



Memorandum

vancouver school board



Date: February 3, 2009

ITEM 5

To: Committee II - Planning and Facilities

From: Mark Dale, Assistant Secretary-Treasurer
Craig Sidjak, Manager Facilities Planning

Re: **EFR Phase-1 Capital Project Planning**
NRC Site, Acadia Road Site and Jules Quesnel Elementary

1.0 BACKGROUND

The Educational Facilities Review Phase-1 consultation process (January to June 2008) involved an area wide review of student population and facility needs; it explored alternate funding options and partnership arrangements; and it introduced the Neighbourhoods of Learning in a Network of Learning educational framework.

Some key outcomes from the EFR Phase-1 process were as follows:

- Approval of the UBC to Dunbar Neighbourhood of Learning development plan, in principle;
- Subject to UBC and Ministry financing arrangements, approval to relocate the University Hill Secondary school to the NRC site (3250 East Mall);
- Support for the proposed conversion of the University Hill secondary facility (2896 Acadia Road) into a new elementary school, and
- Retention of the French Immersion program in a seismically upgraded Jules Quesnel Elementary (3050 Crown Street), including a temporary accommodation scheme with portables at Queen Elizabeth Elementary and Queen Elizabeth Annex school sites.

Since the EFR Phase-1 public process, there has been clarification of issues related to educational and financial partnership arrangements with the University of British Columbia. There have also been negotiations related to the ownership transfer of the Anne Hebert school site to Conseil Scolaire Francophone School District No. 93.

Resolution of these issues would proceed when the Ministry provides direction to finalize a combined project agreement for the NRC and Acadia Road capital projects.

Feasibility studies have been completed for the NRC, Acadia Road and Jules Quesnel sites. This report provides an overview of feasibility findings and outlines the process for seeking Ministry support for capital funding project agreements.

2.0 EDUCATIONAL PROSPECTUS FOR UNIVERSITY HILL AREA SCHOOLS

As part of the conceptual design process, it was critical that educators and parents consider how the design of new school facilities could support the delivery of innovative teaching and learning. District staff, in conjunction with school principals, developed a “draft” educational prospectus that includes the following elements:

- A continuum of learning from early childhood to post secondary;
- Emphasis on student engagement and experiential learning;
- Student to student learning, collaboration and mentorship;
- A focus on science, technology, sustainability, global citizenship (but not at the expense of other disciplines);
- Multi-level partnerships with UBC faculties and other community agencies; and
- Introduction of grade groupings (K to Grade 5; Grade 6 to 8; and Grade 9 to 12) that will support learning and social interaction envisioned in this school community.

The draft educational prospectus was first introduced directly to the University Hill elementary and secondary school communities. The prospectus was then presented at a public meeting held on January 12th in the “Old Barn” community centre at UBC. The response at these meetings was very positive. The majority of comments were related to the status of the Ministry funding and expediting construction schedules for the urgently needed school facilities.

3.0 NRC AND ACADIA ROAD FEASIBILITY STUDY ANALYSIS

Graham Hoffart Mathiasen Architects (GHMA) leads a consulting team that prepared the feasibility and project definition report for both the NRC site and the Acadia Road Site.

The two projects are closely linked in terms of the educational prospectus and the coordination of construction timelines. For these reasons, both projects have been developed concurrently by GHMA and will be presented to the Ministry as two capital projects contained within one project agreement.

National Research Council Site (NRC) at 3250 East Mall

The existing building was constructed in 1995 on a 3.0 ha site.

The assessment of the existing structure confirmed that it is appropriate to renovate and construct a large addition to create a new secondary school facility. There is an extraordinary amount of laboratory services that would need to be removed. Some structural upgrades are required to meet current BC Building Code. The structural upgrades would be included as part of other functional renovation work.

NRC Conceptual School Design

Capacity: 800 student spaces – Grades 9 to 12

(The core areas of the school would be designed to an ultimate build out capacity of 1,000 student spaces.)

The consultant team developed a conceptual design that translates key elements of the “educational prospectus” into built form. The conceptual design elements proposed for the facility include:

- Flexible learning spaces for small, medium and large student groupings;
- Central group assembly / presentation / performance space;
- Class groupings around “cul-de-sac” areas that support collaborative and experiential learning;
- Zoned areas that enable school community use in off-hours;
- Adapt and reuse existing facilities / infrastructure, where appropriate; and
- Sustainable design standards.

