

**SCHOOL DISTRICT 85 - VANCOUVER ISLAND NORTH**

**LONG RANGE FACILITIES PLAN**

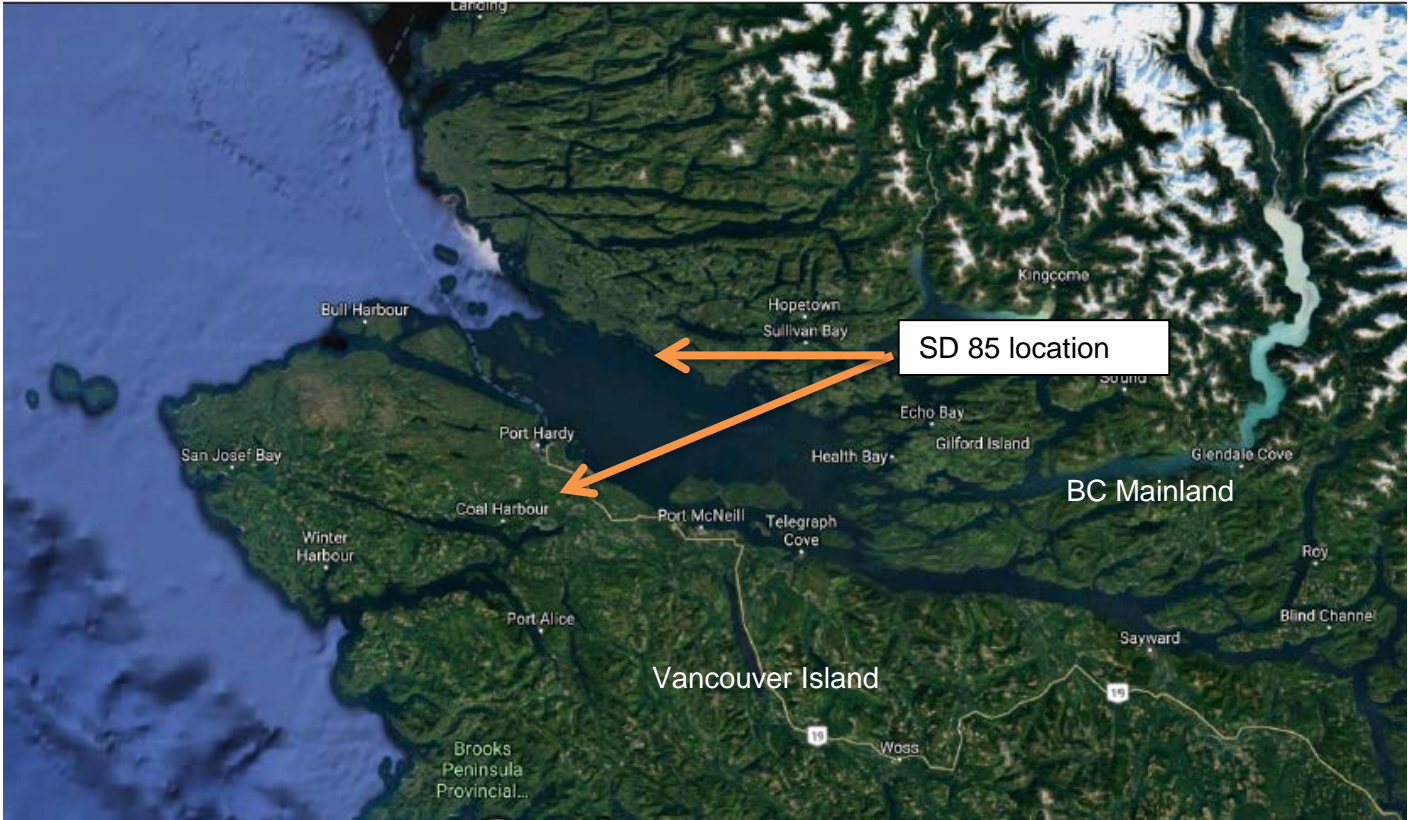
**Schedules in support of LRFP**

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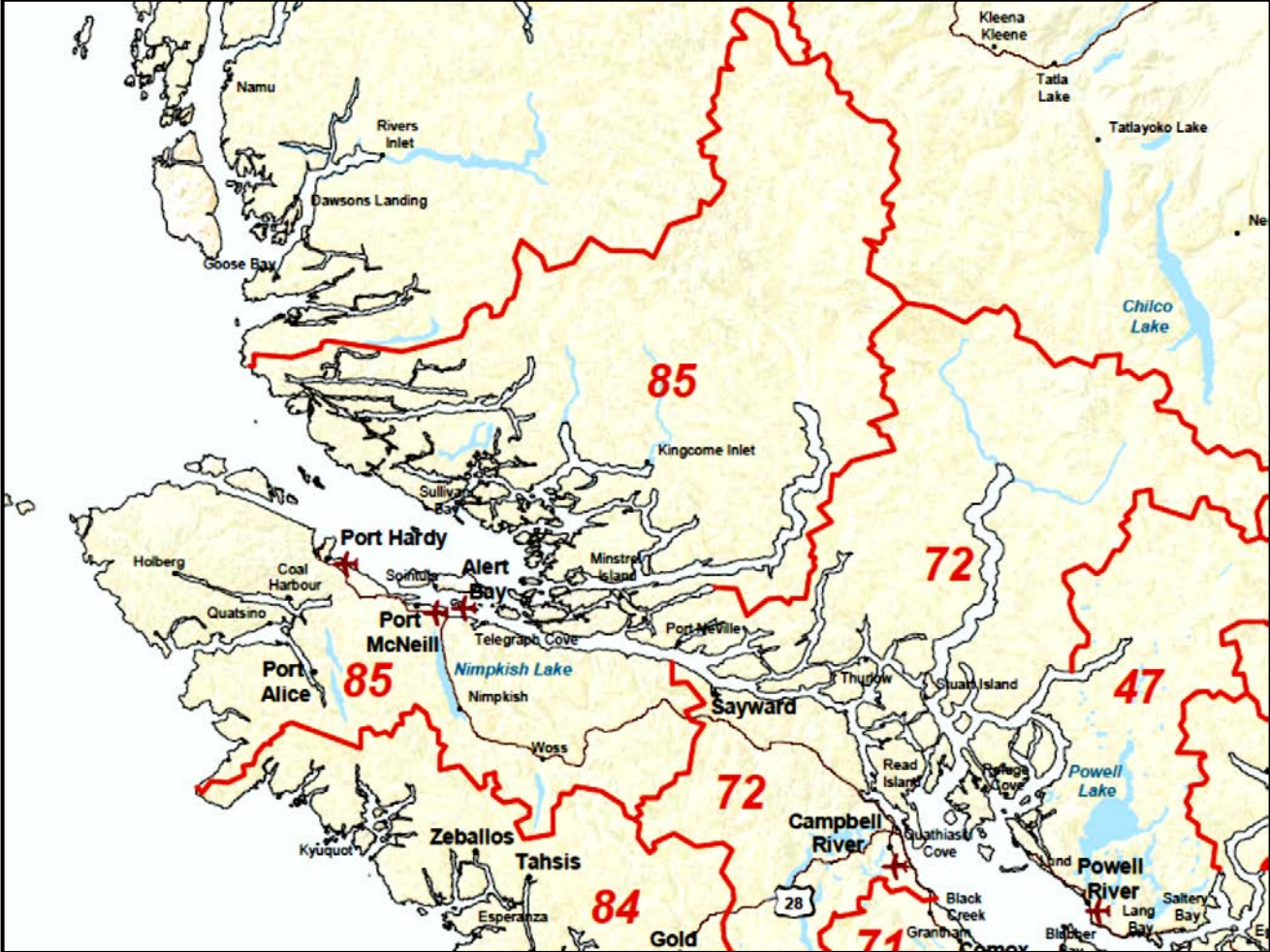
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**OVERALL SCHOOL DISTRICT MAP**

**SCHEDULE A**



**Figure A-1 –Vancouver Island North School District 85 Geographic Location on the west coast of British Columbia**



**Figure A-2 – Vancouver Island North School District 85 – District boundaries and adjacent school districts in Northeastern British Columbia.**

