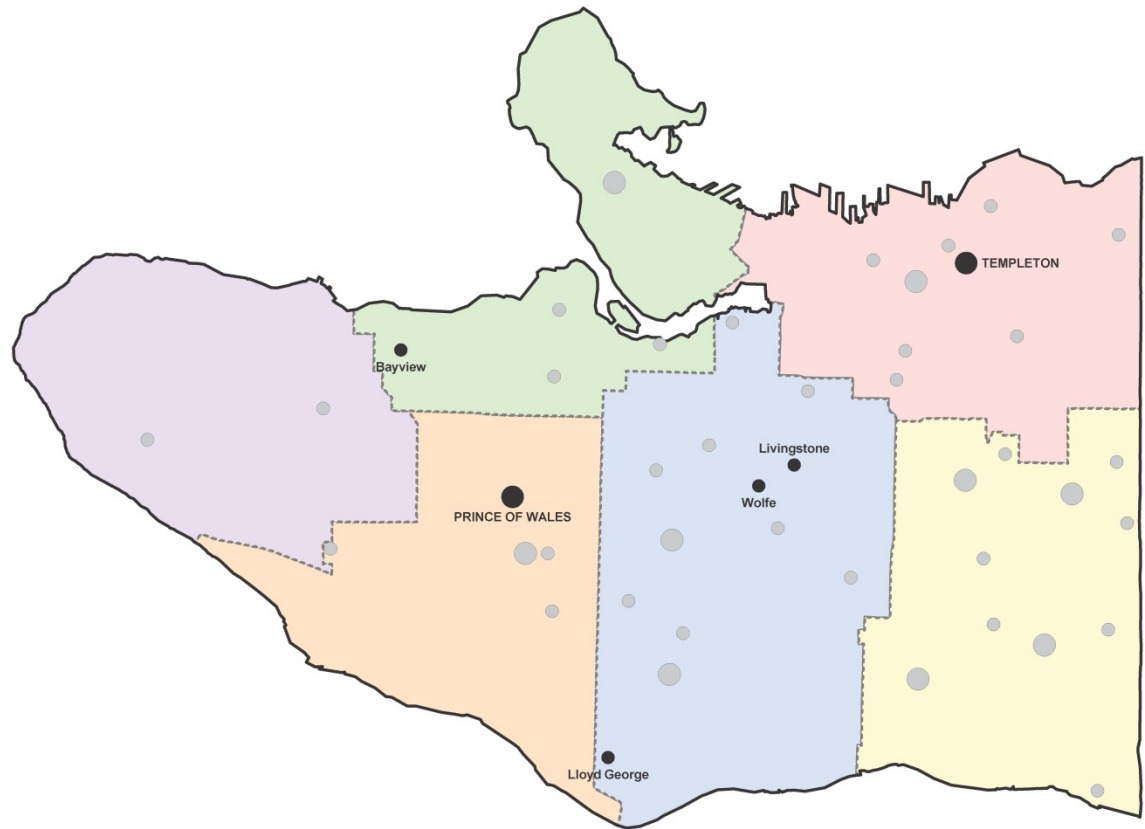
Templeton

Wolfe

Lloyd George

Bayview

Livingstone



CAPITAL PLAN 2012-13 – Year 4

Year 4

Windermere

Gladstone

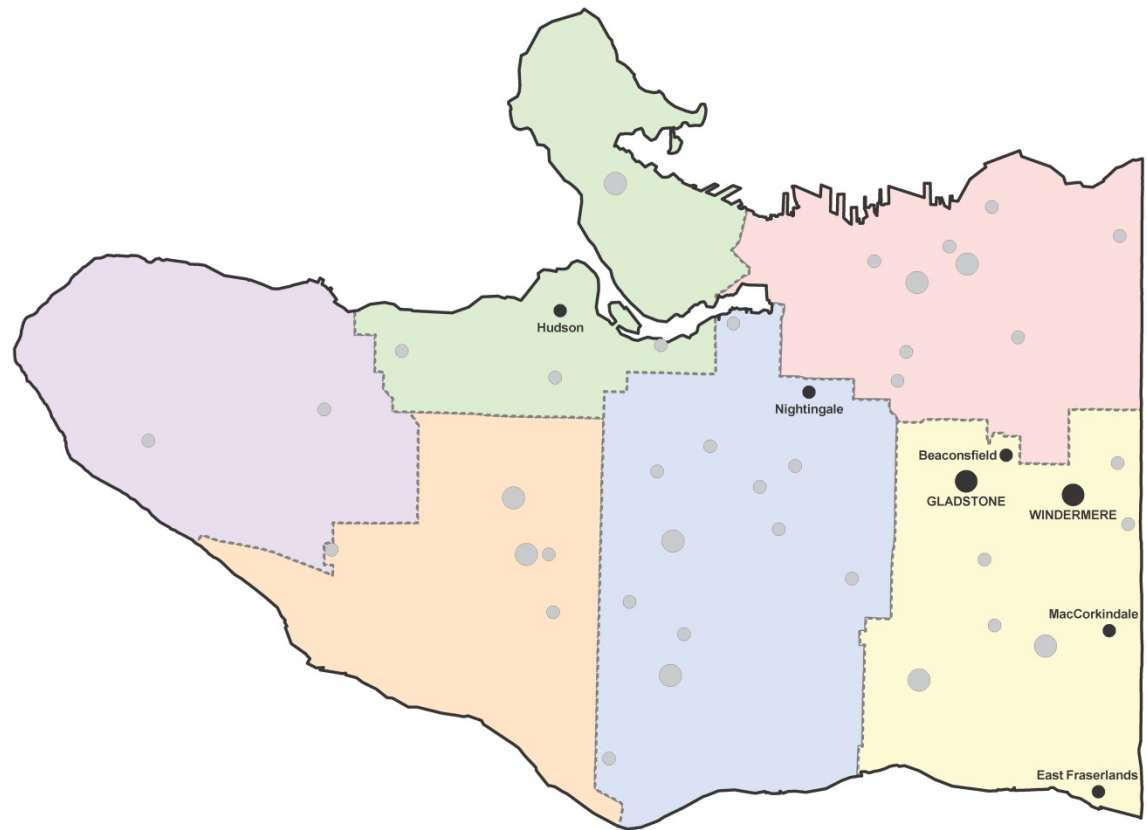
Hudson

Nightingale

MacCorkindale

Beaconsfield

East Fraserlands



CAPITAL PLAN 2012-13 – Year 5

Year 5

King George

Churchill

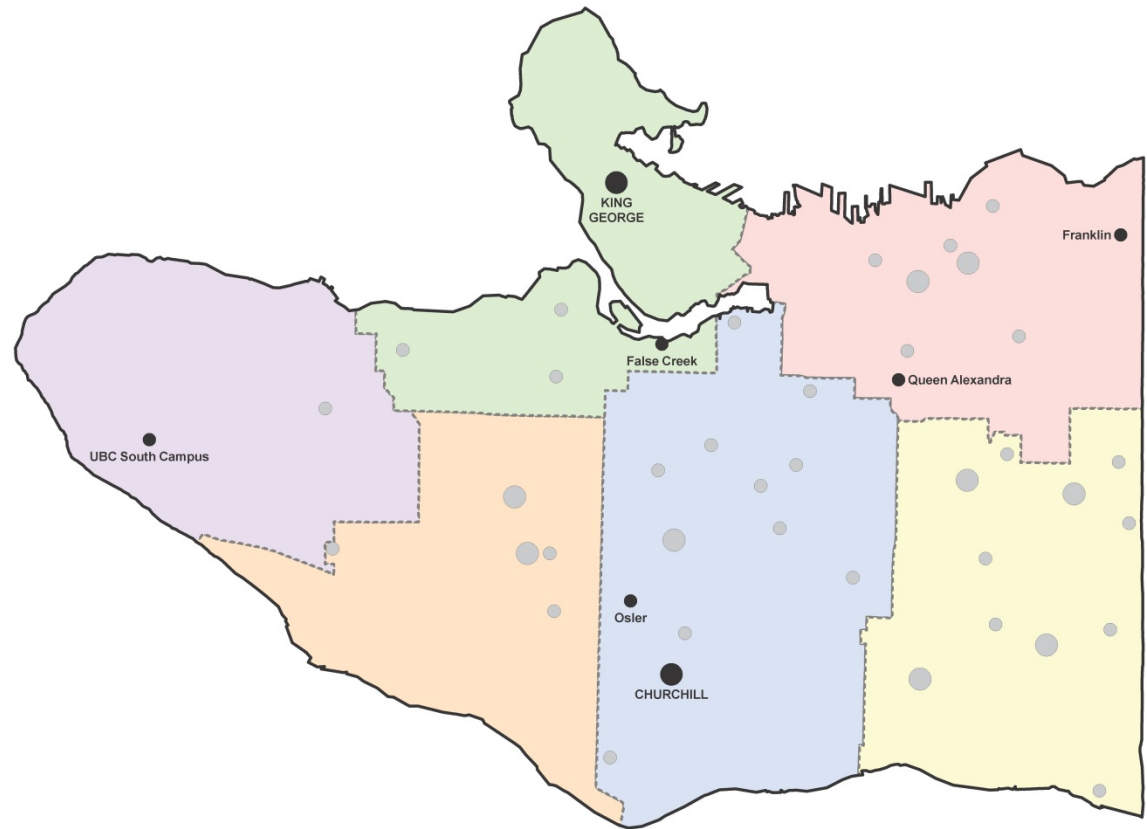
