

**From:** [Fleming, Rob EDUC:EX](#)  
**To:** [Farrance, Melissa EDUC:EX](#)  
**Subject:** FW: Old Massett feasibility study  
**Date:** Tuesday, February 13, 2018 2:27:34 PM  
**Attachments:** [2016-07-29-Chief Matthews Elementary - Feasibility Study - DRAFT.PDF](#)  
[ATT00001.htm](#)

---

---

**From:** Iliffe, Liam PREM:EX  
**Sent:** Wednesday, September 6, 2017 1:57 PM  
**To:** MacDonald, Scott D EDUC:EX; Fleming, Rob PREM:EX  
**Subject:** Old Massett feasibility study



# Feasibility Study

## Chief Matthews Elementary Old Massett Village - Haida Gwaii

304 - 1353 Ellis Street  
Kelowna, BC, V1Y 1Z9  
T: 250.762.2517 | F: 250.763.5266  
E: [glachmuth@urbansystems.ca](mailto:glachmuth@urbansystems.ca)

**URBAN**  
systems

August 2016 | 1961.0319.04  
Page 2 of 15 EDU-2018-80593

# TABLE OF CONTENTS

1.0 BACKGROUND .....	1
1.1 DESCRIPTION OF METHODOLOGY .....	2
1.2 DESCRIPTION OF COMMUNITY .....	2
1.3 DESCRIPTION OF CURRENT SCHOOL AND WHO IT SERVES .....	3
1.4 THE JURISDICTIONAL DIVISION ON THE PROVISION OF EDUCATIONAL SERVICES ON RESERVE VERSUS OFF RESERVE .....	4
1.5 DEMOGRAPHIC ANALYSIS .....	5
2.0 CURRENT SCHOOL CONDITION ASSESSMENT .....	6
3.0 CURRENT ISSUE .....	7
4.0 OPTIONS / COST ANALYSIS .....	8
4.1 PROJECT COSTS .....	9
5.0 COMMUNICATIONS .....	10
6.0 DISCUSSION .....	11
7.0 RECOMMENDATIONS .....	12

## 1.0 BACKGROUND

The Ministry of Education commissioned Urban Systems Ltd. (Urban) to undertake a feasibility study of the request from Old Massett First Nations (OMFN) for provision of up to \$2 million in funding contribution for the construction of a school gymnasium at the Chief Matthews Elementary School in Old Massett Village, Haida Gwaii. The scope of this study included the following Work Plan activities:

- ▶ Review the current condition of the Chief Matthews Elementary School and life-cycle condition.
- ▶ Review and provide comments on previous feasibility studies undertaken on the Chief Matthews Elementary School planned upgrade options.
- ▶ Analyze current and projected enrolment trends for Chief Matthews Elementary and additional schools in Masset.
- ▶ Analyze project upgrade options – cost estimates, construction schedules and potential cost-sharing partnerships.



Completed in 1995, the 750 square metre school is located in the remote Haida village of Old Massett on the Haida Gwaii archipelago. Principles of Haida culture and architecture are reflected and reinterpreted in the school, which consists of three wings surrounding a focal language and resource area. Two wings contain learning activities, and the third houses administrative and service functions.

The design expresses precepts of Haida cosmology in a resolutely contemporary manner. Each wing is on a different level accessed by a circulation ramp that descends to a central space.

Heavy timber trusses support a large central skylight above a language and resource area that is used by all members of the community to further the rebirth of Haida culture. The Chief Matthews Elementary School was designed by Action Ostry Architects Inc. who received the 1993 Canadian Architect Award of Excellence for its innovative design of this school.<sup>1</sup>

The Old Massett Village Council has proposed a \$4-million renovation and addition to Chief Matthews Elementary school on the reserve. Their proposal would see the addition of six (6) modular classrooms (+710 m<sup>2</sup> addition) and a 965 m<sup>2</sup> full gymnasium added to the school to accommodate their planned expansion from K-5 to K-7.