**FACILITIES INVENTORY****SCHEDULE B**

<b>SCHOOL DISTRICT 85 (VANCOUVER ISLAND NORTH)</b>									
<b>FACILITIES INVENTORY</b>									
<b>Grades</b>	<b>Facility Name</b>	<b>Location</b>	<b>Operating Capacity</b>	<b>2018-19 Enrolment</b>	<b>Capacity Utilization</b>	<b>Area</b>	<b>Year Built</b>	<b>FCI</b>	<b>VFA Scale</b>
K - 7	AJ Elliott Elem	Sointula	116	38	32.8%	1,351	1965	0.65	Very Poor
K - 7	Alert Bay Elem	Alert Bay	205	53	25.9%	2,582	1954	0.31	Poor
Kgn	Cheslakees Elem	Port McNeill	132	29	22.0%	1,520	1983	0.66	Very Poor
K - 7	Eagle View Elem	Port Hardy	321	257	80.1%	3,445	1971	0.57	Poor
K - 7	Fort Rupert Elem	Port Hardy	181	79	43.6%	1,580	1964	0.58	Poor
Strong Start	Robert Scott Elem	Port Hardy	308	0	n/a	2,946	1954	0.58	Poor
K - 7	Sunset Elem	Port McNeill	275	244	88.7%	2,923	1978	0.49	Poor
K - 10	Sea View Elem-JrSec	Port Alice	288	47	16.3%	2,890	1966	0.55	Poor
8 - 12	North Island Secondary	Port McNeill	525	298	56.8%	8,808	1966	0.52	Poor
8 - 12	Port Hardy Secondary	Port Hardy	525	292	55.6%	7,967	1976	0.48	Poor
8 - 12	Eke Me-Xi Learning Ctr	Port Hardy	30	36	120.0%	89	2011	n/a	n/a
n/a	School Board Office	Port Hardy	n/a	n/a	n/a	1,018	1982	0.48	Poor
n/a	Maintenance Building	Port Hardy	n/a	n/a	n/a	1,150	1982	0.36	Poor
n/a	South Maint Shop 1	Port McNeill	n/a	n/a	n/a	322	1987	0.47	Poor
n/a	South Maint Shop 2	Port McNeill	n/a	n/a	n/a	93	1966	0.76	Very Poor
<b>CLOSED AND LEASED OUT FACILITIES &amp; PROPERTIES OWNED BY THE DISTRICT</b>									
closed	Coal Harbour Elem	Coal Harbour	n/a	n/a	n/a	1,334	1938	0.93	Very Poor
closed	Quatsino Elem	Quatsino	n/a	n/a	n/a	372	1932	0.76	Very Poor
closed	Woss Lake Elem	Woss	n/a	n/a	n/a	1,880	1961	0.73	Very Poor
site	Trustee Road Property	Port Hardy	n/a	n/a	n/a	2.5 ha	n/a	n/a	n/a

