



Memorandum

Date: May 27, 2022
To: Planning and Facilities Committee
From: Mitch Van Aller, Director of Operations
Prepared By: David Widdis, Planning Manager

Action Item: 2023/2024 Five Year Capital Plan Submission

1.0 ISSUE STATEMENT

Boards of Education are required to submit a Capital Plan to the Ministry of Education and Child Care, Capital Branch. Eligible capital projects include the provision of new and replacement buses, new school sites, new educational space required for enrolment growth, and the replacement or rehabilitation of existing school facilities.

The Ministry seeks submissions 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)

Each capital request within the programs are analyzed and assigned a priority ranking by the School District and by the Ministry of Education and Child Care, Capital Branch. Based on detailed analysis of all provincial district submissions, the government establishes an overall provincial capital budget for schools. Resources are allocated to the highest-priority projects, and school boards are advised which projects will be funded and may proceed.

2.0 RELEVANT BOARD MOTION/DIRECTION

None.

3.0 BACKGROUND

District staff have discussed the plan with the Ministry of Education and Child Care, Capital Branch staff regarding the various funding programs for the upcoming 2023/24 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 accelerating the seismic mitigation program.

The District has updated the Long Term Facilities Plan to address the challenges for the next 10 years and staff has prepared the 2023/2024 Capital Plan based on the information and consultation from the process.

4.0 POINTS FOR CONSIDERATION

1. The Ministry of Education and Child Care, Capital Branch deadline to submit the District's Capital Plan is June 30, 2022.
2. Glenmore Middle/Secondary School is priority #1 for the new schools program.
3. University Neighbourhood School Site Acquisition to be priority #1 for acquisition program and priority #2 for new schools program.
4. Rutland Middle School remains as priority #1 for the School Replacement program. This program is the appropriate category for Rutland Middle School due to the age of the school and annual on-going maintenance to extend the physical life of the school.

5.0 OPTIONS FOR ACTION

1. Recommend that the Board of Education approve the 2023/2024 Five-Year Capital Plan.
2. Provide alternate direction to staff to amend the 2023/2024 Five-Year Capital Plan.
3. Do not approve the 2023/2024 Five-Year Capital Plan.

6.0 DIRECTOR'S COMMENTS

The 2023/2024 Capital Plan is based on the Long Term Facilities Plan and outlines the District's immediate and future capital priorities.

7.0 STAFF RECOMMENDATION

THAT: The Planning and Facilities Committee recommends to the Board:

THAT: The Board of Education approve the Capital Plan Resolutions for the 2023/2024 Capital Plan as outlined on the attached summary, as attached to the Agenda, and presented at the June 1, 2022 Planning and Facilities Committee Meeting.

8.0 APPENDICES

- A. Five Year Capital Plan Summary – 2023/2024 to 2027/2028 – Sorted by Priority and Program.
- B. Board of Education Central Okanagan Public Schools Capital Plan Resolution (Major Capital Programs)
- C. Board of Education Central Okanagan Public Schools Capital Plan Resolution (Minor Capital Programs)
- D. Board of Education Central Okanagan Public Schools Capital Plan Resolution (Building Envelop Programs)