The Village Council has approached both the federal and provincial levels of government, requesting \$2 million from Ottawa for the modular classrooms, and \$2 million from the Province of British Columbia for the gym. The federal government has approved and confirmed their portion of funding (\$2.0 million) through an Innovation Fund Grant awarded by Indigenous and Northern Affairs Canada (INAC). The findings of this report will be used by the Ministry of Education to determine how best to respond to the request from the Old Massett Village Council.

---

<sup>1</sup> Photo courtesy of Ostry Architects Inc.

## 1.1 DESCRIPTION OF METHODOLOGY

Urban Systems Ltd. has undertaken a site visit of the Chief Matthews Elementary School, including the existing facility, site inspection and adjacent community centre in Old Massett Village. Our representative met with Chief Matthews school officials, Old Massett First Nations Council and community representatives of Old Massett and also the adjacent Massett Village. In addition to the interviews undertaken on-site, various phone interviews for additional information and technical clarification were completed. Urban also performed a full technical review of the previous feasibility studies that had been undertaken on the Chief Matthews Elementary School planned expansion:

- ▶ Feasibility Study for the Expansion of Chief Matthews School - McFarland Marceau Architects (MMA) - October 2015
- ▶ Chief Matthews School Expansion Feasibility Study – David Nairne & Associates – March 2005

A detailed analysis was undertaken of the MMA feasibility study as it was the most recent and deemed to be the most applicable to current conditions and project option cost estimates. Urban also analyzed recent Ministry of Education funded projects of similar nature in Sandspit, Haida Gwaii, modular classrooms and gymnasium construction, as a recent and relevant comparable.

## 1.2 DESCRIPTION OF COMMUNITY

The Old Massett Village is located at the north end of Graham Island, Haida Gwaii, IR #1. The elected governing body is the Old Massett Village Council (OMVC) which is a member of the Council of the Haida Nation along with the Skidegate Band located at the south end of Graham Island. There are approximately 2,495 Band members with approximately 770 living on-reserve in Old Massett Village.

The Village is located on Massett Sound facing southwest. The climate is a North Pacific Maritime climate, with significant amounts of precipitation. The community is exposed to significant winds, particularly from the southeast due to its beachfront location. The area is also located in one of the more severe seismic zones in Canada. The physical and traditional features of the Village have influenced land-use development in the community. The Village was the traditional winter home of the Massett Band. The community was originally spread in a linear arrangement along the beach facing Massett Sound. The layout has been maintained and reinforced in the current layout of the community. The community consists of several roads running parallel to the beach with a number of intersecting cross roads. The Chief Matthews Elementary School is well-situated near the heart of the community, adjacent to the community hall and health centre.



Old Massett Village Council (OMVC) Band Council (SBC) is elected by their membership and perform the function of a village government in their communities. Councils are responsible for the well-being of the communities and enact legal policies and programs in the areas of Capital, Education, Membership, Health, Social Development, etc. They are also mandated to take actions to protect the well-being of Band members and the community; to establish cultural programs and undertake initiatives in economic development. Village Councils are accountable to the community's membership and to the Constitution of the Haida Nation.

### 1.3 DESCRIPTION OF CURRENT SCHOOL AND WHO IT SERVES

Chief Matthews Elementary is an on-reserve Band school (with a total functional space of 750 m<sup>2</sup>) that enrolls kindergarten to grade 5 students and currently has a student population of 78 students (75% First Nations and approximately 25% non-First Nation ancestry), with plans to expand to add grades 6 and 7 (K-7) in 2016/17. The OMFN believe investments in Chief Matthews Elementary would benefit both First Nation and non-First Nation students and the communities at large. As such, they have approached both Federal and Provincial levels of government for their respective financial support.

The Old Massett Village Council (OMVC) wishes to expand the Chief Matthews Elementary school to a full elementary program and take over all elementary school education in Masset and Old Massett.

The Chief Matthews Elementary School in Masset, B.C., is known for going above and beyond the cultures-and-traditions approach to Aboriginal education. The band-operated school, which is on the main island of Haida Gwaii in Haida Nation territory, has done away with grades.