Note – Photos of these facilities are provided on the following pages 5 - 13



AJ Elliott Elementary

Location: Sointula

Grades: K – 7

Built: 1965



Alert Bay Elementary

Location: Alert Bay

Grades: K – 7

Year Built: 1954



Cheslakees Elementary

Location: Port McNeill

Grades: Kindergarten

Year built: 1983



Eagle View Elementary

Location: Port Hardy

Grades: K - 7

Year built: 1971



Fort Rupert  
Elementary

Location: Port Hardy

Grades: K - 7

Year built: 1964



Robert Scott  
Elementary

Location: Port Hardy

Grades: Strong Start

Year built: 1954



Sunset Elementary

Location: Port McNeill

Grades: K - 7

Year built: 1978



Sea View Elementary-  
Jr Secondary

Location: Port Alice

Grades: K - 10

Year built: 1966



North Island  
Secondary

Location: Port McNeill

Grades: 8- 12

Year built: 1966



Port Hardy  
Secondary

Location: Port Hardy

Grades: 8- 12

Year built: 1976



Eke Me-Xi Learning Centre

Location: Port Hardy

Grades: 8- 12

Year built: 2011



School Board Office building

Location: Port Hardy

Grades: N/A

Year built: 1992



Coal Harbour closed school

Location: Coal Harbour

Grades: N/A - closed

Year built: 1938



Quatsino closed school

Location: Quatsino

Grades: N/A - closed

Year built: 1932



Woss Lake closed school

Location: Woss

Grades: N/A - closed

Year built: 1961



Maintenance Shops – old Tacan site

Location: Port Hardy

Grades: N/A

Year built: 1982



Maintenance Shop 1 – south

Location: Port McNeill

Grades: N/A

Year built: 1987



Maintenance Shop 2 – south

Location: Port McNeill

Grades: N/A

Year built: 1966

# SD 85 ENROLMENT PROJECTION

# SCHEDULE C

Figure 6.2c - CASCADE 2019 LRFP ENROLMENT PROJECTION BY SCHOOL																	
SD 85 SCHOOL	LOCATION	GRADES	2016-17 ENROL Note 1	2017-18 ENROL Note 1	2018-19 ENROL Note 1	2019-20 PROJ	2020-21 PROJ	2021-22 PROJ	2022-23 PROJ	2023-24 PROJ	2024-25 PROJ	2025-26 PROJ	2026-27 PROJ	2027-28 PROJ	2028-29 PROJ	2029-30 PROJ	
			Actual Enrolment			Projections											
<b>ELEMENTARY</b>	excl Strong Start																
A.J. Elliott Elem	Sointula	K - 7	40	44	38	37	37	36	36	36	36	36	35	35	35	35	35
Alert Bay Elem	Alert Bay	K - 7	63	63	53	52	51	51	50	50	50	50	49	49	49	49	49
Cheslakees Elem	Port McNeill	K	45	28	30	29	29	29	28	28	28	28	28	28	28	28	28
Eagle View Elem	Port Hardy	K - 7	261	253	257	252	249	246	244	242	241	240	239	238	238	238	238
Fort Rupert Elem	Port Hardy	K - 7	63	72	79	77	77	76	75	74	74	74	74	73	73	73	73
Sunset Elem	Port McNeill	K - 7	245	245	242	237	235	232	229	228	227	226	225	224	224	224	224
<b>Sub-total Elem</b>			<b>717</b>	<b>705</b>	<b>699</b>	<b>686</b>	<b>678</b>	<b>669</b>	<b>663</b>	<b>659</b>	<b>657</b>	<b>654</b>	<b>651</b>	<b>648</b>	<b>646</b>	<b>647</b>	<b>647</b>
<b>ELEM-SEC</b>																	
Sea View Elem-JrSec	Port Alice	K - 10	37	39	47	46	46	45	45	44	44	44	44	44	44	44	44
<b>Sub-total Elem-JrSec</b>			<b>37</b>	<b>39</b>	<b>47</b>	<b>46</b>	<b>46</b>	<b>45</b>	<b>45</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>
<b>Sub-total Elem + Sea View</b>			<b>754</b>	<b>744</b>	<b>746</b>	<b>732</b>	<b>724</b>	<b>715</b>	<b>707</b>	<b>703</b>	<b>701</b>	<b>698</b>	<b>695</b>	<b>692</b>	<b>690</b>	<b>691</b>	<b>691</b>
<b>SECONDARY</b>																	
Eike Me-Xi School	Port Hardy	8 - 12	50	42	36	36	35	35	35	34	34	34	34	34	34	34	34
North Island Sec	Port McNeill	8 - 12	296	298	299	295	292	290	288	286	286	285	284	284	285	286	286
Port Hardy Sec	Port Hardy	8 - 12	267	275	292	288	286	283	281	280	279	278	277	277	278	279	279
<b>Sub-total Secondary</b>			<b>613</b>	<b>615</b>	<b>627</b>	<b>619</b>	<b>613</b>	<b>608</b>	<b>604</b>	<b>600</b>	<b>599</b>	<b>597</b>	<b>596</b>	<b>596</b>	<b>597</b>	<b>599</b>	<b>599</b>
<b>Total K - 12</b>			<b>1367</b>	<b>1359</b>	<b>1373</b>	<b>1351</b>	<b>1337</b>	<b>1322</b>	<b>1311</b>	<b>1304</b>	<b>1300</b>	<b>1296</b>	<b>1291</b>	<b>1288</b>	<b>1287</b>	<b>1290</b>	<b>1290</b>
<b>ADJUSTMENT per Note 4</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>-12</b>	<b>-12</b>	<b>-6</b>	<b>-1</b>	<b>1</b>	<b>0</b>	<b>-2</b>	<b>-3</b>	<b>-2</b>	<b>-4</b>	<b>-3</b>	<b>-3</b>
<b>District Enrolment</b>			<b>1367</b>	<b>1359</b>	<b>1373</b>	<b>1339</b>	<b>1325</b>	<b>1316</b>	<b>1309</b>	<b>1304</b>	<b>1300</b>	<b>1294</b>	<b>1287</b>	<b>1286</b>	<b>1283</b>	<b>1287</b>	<b>1287</b>
<b>Notes</b>																	
1. Total enrolment for district (sum of school enrolments above) will not match Fig 6.2a. Use Fig 6.2a for district total forecasts.																	
2. Source for 2016-17 to 2018-19 Actual Enrolments is SD 85 Historical Enrolment spreadsheet. Does not include Strong Start at Robert Scott Elem																	
3. Enrolment projections for each school are unreliable for staffing purposes. These projections use different percentage change for elementary vs secondary.																	
4. These school by school projections require an adjustment as shown to sum the district total projected enrolment as per Fig. 6.2a.																	