FIVE YEAR CAPITAL PLAN SUMMARY - 2023/24 - 2027/28

PROJECT PRIORITY	CAP PROJ CODE	LOCATION	PROJECT DESCRIPTION	23/24	24/25	25/26	26/27	27/28
Major Capital Funding								
New Schools								
1	NEW	Central Kelowna	Construct new Glenmore Middle/Secondary School	\$85,000,000				
2	NEW	Central Kelowna	Construct new Elementary School Wilden Neighbourhood	\$40,000,000				
3	NEW	Westside	Construct new Smith Creek Elementary/Middle School	\$50,000,000				
4	NEW	Central Kelowna	Construct new University Area Middle School		\$60,000,000			
Sub Total Major Capital Funding				\$175,000,000	\$60,000,000	\$0	\$0	\$0
School Additions								
1	ADD	Rutland Secondary	Addition for growth	\$35,000,000				
2	ADD	Hudson Road Elementary	Addition to replace portables and future growth	\$28,000,000				
3	ADD	Bankhead Elementary	Addition for growth		\$25,000,000			
4	ADD	Davidson Road Elementary	Addition for growth			\$25,000,000		
5	ADD	Springvalley Middle	Addition to replace portables and future growth				\$25,000,000	
6	ADD	Shannon Lake Elementary	Addition to replace portables and future growth				\$25,000,000	
7	ADD	Okanagan Mission Secondary	Addition for replace portables and future growth					\$28,000,000
8	ADD	KLO Middle	Addition to replace the portables					\$25,000,000
9	ADD	A.S. Matheson Elementary	Addition for Kelowna's urban core growth					\$25,000,000
Sub Total School Additions				\$63,000,000	\$25,000,000	\$25,000,000	\$50,000,000	\$78,000,000
Site Acquisitions								
1	NEW	University Area Middle	Acquire Site (land size 3.2ha) for a Future School (Academy Way)	\$20,000,000				
2	NEW	Downtown Kelowna Elementary	Acquire Site (land size 3.0 ha) in downtown area		\$25,000,000			
3	NEW	Lake Country Elementary	Acquire Site (land size 2.4ha) for a Future School (Tyndall Road Area)					\$20,000,000
4	NEW	Westside Elementary	Acquire Site (land size 2.4 ha) for Elementary School (Goat's Peak)					\$20,000,000
Sub Total Site Acquisitions				\$20,000,000	\$25,000,000	\$0	\$0	\$40,000,000
School Replacement Program								
1	REPL	Rutland Middle	Replace Rutland Middle with new 750 student capacity middle school on Quigley Elementary site	\$50,000,000				
2	REPL	Glenmore Elementary	Replace Glenmore Elementary with new 120K/530 capacity elementary school	\$40,000,000				
3	REPL	Raymer Elementary	Upgrade or replace with new 40K/250 Raymer Elementary		\$25,000,000			
Sub Total School Replacement Program				\$90,000,000	\$25,000,000	\$0	\$0	\$0