Chief Matthews, which serves students from Kindergarten to Grade 5, offers clam digging, berry picking, deer hunting, and Haida music and dance as part of its curriculum. Schools across Canada are offering instruction on Aboriginal culture and traditions, or infusing the provincial curriculum with Aboriginal perspectives, in an attempt to make education culturally relevant and responsive. What sets Chief Matthews apart is its unique approach to instruction and ongoing assessment: instead of grouping students into grades by age, they're grouped into Reading, Writing, and Mathematics classes based on skill level and tracked on a weekly basis.

Every teacher knows that students learn at different speeds and in different ways. But the Chief Matthews model is more than differentiated instruction: because students are grouped by ability and assessed weekly, they don't move on until they've mastered the content. They move on when they're ready, which means they feel capable and confident. This makes learning fun and worthwhile, rather than a chore.

According to Chief Matthews School administrators, the Grade 4 and 5 students at Chief Matthews have "excellent [standardized test] scores" and "a smooth transition to the public school system." This has not necessarily been the case in other provinces, where Aboriginal and other students are expected to conform to the system, judged as "lower" in achievement when that system does not work for them, and then face layer upon layer of new challenges in every grade as they move through that system.

Easier access to Haida culture is one of the reasons many parents of First Nation and non-First Nation children send them to Chief Matthews Elementary.

The existing Chief Matthews Elementary school space utilization as provided by McFarland Marceau Architects is as follows:

Functional Spaces	Area (m <sup>2</sup> )
▪ Administration	23
▪ Staff Room	20
▪ Classrooms	70
▪ Kindergartens	160*
▪ Multi-purpose	100
▪ Library/Computer	143
▪ Language	0
▪ Cafeteria	0
▪ Gymnasium	0
▪ Special Assistance	0
▪ Storage	30
▪ Mechanical	37
▪ Washrooms	48
▪ Circulation Walls	119
<b>Total</b>	<b>750 m2</b>

\*Kindergarten function moved to external facility, with existing K-classrooms now used for Haida Language and Grade 1.

According to a recent article published in the *Globe and Mail*, public-school enrollment in Masset is falling. Meanwhile, Chief Matthews Elementary School has a waiting list.

1.4 THE JURISDICTIONAL DIVISION ON THE PROVISION OF EDUCATIONAL SERVICES ON RESERVE VERSUS OFF RESERVE

The Province funds off-reserve schools in Haida Gwaii, while the federal government funds on-reserve schools.

The **Government of Canada** through **Indigenous and Northern Affairs Canada (INAC)** provides funding for students who ordinarily live on reserve, are 4 to 21 years of age, and are enrolled in and attending an eligible elementary or secondary program. This includes First Nation-operated schools on reserve (ie. Chief Matthews Elementary – Old Massett)) across Canada, provincially-operated schools off reserve and private schools on or off reserves. INAC provides funding directly to First Nations, and organizations designated by First Nations (such as Tribal Councils and First Nation education organizations) which are then responsible for managing and delivering the education programs and services.

The Elementary and Secondary School Program funded by INAC provides funding for eligible students ordinarily living on reserve for elementary and secondary education programs comparable to those in provincial schools. INAC's Elementary and Secondary School Program aims to help eligible students living on-reserve reach similar educational outcomes to other Canadian students in the same province.

For students who live on-reserve but attend provincial schools off-reserve, the department pays the tuition amount charged by the province. This situation exists in Haida Gwaii whereby Tahayghen Elementary, located in Masset (approximately 2 kilometers from Old Massett Village), currently has a student population of 69 FTE's, of which 42, (61%), are of Aboriginal Ancestry.

The **Government of British Columbia**, through the **Ministry of Education** and BC's 60 elected Boards of Education co-manage the education systems for off-reserve schools in British Columbia. The province establishes the amount of grant funding for public education annually, and uses a funding formula to allocate these funds to Boards of Education.

Boards manage and allocate their allotment based on local spending priorities. In addition, the province provides capital costs and funding for special programs through supplemental government funds.

