

Not Responsive

From: Mohoruk, Sherri EDUC:EX

Sent: Sunday, February 26, 2012 6:52 PM

To: Gorman, James EDUC:EX; Claire.Avison@gov.bc.ca; Miller, Keith F EDUC:EX; MacFarlane, Paige EDUC:EX; Butterfield, Renate R EDUC:EX; Davis, Rick EDUC:EX; Allen, Roderick EDUC:EX; Sidow, Alison EDUC:EX; Bronee, Rueben EDUC:EX; Elliott, Cathy EDUC:EX; McCrea, Jennifer EDUC:EX

Cc: Sherri.Mohoruk@gov.bc.ca

Subject: Weekly Update - Feb 20 to Feb 25

Highlights from the past week....

Not Responsive

- Met with Suzanne Hoffman, Acting Superintendent in Langley. We discussed various matters. She appears to have settled into her new role. I also attended part of their leadership team meeting – key issue for them right now is moving the Grades 6 & 7 students from RC Garnett to Fripps in Sept. They have a small contingent of parents upset with this decision. Teleconference planned with Suzanne and David on Wednesday to review

their budget deficit reduction plan – meeting set up by Keith.

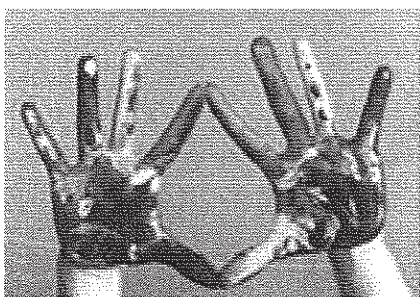
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Cheers,
Sherri

Sherri Mohoruk
Superintendent, Liaison Division

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BC's EDUCATION PLAN

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ON TWITTER: [@BCEDPLAN](https://twitter.com/BCEDPLAN)

Cavelti, John EDUC:EX

From: David Green - SBO [dGreen@sd35.bc.ca]
Sent: Monday, December 19, 2011 10:27 AM
To: Pucsek, Mark PSBC:EX; Steele, Rick PSBC:EX
Cc: Cavelti, John EDUC:EX; Stewart, Doug I EDUC:EX; Cheryle Beaumont - SBO; Tristan Schaufler - Maintenance
Subject: Fwd: Re: Two Pagers
Attachments: Work Willoughby Middle School Report 6 AM Dec 19.wps.docx

Good morning gentlemen,

I am forwarding the attached email from our Director of Facilities which contains the short reports on our two new school projects you requested at our December 5th meeting. Last week I also couriered to you the PIR report that was done on the Willoughby slope a couple of years ago which will provide further context for you. Please get back to me if you have any questions or require more information.

All the best of the season to you and yours.

Best regards,

David

Good morning,
Here is the revised report for your review.

Tristan

David Green - SBO writes:
Tristan,

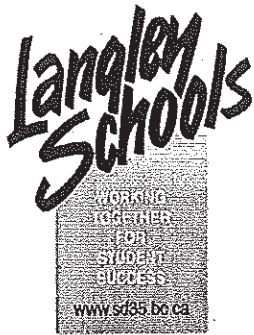
Have you had a chance to update the report Clare P sent you on Friday with the info Laurie sent you later in the day? Please send it back to me, copied to Cheryle. I will forward tot the Ministry.

Thanks,

David

J. David Green C.A.
Secretary-Treasurer
School District No. 35 (Langley)
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Outline of New Willoughby Middle and Elementary Schools

December 16, 2011

OUTLINE OF NEW WILLOUGHBY MIDDLE AND ELEMENTARY SCHOOLS

In the spring of 2009 the Langley School District commissioned Hugh Skinner from Stantec to complete a study of the Willoughby area (Willoughby Area Project Identification Report), the outcome of which formulated the argument to develop and support a school request under the 2009-2010 Capital Plan submission.

The Willoughby development area has seen a significant amount of residential development activity over the past several years, ranging from 300 to 900 new housing units per year. The area is less than 20% built-out in terms of new residential development potential and the number of new housing units per year is projected to be greater than 300 for the foreseeable future.