FIVE YEAR CAPITAL PLAN SUMMARY - 2023/24 - 2027/28

PROJECT PRIORITY	CAP PROJ CODE	LOCATION	PROJECT DESCRIPTION	23/24	24/25	25/26	26/27	27/28
Minor Capital Funding								
Building Envelope Program								
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		
Sub Total Building Envelope Program				\$1,713,449	\$1,880,632	\$1,226,889	\$0	\$0
School Enhancement Program								
1	SEP	Mount Boucherie Secondary	Repipe HVAC loop	\$2,000,000				
2	SEP	HGE/CNB/PLE	Roof Replacement as per Consultant Report	\$1,800,000				
3	SEP	KLO Middle	Electrical upgrade - Main Service	\$1,860,000				
4	SEP	Glenmore Elementary	Mechanical and Sprinkler Upgrade	\$2,000,000				
5	SEP	Rutland Middle	Stucco Reinforcement and Repair	\$500,000				
6	SEP	Kelowna Secondary	Gender Neutral Washrooms		\$1,100,000			
7	SEP	GME/CTE/SMS	Roof Replacement as per Consultant Report		\$2,000,000			
8	SEP	Glenrosa Middle	Mechanical System Upgrade – Boiler, Chiller & Cooling tower issues		\$1,887,000			
9	SEP	Springvalley Middle	Electrical upgrade - Main Service		\$1,300,000			
10	SEP	Glenmore Elementary	Phase 1 - building envelope/window replacement		\$2,000,000			
11	SEP	Rutland Secondary	Gender Neutral Washrooms			\$1,300,000		
12	SEP	Anne McClymont Elementary	Mechanical System Upgrade – Chiller & Cooling tower issues			\$1,743,000		
13	SEP	RMS/SVE/SMS	Roof Replacement as per Consultant Report			\$2,000,000		
14	SEP	Glenmore Elementary	Phase 2 - building envelope/window replacement			\$2,000,000		
15	SEP	Rutland Secondary	Boilers, VFD HVAC Pumps, Valves & HVAC V3.40 DDC Controls Upgrade			\$1,897,000		
16	SEP	Davidson Road	Electrical upgrade - Main Service				\$1,600,000	
17	SEP	Kelowna Secondary	Ventilation upgrade for shops				\$1,470,000	
18	SEP	Raymer Elementary	Building Envelope Remediation as per Consultant Report				\$1,830,000	
19	SEP	Casorso Elementary	Mechanical System and HVAC Upgrade - Condensing Boiler Upgrade				\$1,356,000	
20	SEP	Belgo Elementary	Electrical upgrade - Main Service				\$1,960,000	
21	SEP	Okanagan Mission Secondary	Gender Neutral Washrooms					\$2,000,000
22	SEP	Webber Road Elementary	Building Envelope Remediation as per Consultant Report					\$1,545,000
23	SEP	Helen Gorman Elementary	Mechanical System and HVAC Upgrade – AHU Heating coils & heat exchanger issues					\$1,307,000
24	SEP	Pearson Road	Electrical upgrade - Main Service					\$1,600,000
25	SEP	Ellison Elementary	Mechanical System and HVAC Upgrade - Condensing Boiler Upgrade					\$1,653,000
Sub Total School Enhancement Program				\$8,160,000	\$8,287,000	\$8,940,000	\$8,216,000	\$8,105,000
Carbon Neutral Capital Program								
1	CNCP	Davidson Road	Phase 1 - Mechanical System and HVAC Upgrade - Condensing Boiler Upgrade	\$1,400,000				
2	CNCP	Davidson Road	Phase 2 - Mechanical System and HVAC Upgrade - Condensing Boiler Upgrade	\$850,000				
3	CNCP	KSS	Replace coils - low temperature hot heating water.	\$1,167,000				
4	CNCP	RSS	Solar Panels	\$897,000				
5	CNCP	KSS	Lighting levels are low, safety,	\$1,900,000				
Sub Total Carbon Neutral Capital Program				\$6,214,000	\$0	\$0	\$0	\$0
Bus Replacement Program								
1	BUS	Replacement Bus	Replace Bus Units #5234, #8232, #8233, #A9230, 2 new buses for growth	\$905,000				
Sub Total Bus Replacement Program				\$905,000	\$0	\$0	\$0	\$0
Playground Equipment Program								
1	PEP	Belgo Elementary	Playground Equipment Replacement and Handicapped Accessible	\$165,000				
2	PEP	South Rutland Elementary	Playground Equipment Replacement and Handicapped Accessible	\$165,000				
3	PEP	Helen Gorman Elementary	Playground Equipment Replacement and Handicapped Accessible	\$165,000				
Sub Total Playground Equipment Program				\$495,000	\$0	\$0	\$0	\$0

Appendix B



**Central Okanagan
Public Schools**
Together We Learn

CENTRAL OKANAGAN PUBLIC SCHOOLS
1040 Hollywood Road South, Kelowna, BC V1X 4N2
Tel. (250) 470-3216, Fax (250) 870-5075

June 30, 2022

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No. 23 (Central Okanagan) hereby approves the proposed Five-Year Capital Plan (Major Capital Programs) for 2023/24, as provided on the Five-Year Capital Plan Summary for 2023/24 submitted to the Ministry of Education and Child Care.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Five-Year Capital Plan (Major Capital Programs) for 2023/24 adopted by the Board of Education, on this the 22 day of June 2022.

Secretary-Treasurer Signature

Secretary-Treasurer Name

Appendix C



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1040 Hollywood Road South, Kelowna, BC V1X 4N2
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June 30, 2022

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No. 23 (Central Okanagan) hereby approves the proposed Five-Year Capital Plan (Minor Capital Programs) for 2023/24, as provided on the Five-Year Capital Plan Summary for 2023/24 submitted to the Ministry of Education and Child Care.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Five-Year Capital Plan (Minor Capital Programs) for 2023/24 adopted by the Board of Education, on this the 22 day of June 2022.

Secretary-Treasurer Signature

Secretary-Treasurer Name

Appendix D



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Public Schools**
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June 30, 2022

In accordance with provisions under section 142 (4) of the *School Act*, the Board of Education of School District No. 23 (Central Okanagan) hereby approves the proposed Five-Year Capital Plan (Building Envelope Program) for 2023/24, as provided on the Five-Year Capital Plan Summary for 2023/24 submitted to the Ministry of Education and Child Care.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Five-Year Capital Plan (Building Envelope Program) for 2023/24 adopted by the Board of Education, on this the 22 day of June 2022.

Secretary-Treasurer Signature

Secretary-Treasurer Name