The funding allocation system provides financial resources for the operation of the K-12 system by using data collected from schools and districts and applying formulae to ensure equity across British Columbia.

Encouraging partnership arrangements between First Nations and provincial ministries of education is a key priority for the Government of Canada in its education reform efforts. Sharing resources and practices, especially in a context where First Nation students move between on-reserve and provincial systems over the course of their educations, strengthens results and improves outcomes for students.

Since 2008, Canada has signed several tripartite education Memorandums of Understanding (MOU) in addition to pre-existing arrangements in Nova Scotia and British Columbia which are anchored in a self-government context. While there are some variations, each MOU represents an important long-term commitment to collaboration regarding K-12 education and frames joint initiatives pursued by the parties.

Major program activities include:

- Funding allocations for operating grants for K-12 public education system
- Funding and monitoring of Distance Education Programs
- Providing information and analysis on the funding allocations
- Updating the allocation system to meet initiatives of government and requirements of Boards of Education

In 2009, the Province of BC agreed to fund First Nations schools for students eligible to receive a provincially funded education. This program is called Reciprocal Tuition because First Nations remain responsible for the tuition of students who live on reserve but who choose to attend public schools.

In 2012, Canada signed the Tripartite Education Framework Agreement in British Columbia, which formalizes the long-standing and advanced partnership between First Nations, the Province of BC, and Canada. It outlines the roles and responsibilities of each of the parties to ensure that First Nation students can transfer between school systems without academic penalty. This includes First Nations Education Steering Committee's (FNESC) commitment to deliver second-level services to First Nation schools.

There is significant cross-over of First Nation and non-First Nation students between the communities and the two elementary schools of Old Massett and Masset Village:

- ▶ Chief Matthews Elementary (K-5) in Old Massett (on-reserve) – 75% First Nation / 25% non-First Nation students.
- ▶ Tahayghen Elementary (K-7) in Masset (off-reserve) – 61% First Nation / 39% non-First Nation students.

## 1.5 DEMOGRAPHIC ANALYSIS

CHIEF MATTHEWS ELEMENTARY SCHOOL		
STUDENT ENROLMENT – CURRENT (K-5) / FUTURE (k-7)		
GRADE	CURRENT 2015/16	PROJECTED - 5 YRS 2020/21
Gr. 1	10	14
Gr. 2	8	11
Gr. 3	12	16
Gr. 4	13	18
Gr. 5	5	8
Gr. 6 *	16	21
Gr. 7 *	14	19
<b>Total: Grades 1-7</b>	<b>78</b>	<b>107</b>

**\*Note: In 2015 OMVC chose not to send their Grade 6/7 students from Chief Matthews to Tahayghen Elementary.**

The historic annual enrolment growth rates for Chief Matthews Elementary School from 1994 to 2002 was approximately 3.0% (*David Nairne & Associates Ltd. – March 2005*) and from 2002 to 2015 it has been approximately 3.75% annually (*McFarland Marceau Architects – October 2015*). Annual growth rates from 2015 to 2020 are projected to be approximately 4.0%.

The above-mentioned statistics clearly show that there is an increased annual growth in enrolment and the trending would indicate that the rate itself will continue to increase over the next 5 years. The Chief Matthews Elementary School currently has a waiting list for enrolment versus Tahayghen Elementary (off-reserve) which currently has significant vacancy, which is projected to increase over the next 2-3 years.



## 2.0 CURRENT SCHOOL CONDITION ASSESSMENT

The Chief Matthews School was opened in 1994/95 and is currently considered to be in fair condition, as has been assessed by McFarland Marceau Architects (MMA) in October 2015. The school building is in need of relatively minor restoration in a number of areas, as well as repairs which are required to a portion of deteriorated foundation wall. Being over 20 years old, the school is now in need of basic upgrades necessary to a school of that age, which in 2015 was estimated as follows:

