



# Memorandum

**Date:** May 1, 2020  
**To:** Planning and Facilities Committee  
**From:** Mitch Van Aller, Director of Operations  
**Prepared By:** David Widdis, Planning Manager

**Information Item:** 2021/2022 Capital Plan - Draft

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## 1.0 RELEVANT BOARD MOTION/DIRECTION

None.

## 2.0 BACKGROUND

District Staff have prepared the draft 2021/2022 Capital Plan in accordance with:

- a) The BC Ministry of Education Capital Asset Management Project Procurement and Procedures Guidelines;
- b) The BC Ministry of Education Design and Area Standards;
- c) The BC Ministry of Education 2021/2022 Capital Plan Instructions; and,
- d) Central Okanagan Public Schools Long Term Facilities Plan.

The draft Capital Plan for the 2021/2022 submission is attached in Appendix A and identifies the District's facility needs. The Ministry is seeking submissions for consideration for the following capital programs:

### 1. Major Capital Funding

- Seismic Mitigation Program (SMP)
- School Expansion Program (EXP)
  - New Schools (NEW)
  - School Additions (ADD)
  - Site Acquisitions (NEW)
- School Replacement Program (REP)
- Rural Districts Program (RDP)

### 2. Minor Capital Funding

- Building Envelop Program (BEP)
- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Bus Replacement Program (BUS)
- Playground Equipment (PEP)

District Staff have discussed the plan with the Ministry of Education, Capital Branch staff regarding the various funding programs for the upcoming 2021/2022 Capital Plan submission. The Ministry staff identified the focus of the Provincial Government for the upcoming year that includes portable reductions, additions of new spaces and accelerate the seismic mitigation program.

### ***Major Capital***

#### ***New Schools (NEW)***

The Westside Secondary School is the first priority for new schools. A report was submitted as per the Ministry's request from last year's Capital Plan submission and is currently under review by the Ministry of Education, Capital Division staff. Since the project is not approved to move forward to design and construction, the project is to remain on the Capital Plan submission. The recommended number two priority is the new elementary school in the Wilden Neighbourhood area. This project was approved for site acquisition last year and the acquisition of the site should be completed by the end of 2020. This project is in line to move to the next step and develop a concept plan with cost estimates. The Glenmore Secondary School project continues to be a priority; however, more discussions with the City of Kelowna are required regarding the timing for this project.

#### ***School Additions (ADD)***

The 2020/2021 Capital Plan submission moved Rutland Middle School to a school addition project. The discussion with the Ministry was moving the project into the School Additions Program would allow the addition to accommodate the current and projected growth for the school as well as remove the eleven portables. However, an addition would require the current school to be updated to current building code and step code requirements. Further analysis with consultants and cost estimates for an addition/renovation would significantly increase the costs for the project. Furthermore, increasing the capacity and building size of Rutland Middle School would limit any growth potential for Rutland Secondary School. Staff recommend that the Rutland Middle School project move to the School Replacement Program due to the age of the school and maintenance costs. The removal of the Rutland Middle School from this category will allow other schools with capacity issues to move up in priority.

#### ***Site Acquisitions (NEW)***

The School District is working on the purchase of the Wilden site property for an elementary school. This purchase should be completed by December 2020. The Ministry provided support to move this acquisition forward as per the Ministry's response letter dated March 6, 2020. Since the purchase is not completed, the site acquisition remains on the Capital Plan submission as the number one priority.

#### ***School Replacement Program (REP)***

School Replacement projects are for a school building or a portion of a school that has reached or will shortly reach the end of its expected useful life. The consideration for replacement projects are based on the costs of ongoing maintenance and the remaining physical life of the building. Moving Rutland Middle School to this category, the project should be the number one priority for replacement. The building age and sharing the site with Rutland Secondary School creates more challenges on the site and the costs would be more expansive than a new school. The recommendation is for the project to be a replacement project and not an addition.