False Creek

Q. Alexandra

Franklin

Osler

UBC South
Campus



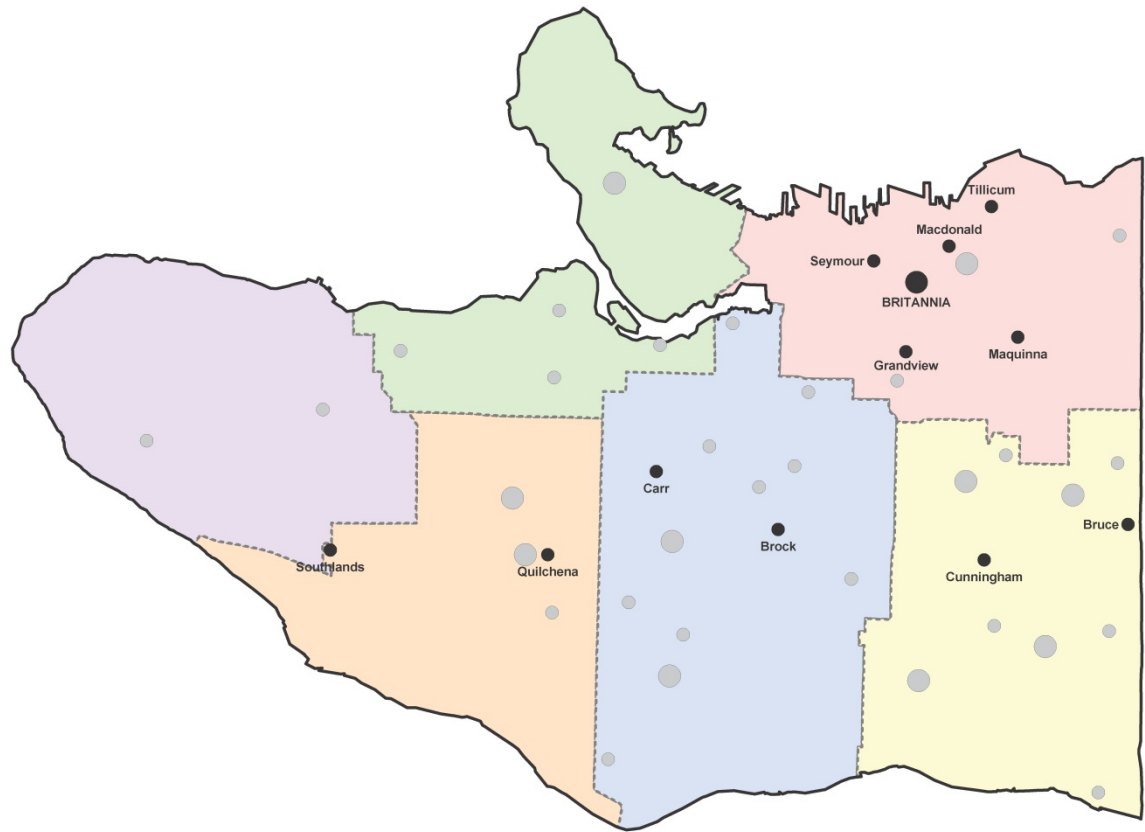
CAPITAL PLAN 2012-13 – Years 6 & 7

Year 6

Britannia Sec.
Quilchena
Grandview
Bruce
Seymour
Tillicum

Year 7

Macdonald
Carr
Brock
Cunningham
Southlands
Maquinna



Heritage Value

- In some cases it is more expensive to seismically retrofit buildings than it is to replace them. New buildings are built to greater safety standards than retrofitted buildings and are more likely to be safe to use immediately after an earthquake.
- However, the district is also home to many significant heritage school buildings that are valued by communities. This creates additional challenges for completing the seismic mitigation program.