Action Required	Class C Cost Estimate
1. Comprehensive assessment of the foundation	\$15,000
2. Repairs of the foundation wall	\$50,000
3. Replacement of membrane roofing	\$225,000
4. General cleaning of siding and some board replacement	\$20,000
5. General cleaning and painting of fascia boards	\$20,000
6. Replacement of flashings where missing	\$5,000
7. Improvements to general site drainage	TBD
8. Contingency (10%)	\$31,500
<b>TOTAL UPGRADE COSTS</b>	<b>\$366,500</b>

**\*Note: Condition Assessment provided by McFarland Marceau Architects – Feasibility Study - October 2015**

The possible expansion of the existing Chief Matthews Elementary School to include K-7 has been examined in two previous studies:

- ▶ Chief Matthews School Expansion Feasibility Study – David Nairne & Associates – March 2005
- ▶ Feasibility Study for the Expansion of: Chief Matthews School – McFarland Marceau Architects – October 2015

The most recent Feasibility Study completed by McFarland Marceau Architects (October 2015) was prepared to support the application to the federal government for the INAC Innovation Funding for the addition of the six modular classrooms. With the current age of Chief Matthews Elementary School at 20 years old, it is projected that this school will have an additional 25 – 30 years remaining in its life-cycle.



### 3.0 CURRENT ISSUE

The Chief Matthews Elementary School does not have a gymnasium as an indoor play area for its students and it is on this basis that the OMFN is requesting funding support from the provincial government for that addition. The federal funding requested by OMFN is to be allocated to the provision of six modular classrooms for a total addition of 710 m<sup>2</sup>.

The space entitlement for First Nation schools in Canada is established using the guidelines as set out in the INAC framework for **School Space Accommodation Standards (SSAS)**.

**SSAS Table applicable (C1A) – Primary/Intermediate with Kindergarten with Extra Gym Allowance**

	Enrollment (not including Kindergarten)	Basic Gross Floor Allowance (m2)	Cafeteria Floor Allowance (m2)	Gymnasium Floor Allowance (m2)	Total Gross Floor Allowance (m2)	School Site Allowance (Ha.)
A	0 - 9	260	14	118	392	2.02
B	10 – 34	520	30	250	800	2.02
C	35 – 60	805	50	250	1,105	2.02
D	61 - 86	1,060	63	450	1,573	2.02

#### Calculation of Space Entitlement

Basic entitlement from SSAS Table equals **1,573 m<sup>2</sup>**

**Note: Basic entitlement provides one (1) kindergarten room only – two are needed.**

According to SSAS provisions for additional kindergarten requirements, the K room is calculated in accordance with appropriate principles whereby the addition of 100.8 m<sup>2</sup> is divided by the recommended net to gross ratio (**SSAS Appendix A2 = 70%**) to the allowable gross area for each additional kindergarten required.

Additional K room calculated in accordance with above principle:

$$100.8 \text{ m}^2 / 70\% = 144 \text{ m}^2$$

#### TOTAL SPACE ENTITLEMENT

$$= 1,573 \text{ m}^2 + 144 \text{ m}^2 = 1,717 \text{ m}^2$$

#### MINUS EXISTING

$$= 1,717 \text{ m}^2 - 750 \text{ m}^2 = \textbf{967 m}^2$$

The Chief Matthews Elementary School does not currently have a gymnasium and has very limited access to a borrowed gymnasium facility located in the Community Hall, which is a separate building adjacent to the school property. The students only have access to utilize this gymnasium when the Community Hall is not being used for other community meetings or cultural events. Access to the Community Hall's gym facilities is provided by an outdoor boardwalk leading from the school to the edge of the Community Hall driveway. There are two small outdoor covered play areas adjacent to the existing school to the west and east of the facility.

**A review of the actual availability of the Community Centre gymnasium to Chief Matthews Elementary students for the time period of January to June 2016, was documented at approximately 40% of the typical school day/week.**

In essence, Grades 1-5 students are, on average, only able to access the neighboring gymnasium for a maximum of 40% of the school day (8:30 am – 3:30 PM), which means that typically students in Grade 1; a combined Grades 2/3 class and a combined Grades 4/5 class, have access to the gym twice per week for approximately 30 – 45 minutes on each of those occasions. With the planned expansion of Chief Matthews School to include Grades 6 and 7, it is anticipated that with the addition of two more Grades, each Grade may only have access

to the Community Centre gymnasium on one occasion per week for 30 – 45 minutes with this increased school population. As the Community Centre is primarily focused on serving the needs of the overall community, an increased schedule of community/cultural events may reduce this opportunity even further for the students.