### ***Minor Capital***

Staff conduct school building assessments and prioritize the projects for the following categories as shown in the Appendix:

- **Building Envelope Program (BEP)**  
This program is available to provide specific funding for remediation to known building envelope issues at schools that were built between the years of 1985 and 2000; that have undergone a Building Envelope Condition Assessment (BECA) by BC Housing; and that are on BC Housing's list of eligible schools.
- **School Enhancement Program (SEP)**  
This program provides capital funding specifically for projects that will improve the safety, facility condition, operational efficiency, and functionality of existing schools, in an effort to extend their useful physical life.
- **Carbon Neutral Capital Program (CNCP)**  
This program provides capital funding specifically for energy-efficiency projects that lower a school district's carbon emissions.
- **Bus Replacement Program (BUS)**  
School buses are considered capital assets and capital funding requests to acquire any new or replacement buses must be made to the Ministry as part of a school district's annual Five-Year Capital Plan submission.
- **Playground Equipment (PEP)**  
This program provides specific funding to purchase and install new or replacement playground equipment that is universal in design, and is in compliance with accessibility measures as defined through the Canadian Standards Association CAN/CSA-Z614-14 (R2019): Children's Play Spaces and Equipment.

### **3.0 INFORMATION STATEMENT**

Boards of Education are required to submit a Capital Plan to the BC Ministry of Education by June 30, 2020. Eligible capital projects include the provision of new and replacement buses, acquisition of new school sites, creation of new educational space required for enrolment growth, and the replacement or rehabilitation of existing school facilities that have reached the end of their economic and functional life. Staff will bring forward a final 2021/2022 Capital Plan to the June 3, 2020 Planning and Facilities Committee Meeting.