How Much Will It Cost?

- According to cost estimates in the *2011 Coriolis Report* to the VSB, seismically upgrading all buildings without any additional maintenance would cost approximately **\$618 M** while replacing them would cost **\$857 M**.
- Alternatively, upgrading buildings to address both seismic and deferred maintenance could cost well over **\$1 Billion**.
- As noted, the five year capital plan submitted by the VSB requests **\$850 M** in capital funding. Additional funding would be required after 2017 to complete the remaining projects.

Proposed Guiding Principles

- VSB capital plans should provide a priority for seismic projects.
- Given the educational, financial, and sustainability advantages associated with replacing a school versus seismic upgrades only, the VSB capital planning process should provide a preference for school replacement. However, the VSB should recognize and preserve the best examples of schools on the heritage registry, within available funding limits, in consultation with the City of Vancouver and the Heritage Commission and the Province.

Proposed Guiding Principles (cont'd)

- The priority of individual school seismic projects should be based on the highest percentage of area designated as H1 and H2 seismic risk and student population.
- There should be a reasonable number of schools within each Family of Schools that can sustain a major earthquake event and be operational afterwards.
- Opportunities to improve the educational adequacy should be a factor in replacing or upgrading schools.
- Opportunities to significantly reduce the FCI for our schools should be a factor in developing capital plans.

✓SB

Proposed Guiding Principles (cont'd)

- There should be equity in terms of geographic distribution within our district for seismic capital projects over the length of the seismic program.
- Opportunities to repurpose both school and non-school properties, in whole or part, should be a factor in completing capital plans.
- All high risk projects should be completed by 2020 as originally planned by the Ministry.
- Plans for individual schools should be developed in consultation with the local community and school stakeholder groups.

Sectorial Review Recommendations

The following recommendations were proposed in the Sectorial Review:

- In collaboration with the City of Vancouver, the district develop a comprehensive plan to address issues of school capacity and seismic mitigation through an examination of a repurposing of school facilities in a manner that demonstrates both financial sustainability and moral stewardship of public assets.

Sectorial Review Recommendations (cont'd)

- The district identify priority non-school sites for potential long term lease or development and enter into a public dialogue about the potential for development of a site that would keep the land in public domain for the long term but would benefit the school district in the short term.
- The district initiate an RFP process to seek the further development of its properties.

City of Vancouver Similarities With Vancouver School Board

- City – Greenest City 2020 Action Plan
- VSB – Greenest School District
- Joint Childcare Council
- Shared Planning knowledge
- MOU – Joint Space Usage
- Parks and School playfields rentals combined
- Playground usage for all children
- Both major landowners in the City
- Shared use of facilities and grounds
- LEED Gold or equivalent

Shared Sites / Shared Facilities

- Britannia Elementary & Secondary / Community Centre
- King George Secondary / West End Community Centre
- Champlain Heights Elementary / Community Centre
- Kitsilano Secondary / Community Centre
- Elsie Roy Elementary / The Roundhouse Community Centre
- Collingwood Elementary / Neighbourhood House
- Killarney Secondary / Community Centre
- Strathcona Elementary / Community Centre
- Thunderbird Elementary / Community Centre
- Point Grey Secondary / Artificial Field
- Lord Byng Secondary / Byng Pool

Neighbourhood Learning Centres

All new schools receive 15% Neighbourhood Learning Centre (NLC) additional space:

- Queen Mary Elementary
- L'Ecole Bilingue Elementary
- Gordon Elementary
- Strathcona Elementary
- Kitsilano Secondary
- Nelson Elementary

Working Together

- Work together with respect to heritage school sites.
- Accelerate the time for development permit and building permit approval times.
- Continue to look at shared use opportunities and repurposing of schools based on community needs.
- Review the potential for land exchanges to meet the needs of both the City and the Vancouver School Board.