## 4.0 OPTIONS / COST ANALYSIS

The existing Chief Matthews School was designed to anticipate additional development at the rear of the school. Each of the **four options** reviewed in the 2015 MMA Study support this approach and are proposed to be located within the back portion of the site. This proposed construction location was deemed to have the following advantages:

- ▶ Allows for an enclosed physical link between the facilities which extends from an existing corridor and maintains functional organization
- ▶ Limits the impact on playground space
- ▶ Limits the impact on the existing structure
- ▶ Minimizes disruption to the children during construction
- ▶ Is located adjacent to the mechanical and electrical services of the existing building

The **first option** has the advantage of being the lowest capital cost. However, in terms of its small size it is the highest capital cost per m<sup>2</sup>. This option also represents what is a partial solution, which relieves overcrowding but does not accommodate a **full** elementary program of K-7.

The **second option** accommodates a full elementary program, organized within a moderate building footprint for the site. As with option 1 it is designed to meet specific needs and is built to institutional standards of quality, with high energy efficiency and low operations & maintenance costs. The construction method allows for flexibility in terms of program organization and an attention to natural light and views. A multi-purpose/gym room is designed to provide sports functions and physical play as well as kitchen and lunch functions.

The **third option** is expected to have the shortest schedule and the lowest capital cost per m<sup>2</sup>. However, it would not be designed according to specific needs and would limit opportunity to introduce natural light and views. This option is expected to have a reduced life-span and would involve high operations & maintenance costs. The Britco module templates would pre-set certain configurations on the site.

The classroom components of the **fourth option** are the same as in option 3. The auditorium and gymnasium component has some flexibility due to conventional construction; however, the gymnasium is specific in its dimensions. This option has the highest capital cost and may be beyond current funding partnership expectations.

	<b>Option 1</b> <b>New 500m<sup>2</sup></b> <b>Conventional</b> <b>Addition</b>	<b>Option 2</b> <b>New 1,237m<sup>2</sup></b> <b>(Includes Gym</b> <b>405m<sup>2</sup>)</b> <b>Conventional</b> <b>Addition</b>	<b>Option 3</b> <b>710m<sup>2</sup> Britco</b> <b>Portable School</b>	<b>Option 4**</b> <b>1,675m<sup>2</sup> Britco</b> <b>Portable Building</b> <b>(710m<sup>2</sup>) + Full Gym</b> <b>(965m<sup>2</sup>)</b>
<b>Description</b>	New school addition does not include grades 6 & 7, only relieves current overcrowding	Relieves overcrowding and adds grades 6 & 7 for full elementary program and a junior high-school basketball court	School addition not designed to INAC space standards, uses standard Britco portable units to create 6 additional classrooms	School addition not designed to INAC space standards, uses standard Britco portable units to create 6 additional classrooms. Gym portion conventionally designed and built
<b>Grades</b>	K4 to 5	K4 to 7	K4 to 7	K4 to 7
<b>School Capacity (FTE)</b>	25K + 58E	25K + 91E	N/A	N/A
<b>Expansion Area (m3)</b>	500	1,237	710	1,675
<b>Project Duration</b>	Design = 4 months Construction = 6 months	Design = 8 months Construction = 9-12 months	Design = 2 months Construction = 6 months	Design = 8 months Construction = 12-14 months

