

# 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

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## 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 - \$48,014,000

Funding "gap" = - \$ 8,872,000\*

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

**2015** Meeting with Capital Branch staff

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## SEISMIC UPGRADE compared to FULL REPLACEMENT

Seismic Upgrade of existing building – 'life-safety retrofit' to strengthen the structure	<b>New facility built to a higher seismic and safety standard</b>
No functional improvements, or building system upgrades (i.e. HVAC, electrical)	<b>New design for functional improvements and new building systems</b>
Same footprint, higher operating costs	<b>Reduced footprint, lower operating costs, 'green building technology'</b>
Future upgrades needed to building systems to extend life cycle 40 years (estimate \$22M)	<b>New building systems built for a 40-year standard (lower life cycle costs)</b>
1300 capacity retained	<b>1200 capacity, +100 proposed, with future expansion to 1500 capacity</b>
Existing fields retained – temporary use for portables during construction	<b>New fields needed – in base budget, with potential for artificial turf field enhancement through partnership</b>
Limited site upgrades to areas directly impacted by construction	<b>Improvements to site landscaping, sidewalks, parking, lighting, etc.</b>
<b>\$39,142,000*</b>	<b>\$48,014,000*</b>

Cost estimates as of October 2013

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**Sutherland Secondary (2007)**







### \$\$\$ 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 Monterey, 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 - 1<sup>st</sup> and 2<sup>nd</sup> 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.



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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 – 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

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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:**

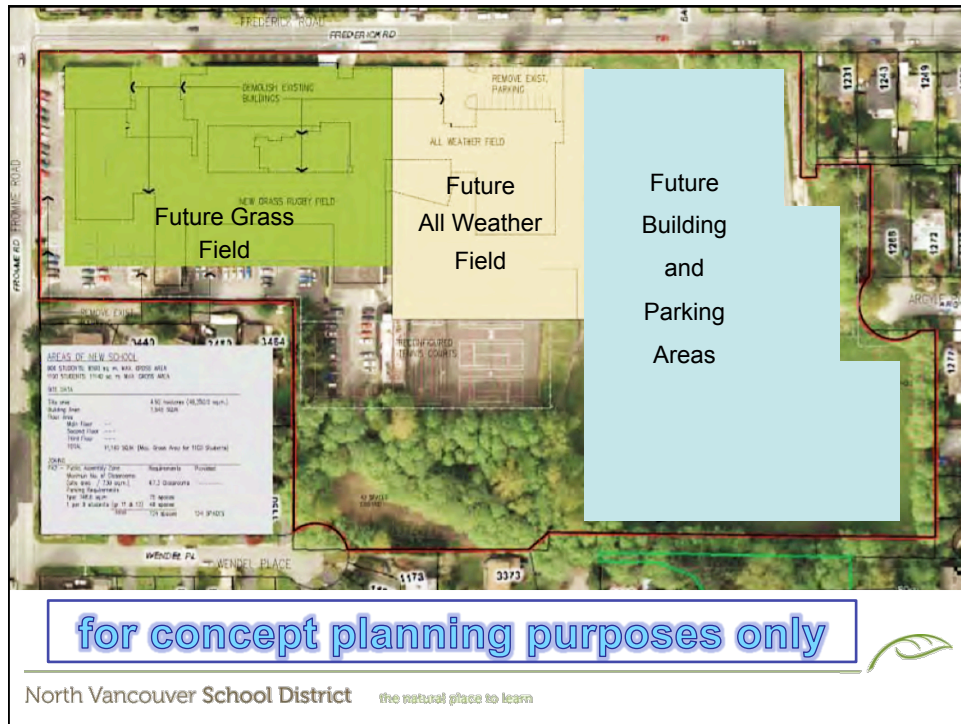
- Artificial turf field – replacing the existing grass and gravel fields
- Drop off areas and improved on-site parking to reduce traffic congestion and enhance access to the building
- Environmental conditions – rainwater drainage, outdoor learning spaces, garden, etc.
- Improved trail access through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

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## 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.

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Carson Graham multi-purpose





Windsor multi-purpose



Windsor multi-purpose



### 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:
  - Monteray: 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](http://www.sd44.ca) and  
at <http://blog44.ca/landmanagement>  
Dates of Council Meetings re: School District properties