Willoughby area elementary school enrolments, excluding international students, are projected to increase from 1,511 students in 2009 to 2,232 students in 2015, an increase of 721 students. R.E. Mountain Secondary enrolment, excluding international students, is projected to increase from 908 students in 2009 to 1,571 students in 2015, an increase of 663 students.

The added challenge in Willoughby is the speed with which developments have moved forward. Developments originally planned for several years out have proceeded more rapidly, which has represented a significant challenge for the District with respect to our ability to accommodate the growth in the school age student population.

Recommendations from Mr. Skinner's report clearly identified a grade reconfiguration and the development of a grade six to eight middle school as the most effective solution to address the current and short term upcoming enrolment pressures.

LOCATION OF THE MIDDLE SCHOOL

The District currently owns two undeveloped properties intended as potential school sites. The first site is located in the Jericho neighbourhood at 6920 206 Street. It is a five-acre parcel of land that is located next to a similar parcel owned by the Township of Langley. The second property is in the final stages of a three party land exchange between the Township of Langley, a local developer and ourselves. It is located in the Routley neighbourhood at 70 Avenue and 198A Street. It is also approximately five acres in size and is similarly located next to a property of the Township. The Routley Land Exchange Agreement is ready to be signed by the three parties and the developer's rezoning application on the property he is acquiring is heading for third reading in front of the Township Council in January. Conclusion of the agreement will result in the District owning a property adjacent to the old Willoughby Park located at 84 Avenue and 206 Street.

There is a potential third property located at 20965 77 A Ave. This property is for sale and is again adjacent to a property owned by the Township. As part of the adjoining development approval which took place 2008 this parcel of land was retained by a five year "first right of refusal" agreement developed by the Township for the use and benefit of the district. It is important to note that we are now in year four of this agreement.

Mr. Skinner's report identified the Jericho neighbourhood site, located at 6920 206 Street, as the most suitable site for a middle school in his report.

While that was the most advantageous and practical direction at the time of the Stantec Report and the submission of the Five-Year Capital Plan, recent housing developments and Routley land exchange approval offer a plan for the new school locations that is even more beneficial to the neighbourhood development and would maximize use of the new school construction announcements.

The Jericho site, in the South Willoughby area, is somewhat more central to both the South Willoughby area and the Northeast Willoughby area residential growth areas. Based upon confirmed growth and the projected pace of housing development and resulting students, there will be a need for new space which will relieve enrolment pressure both at R.C. Garnett Elementary School and R.E Mountain Secondary School. The property located at 84 th Ave. and 206 Street (the land to go to the District in the Routley land swap) would be the best location for the middle school. It would place the middle school closer to the secondary school and locate the school adjacent to a significant green space development of the Township. The Jericho site (6920 206 Street) is best now considered for another elementary school in the future.

Design aid sheets were produced using a nominal capacity of 750 Students grades 6-8 (with 900 as a student core capacity) for the middle school. The maximum building area was calculated at 7035 m² including the 900 core.

James Bush and Associates (JBA) prepared capital costs related to the proposed new middle school. March 2010 estimates prepared by JBA were prepared in accordance with the Ministry of Education policies and guidelines. Based on the July 2009 location factor the total projected cost including reserves and escalation to April 2010 was calculated at \$25,314,598.

TIMEFRAME

Timeframes to develop such a school can vary significantly depending on the approach and procurement project deliver options. Recently the District has had great success in adopting an existing design to produce Lynn Fripps Elementary. The project is being delivered through a bid/build contract and is currently on-target with a very aggressive 52 week building schedule. If a similar strategy is incorporated in the development of the new middle school it would offer significant savings both in capital costs and the construction timeline. Examples of suitable middle school designs can be found in many other districts.

As only an approximation, if we were to start the project design and develop a concept, working drawings will take approximately 32 to 40 weeks to complete. Combining this with a typical 80 to 92 week construction schedule gives a project timeline of approximately 112 to 130 weeks (2 years, 2 months to 2 years, 7 months). This timeframe is dependent on many factors and is only intended as a very general reference.

With adoption of an existing design, simple modifications will shorten the design phase and cost of the project. This also provides the ability to walk through the design thereby clearly communicating the expectations of the finished product. A repeat project helps to identify and minimize extras and realize potential savings.