**\*Note: Project information provided by McFarland Marceau Architects – Feasibility Study - October 2015**

**\*\* The preferred option selected by the Old Massett First Nation is Option #4.**

#### 4.1 Project Costs

Project costs are based on a similar project planned in Sandspit, Haida Gwaii for the replacement of the Agnes L. Mathers Elementary School (ALM). Note that these costs are considered to be at the **Class “C”** level, meaning that they can vary from **10% to 20%** of final costs. The OMFN have indicated that they intend to proceed with Option #4 of the MMA Feasibility Study and the following project cost estimates are based on that decision and the relevant construction costs calculated as per ALM estimates:

<b>Modular Construction (Classroom Addition)</b>	
Base Budget Rate using Modular Construction	\$1,184.57 / m <sup>2</sup>
Location Factor for Haida Gwaii	2 <sup>nd</sup> Quarter 2015 (October) – 1.967
Unit Rate using Modular Construction	\$2,330.05 / m <sup>2</sup>
Addition Area	710 m <sup>2</sup>
<b>Modular Construction Cost</b>	<b>710 m<sup>2</sup> X \$2,330.05 / m<sup>2</sup> = <u>\$1,654,356.80</u></b>

<b>Regular Construction (Gymnasium)</b>	
Base Budget Rate using Regular Construction	\$1,765 / m <sup>2</sup>
Location Factor for Haida Gwaii	2 <sup>nd</sup> Quarter 2015 (October) – 1.967
Unit Rate using Regular Construction for Gymnasium	\$3,471.76 / m <sup>2</sup>
Construction Area	965 m <sup>2</sup>
<b>Total Construction Cost for Gymnasium</b>	<b>965 m<sup>2</sup> X \$3,471.76 / m<sup>2</sup> = <u>\$3,350,248.40</u></b>

<b>TABLE 1(b): BASE BUDGET RATES FOR CONSTRUCTION OF ADDITION PROJECTS SEE Appendix A: OVERVIEW OF THE PROTOTYPICAL COST MODEL</b>	
Type of School	Base Budget Rate
Elementary School	\$1765/m <sup>2</sup>
Middle School	\$1785/m <sup>2</sup>
Secondary School	\$1810/m <sup>2</sup>

2

Project Costs (Class "C" Estimate)	Option 4 (1,675 m2) - Britco Portable Building (710m2) + Full Gym (965m2)
Modular Classrooms	\$1,654,356
Gym Construction	\$3,350,248
Site Dev.+ Services	\$429,225
Furniture + Equipment	\$367,225
PM/Design + Engineering Services	\$185,470 <sup>3</sup>
Contingency (3%)	\$179,595
<b>Budget Total</b>	<b>\$6,166,119</b>

## 5.0 COMMUNICATIONS

### School District #50

Urban Systems has met with School District #50 representatives in March 2016 in Queen Charlotte City. Those representatives conveyed a further degree of uncertainty and skepticism about this project and a particular concern regarding the potential impact to the enrollment and future viability of Tahayghen Elementary School in Masset Village. Tahayghen currently has an approximate student population of 65, and it is projected that this number could drop to approximately 35-40 when Chief Matthews fully expands to a K4-7 model with the addition of the modular classrooms (Britco).

<sup>2</sup> Cost estimate information as extracted from Agnes L. Mathers Elementary School Replacement Project information provided by Ministry of Education project staff

<sup>3</sup> Engineering and Project Management Services costs provided to OMFN by Associated Engineering – May 2016

Several meetings were also held with representatives of the Village of Masset municipality and they commented that there had been limited discussions by OMFN on their expansion plans for Chief Matthews Elementary. Concern was expressed regarding any potential impact to Tahayghen Elementary and their current teaching staff and administrators, if Chief Matthews expands to a full K-7 program.

## 6.0 DISCUSSION

There are three schools in the Masset Village and Old Massett area. One elementary (Tahayghen – opened in 1970) and one secondary (George M. Dawson – opened in October 1970) both in Masset Village operated by School District #50, Haida Gwaii, and the on-reserve Band school (Chief Matthews Elementary – 1994/95) in Old Massett operated by OMFN.

Representatives of Old Massett First Nation (OMFN) have previously indicated to government that, in their view, there is parent and School District support for the expansion of Chief Matthews Elementary, as well as the potential for broader community benefit to the Masset area.

