



# Memorandum

**Date:** May 29, 2020  
**To:** Planning and Facilities Committee  
**From:** Mitch Van Aller, Director of Operations  
**Prepared By:** David Widdis, Planning Manager

**Action Item:** 2021/2022 Five Year Capital Plan Submission

---

## 1.0 ISSUE STATEMENT

Boards of Education are required to submit a Capital Plan to the Ministry of Education, Capital Branch by June 30, 2020. 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, Capital Branch. Based on detailed analysis of all provincial school 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, 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 accelerating the seismic mitigation program.

Staff provided a draft 2021/2022 Capital Plan for discussion at the May 3, 2020 Planning and Facilities Committee Meeting for review and comments.

## **4.0 POINTS FOR CONSIDERATION**

1. The Ministry of Education, Capital Branch deadline to submit the District's Capital Plan is June 30, 2020.
2. Westside Secondary School remains as priority #1 for the New Schools Program and Site Acquisition. These projects were supported by the Ministry and continue to be supported as per the Ministry of Education response letter dated March 6, 2020.
3. Wilden Neighbourhood School Site Acquisition to be priority #2 for the Acquisition Program and priority #2 for New Schools Program.
4. Rutland Middle School should be changed from the School Addition Program, as submitted on the 2020/2021 Capital Plan, to the School Replacement Program on the 2021/2022 Capital Plan. The Replacement Program is the appropriate category for consideration 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 2021/2022 Five Year Capital Plan.
2. Provide alternate direction to staff to amend the 2021/2022 Five Year Capital Plan.
3. Do not approve the 2021/2022 Five Year Capital Plan and provide further direction to staff.

## **6.0 DIRECTOR'S COMMENTS**

The 2021/2022 Five Year Capital Plan is based on the draft plan presented to the Planning and Facilities Committee on May 6, 2020 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 Resolution for the 2021/2022 Capital Plan as outlined on the attached summary, as attached to the Agenda, and presented at the June 3, 2020 Planning and Facilities Committee Meeting.**

## **8.0 APPENDICES**

- A. Five Year Capital Plan Summary 2021/2022 to 2025/2026 – Sorted by Priority and Program
- B. Board of Education Central Okanagan Public Schools Capital Plan Resolution



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				
2	NEW	Wilden Area Elementary	Construct new K- Gr 5 Wilden Area Neighbourhood (60K/440 Elem)	\$40,000,000				
3	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	Westside Secondary School	Site Acquisition for a future Westside Secondary School	\$14,000,000				
2	NEW	Wilden Area Elementary	Site Acquisition (land size 2.4 ha) for a future School (Union Road)	\$7,000,000				
3	NEW	University Area Elementary	Site Acquisition (land size 3.2ha) for a Future School (Academy Way)	\$10,000,000				
4	NEW	South West Winfield Elementary	Site Acquisition (land size 2.3ha) for a Future School (Tyndall Road Area)				\$10,000,000	
5	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>				\$17,000,000	\$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 Replacment 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 EuiPMENT Program</b>				\$125,000	\$125,000	\$125,000	\$0	\$0

## Appendix B



**Central Okanagan  
Public Schools**

Together We Learn

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

---

June 30, 2020

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 for 2021/22, as provided on the Five-Year Capital Plan Summary for 2021/22 submitted to the Ministry of Education.

I hereby certify this to be a true copy of the resolution for the approval of the proposed Five-Year Capital Plan for 2021/22 adopted by the Board of Education, on this the 10<sup>th</sup> day of June 2020.

\_\_\_\_\_  
Secretary-Treasurer Signature

\_\_\_\_\_  
Secretary-Treasurer Name