LOCATION OF THE SECOND NEW WILLOUGHBY AREA ELEMENTARY AND PROPERTY ACQUISITION

In the spring of 2009 the Langley School District commissioned Hugh Skinner from Stantec to complete a study of the Willoughby area (Willoughby Area Project Identification Report), the outcome of which formulated the argument to develop and support the requests under the 2009/2010 Capital Plan submission.

The Willoughby development area has seen a significant amount of residential development activity over the past several years, ranging from 300 to 900 new housing units per year. The area is less than 20% built-out, in terms of new residential development potential and the number of new housing units per year is projected to be greater than 300 for the foreseeable future.

Willoughby area elementary school enrolments, excluding international students, are projected to increase from 1,511 students in 2009 to 2,232 students in 2015, an increase of 721 students. R.E. Mountain Secondary enrolment, excluding international students, is projected to increase from 908 students in 2009 to 1,571 students in 2015, an increase of 663 students.

In reference to the March 2010 Stantec PIR on the Willoughby slope there will be a continual increase in enrolments until the area is fully built out which currently been estimated in 2051. It was concluded by Mr. Skinner that at bare minimum, the area will require six elementary schools. Lynn Fripps Elementary and the second new Willoughby area elementary will help to address the pressures that were identified in this report.

As the design work for Lynn Fripps was just recently completed, it is current, and therefore it would make sense to benefit from using this design again in a repeat project. This strategy would allow for seamless work to commence immediately on the second new Willoughby area elementary.

Lynn Fripps Elementary was based upon a nominal capacity of 60 full-day Kindergarten (3 classrooms) plus 450 elementary students (18 classrooms). The design has accounted for potential future expansion to an ultimate nominal capacity of 80 full day Kindergarten (4 classrooms) plus 500 elementary students (20 classrooms).

The space allowance, based upon the nominal capacity was 3667m². James Bush and Associates (JBA) prepared capital costs and the total project cost based on a location factor of July 2009 including reserves and escalation to Spring 2011 for Lynn Fripps Elementary was \$13,620,940.

PROPERTY LOCATION (Require Copy of Property Assessment)

Rapid development on the slope has left little opportunity for suitable school properties. A property located at 77 Avenue and 209 Street is adjacent to a property owned by the Township. As part of the adjoining development approval, which took place 2008, this parcel of land was retained by a five year "first right of refusal" agreement developed by the Township for benefit and use of the District. It is important to note that we are now in year four of this agreement. This is the property the District would acquire for the elementary school.

Property details

Address: 20965 77 A Ave.

Legal Address: Lot1, Section 25, Township 8, New Westminster District, Plan BCP40416

Parcel Identifier # 027-875-521

Title # BB764036

Size: ±5.04 acres (±219,586 sq.ft.)

Zoning: Under Section 104.10 of the Zoning Bylaw, a public school is permitted in all zones.

This property has been assessed at \$3,600,000

Identified risk assessments include:

Environmental assessment:

Septic tank and field

Sub-surface Oil tank

Hazardous material and associated site rehabilitation

Geotechnical soils investigations, and Topography

Estimated off site development costs

Land disposal swap considerations

GENERAL TIMELINES AND COORDINATION OF PROJECTS

Lynn Fripps Elementary School is scheduled to open September 2012.

If the second Willoughby elementary school is a repeat design of Lynn Fripps with minor changes and we were to start immediately we would aim to start construction June 2012 to allow adequate time for the various procurement demands. Again with a 52 week schedule we would aim for a September 2013 opening. Once construction is underway on the second Willoughby elementary school, the Architectural firm could move on to design modifications on the adopted design for the new middle school. Design work, modifications and procurement would take us to the fall; tendering the project in January for a February 2013 start. Under this strategy we would aim to open the middle school for September 2014. The strategy behind this timeline is partially based on the possibilities identified below:

Lynn Fripps Elementary	Opening September 2012
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Second New Willoughby Area Elementary	Opening September 2013
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New Middle School	Opening September 2014
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With adoption of an existing design, simple modifications will shorten the design phase and cost of the project. This also gives the ability to walk through the design thereby clearly communicating the expectations of the finished product. A repeat helps to identify and minimize extras and realize potential savings.