The OMFN representatives have confirmed their intention to proceed with the modular classroom additions and have engaged in discussions/negotiations with Britco Building Innovation. Additionally, OMFN has solicited a proposal from Associated Engineering to provide Engineering Services for the *Chief Matthews Elementary School Classroom and Gymnasium Expansion Project*.

---

The fundamental issue that was analyzed as part of this Feasibility Assessment:

*Should the Province provide funding support to a gymnasium/auditorium addition to the Chief Matthews Elementary school expansion project being undertaken by OMFN, based on potential funding partnerships and overarching benefit to the students and the communities?*

---

Some of the key areas that were investigated are as follows:

Funding Support - *Consider options for a new gym or auditorium addition* – McFarland Marceau Architect's (MMA) feasibility Study (October 2015) developed four options for school expansion to a K-7 model. Options 2 & 4 both included a gymnasium addition, albeit Option #2, included a traditional-build classroom expansion with a smaller "Junior Secondary" style basketball court/multi-purpose area of 405 m2 in size. Option #4 was for a more robust expansion, including classroom additions utilizing Britco modular (portable) buildings (710 m2), and a much larger conventionally built gymnasium/auditorium (965 m2) including kitchen facilities. **Option #4 has an estimated capital cost of \$6,166,119.**

The Old Massett Village Council had originally proposed a \$4-million renovation and addition to Chief Matthews Elementary school on the reserve. The Village Council has approached both levels of government, requesting \$2 million from Ottawa to expand classrooms, and \$2 million from the Province of B.C. to add an auditorium or gym providing a hub for the community to meet and hold events. It has been suggested by the OMVC that a new gymnasium at the Chief Matthews Elementary school would be available for sporting events or other special occasions within both the Masset and Old Massett communities. This would be a clear advantage of this gymnasium project going forward.

Assess budget requirements - No alternate project cost estimates have been identified or presented by the OMFN representatives at the time of completing this report, therefore the assumption is that the cost estimates represented in this report are the most current and accurate for the proposed expansion projects comprised of additional classrooms and a new gymnasium at the Chief Matthews Elementary school.

Identify potential funding sources - INAC, as a significant funding partner to this project, has confirmed *Innovation Fund* support in the amount of \$2.0 million for the provision of modular/portable classroom additions. It is not anticipated at this time that there would be any additional funding partners from within the Haida Gwaii non-First Nations communities to this planned school expansion project.

*As a note; if the Chief Matthews Elementary School was to become the sole elementary school for the communities of Masset Village and Old Massett, then it is expected that there may be increased contributions by the Province/School District #50 based on an increase in enrollment of non-Aboriginal Ancestry students, who may transition from Tahayghen Elementary to Chief Matthews Elementary.*

Draft preliminary schedules – This study estimates the Project Duration (Design + Construction of Option 4 would take approximately 24 months.

The OMVC has made a clear decision to expand Chief Matthews Elementary from its previous model as a K-5 school to incorporate additional grades 6 and 7 (K-7) into their new model. As the INAC Innovation Funding will, in and of itself, allow the modular classroom expansion (Britco) to move forward, it is then reasonable to assume that there may be some level of transition in enrollment numbers from Tahayghen Elementary over to Chief Matthews Elementary. It is anticipated that this suggested transition may occur irrespective of a provincial government contribution to a gymnasium/auditorium at Chief Matthews Elementary.

## 7.0 RECOMMENDATIONS

It is recommended that the Province of British Columbia, Ministry of Education contribute towards the construction of a dedicated gymnasium at the Chief Matthews Elementary School, as it will benefit the students and the adjacent communities of Masset and Old Massett.

The provision of a dedicated gymnasium for Chief Matthews Elementary School will enhance the opportunities for the students' exercise and physical well-being, and additionally, it will also allow for the current Community Centre facility to be focused on serving the needs of the overall community and their associated cultural interests and events.

Prepared by:



---

Grant A. Lachmuth, ASCT, RTMgr

Intergovernmental Relations

Urban Systems Ltd.