Acadia Road Site at 2896 Acadia Road

The existing building was constructed in 1954/56 on a 4.8 ha site.

The assessment of the existing structure verified that original seismic assessment was understated and that the seismic risk is classified as Moderate High / High category. Mechanical and electrical systems are at the end of the intended life cycle. Only the gymnasium wing is appropriate for functional renovation and seismic upgrade. The balance of school space should be provided through new replacement construction.

Acadia Road Conceptual School Design

Capacity: 380 spaces Primary (K to Grade 5) + 450 spaces Intermediate (Grade 6 to 8)

The consultant team developed a conceptual design that translates key elements of the “educational prospectus” into built form. The conceptual design elements proposed for the facility include:

- Flexible learning spaces for small, medium and large student groupings;
- Class groupings around cul-de-sacs areas that support collaborative and experiential learning;
- Create separate wings for primary and intermediate grade groupings;
- Primary wing likely a single storey structure with ground access and the intermediate wing a two-storey structure;
- Both wings serviced by an administrative area including office, library, and multi-purpose, performance and gymnasium spaces;

- Zoned areas that enable school community use in off-hours; and
- Sustainable design standards.

4.0 JULES QUESNEL SEISMIC FEASIBILITY STUDY

Read Jones Christoffersen Consulting Engineers (RJC) leads a consulting team that prepared the feasibility report for Jules Quesnel seismic upgrade.

This project was previously delayed until there was agreement on how to implement a temporary accommodation plan for seismic upgrade construction. The EFR Phase-1 process resolved this issue by approving a scheme involving the placement of 14 classroom portables at Queen Elizabeth Elementary and 5 classroom portables at Queen Elizabeth Annex. The temporary accommodation plan is being developed by a staff, including the administrators from all three schools. More information regarding the school relocation will be shared with the school communities in the coming months.

The existing Jules Quesnel building was constructed in 1926/29 and is co-located on a 3.6 ha property that includes Lord Byng Secondary and a Parks Board Pool.

The assessment of the existing structure verified that the structure is High seismic risk. Seismic upgrade solutions involve the introduction of concrete shearwalls, foundation footings, soil anchors and diaphragm upgrades. The structural design concept includes replacement of the existing (undersized) gymnasium / multi-purpose wing with a new (full sized) gymnasium / multi-purpose structure.

Jules Quesnel Conceptual School Design

Capacity: 415 student spaces (K to Grade 7)

The consultant team developed a conceptual design that incorporates functional improvements to the facility to more effectively support instructional and learning needs. The key design elements proposed for the facility include:

- Provision of a full-size replacement gymnasium and larger multi-purpose room, constructed to post-disaster standard;
- Provision of an additional classroom to accommodate possible All Day Kindergarten;
- Provision of an elevator and other accessibility improvements;
- Relocation of the library to address a non-conforming exit situation;
- Functional improvements to administrative, staff room and learning assistance space;
- Provision of washroom facilities on each floor of the school; and
- Building system upgrades and sustainable design standards.
- Zoned areas that enable school community use in off-hours;

Jules Quesnel Community Consultation

The conceptual design was presented to school staff on January 8th and to the school Parent Advisory Committee on January 15th. Both meetings were well attended. Most of the questions were related to specific design considerations that will be addressed when the project moves to design development. The general consensus at both meetings was support for the proposal and encouragement to advance the project to Ministry approval.

It should also be noted that the conceptual designs outlined in this report represent the intended scope of work for estimating the overall construction budget. If project agreements are finalized and the projects move to the design development stage, the school communities would have further opportunities for providing input on school design.

5.0 NEXT STEPS

Project definition reports that describe conceptual school design, enrolment and capacity analysis, construction risks, project timelines, preliminary construction cost estimates, project procurement and funding partnership arrangements have been submitted to the Ministry of Education. Staff will be requesting direction from the Ministry to finalize a combined project agreement for the NRC and Acadia Road capital projects and a project agreement for the Jules Quesnel seismic upgrade (including funding for the temporary accommodations).

Prior to finalizing the project agreements, VSB Committee V and the Board of Trustees would first be required to pass a capital project by-law based on the funding allocation approved by the Ministry. The two capital project by-laws will be presented to Committee V scheduled for February 9, 2009 and the Board meeting scheduled for February 16, 2009. They will then be submitted to the Ministry with the project agreements for approval.

This report is provided for information.