## BASE CASE SUMMARY

## SCHEDULE D

**Two Themes in the Facilities Plan.** Two themes have arisen in the analysis of the facilities needs. Briefly they are:

- a. Managing Redundant Space – the school district has faced declining enrolment for many years and has had to close a number of schools. Some of the remaining schools are significantly under capacity. These closed schools and excess facility space pose a burden on the operating budget for utilities, maintenance, and security. Accordingly, there is a need to consider demolition of closed schools and partial closure of parts of some other schools.
- b. Addressing Facilities in Very Poor Condition – this school district has more poor condition facilities than most other districts, but has so far been unable to get major capital funding for upgrades or replacements. Limited minor capital funding via the SEP Program has allowed the district to address some urgent facilities issues. At least two of the very poor condition elementary schools should receive priority for upgrading.

**Base Case Summary.** The Base Case assumes the current district organization continues and no new schools are approved for construction. It assumes that, contrary to the recommendations in this LRFP:

- the needed upgrading of AJ Elliott and Fort Rupert elementaries is not funded; and
- capital funding is not provided for demolition of two closed schools.

**Ramifications.** The result is that these two elementary school buildings, currently rated by VFA as Poor or Very Poor condition, are not brought up to standard, and the closed facilities continue to be an operating cost for this small district and that..

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## LRFP RECOMMENDATIONS

## SCHEDULE E

### Recommendations

Proceed with the top-ranked options as follows:

- a. **Partial demolition of Coal Harbour and Woss Lake closed schools** – seek capital funding from the Ministry to support these demolition projects design and implementation. In the Capital Plan choices, the RDP program (Rural Districts Program) would be appropriate since this type of project is specifically supported there. The Ministry instructions regarding this program are provided in **Schedule F** attached – refer to Section 4.2 of the RDP.
- b. **Upgrade AJ Elliott and Fort Rupert Elementaries** – seek expanded scope in the seismic upgrade projects currently proposed. See Section 4.7. Additional funding would be needed to carry out needed renovations and could be provided from the SEP (School Enhancement Program). It would be economical to combine these renovations with the proposed seismic upgrades under one contract.
- c. **Close and mothball unused sections of Sea View Elementary – Jr Secondary.** Use operating or annual capital allowance funds to isolate sections of the school that are not required to support the small student population. These closed off areas should require minimal heating and maintenance and be secured from access except in emergencies.
- d. **Seek implementation funding for the already-identified seismic upgrade projects** described in Section 4.7 for which Seismic Project Request Fact Sheets (SPRFS) have been prepared, as follows:
  1. Sea View Elementary/Jr Sec – project cost estimate: \$3,755,780;
  2. Alert Bay Elementary – project cost estimate: \$2,984,417;
  3. A.J. Elliott Elementary – project cost estimate: \$4,060,505;
  4. Fort Rupert Elementary – project cost estimate: \$3,695,283.