### **4.0 APPENDIX**

#### **A. Draft 2021/22 Capital Plan**



FIVE YEAR CAPITAL PLAN SUMMARY - 2021/22 - 2025/26

PROJECT PRIORITY	CAP PROJ CODE	LOCATION	PROJECT DESCRIPTION	21/22	22/23	23/24	24/25	25/26
<b>Major Capital Funding</b>								
<b>New Schools</b>								
1	NEW	Westside Secondary School	Construct new Westside Secondary School - Concept Plan Report submitted	\$120,000,000				
3	NEW	Wilden Area Elementary	Construct new K- Gr 5 Wilden Area Neighbourhood (60K/440 Elem)	\$40,000,000				
2	NEW	Glenmore Secondary School	Construct new Glenmore Secondary School (1,500 Capacity)		\$120,000,000			
4	NEW	University Area Elementary	Construct new K- Gr 5 University Area (60K/360 Elem)			\$40,000,000		
<b>Sub Total Major Capital Funding</b>				\$160,000,000	\$120,000,000	\$40,000,000	\$0	\$0
<b>School Additions</b>								
1	ADD	Dr. Knox Middle	Construct an addition to increase building capacity from 800 to 1050 (replace 9 portables on site)	\$18,000,000				
2	ADD	Constable Neil Bruce	Construct an addition to increase building capacity from 750 to 900 (replace 5 portables on site)	\$10,800,000				
3	ADD	Springvalley Middle	Construct an addition to increase building capacity from 525 to 750 (replace 5 portables on site)	\$16,200,000				
4	ADD	KLO Middle	Construct an addition to increase building capacity from 700 to 900 (replace 7 portables on site)		\$14,400,000			
5	ADD	North Glenmore Elementary	Construct an addition to increase building capacity from 80K/425 to 100K/575 (replace 3 portables on site)		\$12,000,000			
6	ADD	Black Mountain Elementary	Construct an addition to increase building capacity from 40K/350 to 60K/475 (replace 2 portables on site)			\$9,000,000		
7	ADD	Casorso Elementary	Construct an addition to increase building capacity from 60K/400 to 80K/475 (replace 4 portables on site)				\$6,000,000	
8	ADD	Dorothea Walker Elementary	Construct an addition to increase building capacity from 60K/325 to 80K/400 (replace 4 portables on site)				\$6,000,000	
<b>Sub Total School Additions</b>				\$45,000,000	\$26,400,000	\$9,000,000	\$12,000,000	\$0
<b>Site Acquisitions</b>								
1	NEW	University Area Elementary	Site Acquisition (land size 3.2ha) for a Future School (Academy Way)	\$10,000,000				
2	NEW	South West Winfield Elementary	Site Acquisition (land size 2.3ha) for a Future School (Tyndall Road Area)				\$10,000,000	
3	NEW	South West Mission	Site Acquisition (land size 2.5ha) for a Future School (Thompson Flats Residential Neighbourhood)					\$12,000,000
<b>Sub Total Site Acquisitions</b>				\$10,000,000	\$0	\$0	\$10,000,000	\$12,000,000
<b>School Replacement Program</b>								
1	REPL	Rutland Middle	Replace Rutland Middle School with a new 750 student capacity	\$44,946,225				
2	REPL	Glenmore Elementary	Replace Glenmore Elementary with new 120K/530 capacity elementary school	\$40,000,000				
3	REPL	George Pringle Elementary	Replace George Pringle Elementary with new 80K/475 capacity elementary school		\$40,000,000			
4	REPL	Raymer Elementary	Replace Raymer Elementary with new 40K/250 Raymer Elementary			\$25,000,000		
<b>Sub Total School Replacement Program</b>				\$84,946,225	\$40,000,000	\$25,000,000	\$0	\$0
<b>Minor Capital Funding</b>								
<b>Building Envelope Program</b>								
1	BEP	Shannon Lake Elementary	Building Envelope Remediation as per Consultant Report	\$1,713,449				
2	BEP	Chief Tomat Elementary	Building Envelope Remediation as per Consultant Report		\$1,880,632			
3	BEP	Casorso Elementary	Building Envelope Remediation as per Consultant Report			\$1,226,889		
4	BEP	Okanagan Mission Secondary	Building Envelope Remediation as per Consultant Report				\$1,231,068	
<b>Sub Total Building Envelope Program</b>				\$1,713,449	\$1,880,632	\$1,226,889	\$1,231,068	\$0
<b>School Enhancement Program</b>								
1	SEP	District Facilities	Phase two - Replace obsolete air handling units with new energy efficient units	\$1,400,000				
2	SEP	KLO Middle	Phase two- Replace two obsolete multizone Mechanical System Upgrade	\$1,400,000				
3	SEP	Kelowna Secondary	Upgrade Welding Area Ventilation to improve safety of staff and students and meet current building codes	\$900,000				
4	SEP	Glenrosa Middle	Mechanical System Upgrade	\$2,000,000				
5	SEP	Anne McClymont Elementary	Phase one - Mechanical System Upgrade	\$500,000				
<b>Sub Total School Enhancement Program</b>				\$6,200,000	\$0	\$0	\$0	\$0
<b>Carbon Neutral Capital Program</b>								
1	CNCP	Mount Boucherie Secondary	Phase 2 - Replace older 347 volt lighting system and controls. Replace with current technology and improve energy savings	\$747,000				
2	CNCP	Davidson Road	Replace existing atmospheric boilers with new condensing units, and reconfigure terminal equipment for low temperature hot water	\$979,000				
3	CNCP	District Facilities	Exterior Building Facility Lighting and Parking Lot Lighting Upgrades	\$658,000				
<b>Sub Total Carbon Neutral Capital Program</b>				\$2,384,000	\$0	\$0	\$0	\$0



FIVE YEAR CAPITAL PLAN SUMMARY - 2021/22 - 2025/26

PROJECT PRIORITY	CAP PROJ CODE	LOCATION	PROJECT DESCRIPTION	21/22	22/23	23/24	24/25	25/26
<b>Bus Replacement Program</b>								
1	BUS	Replacement Bus	Replace Bus Units #5233, #5234, #8232, #8233, #A9230; 3 New Routes					
2	BUS	Replacement Bus	Replace Bus Units #A0230, #A0232, #A0233, #A0234					
3	BUS	Replacement Bus	Replace Bus Units #A0235, #A0236, #A0237, #A0238, #A0239					
4	BUS	Replacement Bus	Replace Bus Units					
<b>Sub Total Bus Replacement Program</b>				\$0	\$0	\$0	\$0	\$0
<b>Playground Equipment Program</b>								
1	PEP	South Kelowna Elementary	Playground Equipment Replacement and Handicapped Accessible	\$125,000				
2	PEP	Watson Road Elementary	Playground Equipment Replacement and Handicapped Accessible		\$125,000			
3	PEP	Belgo Elementary	Playground Equipment Replacement and Handicapped Accessible			\$125,000		
<b>Sub Total Playground Equipment Program</b>				\$125,000	\$125,000	\$125,000	\$0	\$0