## **RURAL DISTRICT PROGRAM**

## **SCHEDULE F**

### **Rural Districts Program (RDP)**

*(excerpt from Ministry of Education 2020-21 Capital Plan Instructions)*

#### **4.1 Background**

Capital funds are being made available by the Ministry under the Rural Districts Program (RDP) for projects to assist those school districts with rural communities. The intention of the RDP is to target funding for specific types of projects that would directly benefit rural communities but are typically not included under the Ministry's Major Capital Program or Minor Capital Program. Specifically, RDP will provide funding for the full and partial demolition of board-owned buildings, and for capital projects associated with the consolidation of under-utilized schools.

The RDP will follow the general eligibility criteria set for the Ministry's Rural Education Enhancement Fund (REEF). As such, RDP funding support will only be considered for communities with a population of less than 15,000 inhabitants in those school districts located outside of the Lower Mainland, Greater Victoria, and Kelowna.

#### **4.2 Building Demolition**

RDP projects will primarily focus on the full demolition of vacant board-owned buildings that have become dilapidated and where refurbishment for school district or community use is not economically feasible.

Funding support under the RDP will also be considered for the partial demolition of functioning buildings that have extensive extraneous areas that are no longer of use to the school district or community. The intention is that by reducing its overall area through a partial demolition, a building may then operate with greater efficiency, requiring less energy and avoiding the extent of required ongoing maintenance.

#### **4.3 Consolidation of Schools**

Another area of RDP funding support relates to the completion of a board-approved consolidation of schools in a rural community that has experienced continual declines or shifts in student enrolment resulting in the inefficient use of its existing schools. The consolidation of schools should provide immediate operating efficiencies by providing educational programming in less physical space.

It is expected the school(s) that will remain operational will have sufficient capacity to accommodate the incoming students; however, in some instance, the receiving school(s) may need the reconfiguration of existing space for the consolidation to be effective. A school district is advised to contact its respective Planning Officer to discuss the potential provision of capital funding a RDP project involving the consolidation of schools in a rural community.

#### **4.4 Building Demolition Project Prioritization**

The Ministry may give a higher priority to the full demolition of a surplus board-owned building encumbering a school site that is the subject of a Crown land grant, followed by buildings situated on a property owned outright by the board, and then the partial demolition of buildings that will continue to be operational.

A board may seek to revert Crown land that is no longer required for educational purposes, under authority of the School Act. However, the Crown may refuse to receive any such property, unless it is a brownfield site where any encumbering buildings have first been removed and the site has undergone any necessary remediation. In these circumstances, RDP funding will assist the school district to complete the demolition and any needed site remediation.

There are also situations where the cost of demolishing a building may be greater than the potential sales value of the site owned outright by a board of education located in a rural community. As this situation renders the property disposal economically unviable to a school district, priority is next given to providing RDP funding for the demolition of an encumbering old building. Even if the unencumbered property will be transferred for an alternative community use at less than fair market value, the receiving community organization will benefit by being able to direct its available funds solely to the redevelopment of a clean vacant site.

The Ministry will also consider allocating RDP funding for the partial demolition of a functional building. A school district will need to present the case that the specified reduction of existing space at an under-utilized building, which remains required in support of school district operations, will result in demonstrable operational cost-savings both through reductions in energy-use and ongoing maintenance requirements.

#### **4.5 Building Demolition Project Submission Requirements**

Submit a DPRFS for a project to be considered for funding under the DRP, Boards of education are responsible to fund both the preliminary and detailed project development work required to advance projects for funding decision, including the completion of the DPRFS. (See Appendix D: Demolition Project Request Fact Sheet) (next page).

**APPENDIX D: DEMOLITION PROJECT REQUEST FACT SHEET (DPRFS)**

Information Needed	Details
Name of building and civic address	
Is this a full or partial demolition?	
Estimated cost of demolition (including expected site remediation, municipal services disconnection)	
Has a hazardous materials survey/environmental assessment been completed?	
Can the demolition be completed in FY2020/21?	
Approximate date the building or building portion became unoccupied	
Has the school been permanently closed, as per School Opening and Closure Order?	
Is the property subject to a Crown Land Grant?	
Challenges that the existing building presents (e.g., financial, operational, liability)	
Benefits of full or partial demolition of the building	
Potential plans for a vacant site	
Estimated real estate market value of property with building	
Estimated value of land, if building removed	