

## **Background**

On June 17, 2014 at the regularly scheduled meeting of the Board of Education a report was presented entitled “Secondary School Options”. At the June meeting the Board unanimously passed the following motion:

*That the Board requests a public consultation be undertaken in the fall to explore these options with the broader school community.*

The options referred to in the motion and detailed in the June report have been considered by district staff, primarily in the context of a new secondary or middle school on the Willoughby Slope and whether to proceed with the seismic upgrading of Langley Secondary.

There are three themes that are inter-related and need to be understood when we talk about a new secondary school (the number one project in our current Five-Year Capital Plan) or a new middle school and the future of Langley Secondary School. These are outlined below and will be discussed throughout this report:

1. The declining enrolment trend at some of the District’s secondary schools that has seen them operate significantly under capacity for the past number of year;
2. The need for additional middle school student spaces on the Willoughby Slope caused by an increasing population of students coming from new developments and the lack of capital funding to provide those spaces;
3. The reality that the only current Ministry of Education supported capital project in the District is the seismic upgrading of Langley Secondary School, which is projected to be costly and which will not address the condition of many of the aging systems in the building.

## **Options Considered**

While all options in the June report were looked at, District staff has identified three options for the Willoughby Slope and three options for Langley Secondary. The Willoughby Slope options are:

1. Relocate students to other district schools;
2. Construct a new middle school and expand RE Mountain;
3. Construct a new secondary school and convert RE Mountain to a middle school.

With respect to Langley Secondary the following three options have been identified:

1. Complete the seismic upgrading;
2. Relocate the Langley Secondary students to HD Stafford as a secondary school and convert Simonds Elementary to a middle school;
3. Relocate the Langley Secondary students to an expanded Brookwood.

The first option of relocating Willoughby Slope students will be necessary in the absence of capital funding support from the Ministry for any of construction options described in this report.

This report presents six options as variations of a District plan and not as individual community plans, although building a new school on the Willoughby Slope and completing the seismic upgrading of Langley Secondary can be viewed as separate projects. By presenting the options

as a District plan in the public consultation process District staff believes the following recommendations in the District's Long-Term Facilities Plan are being addressed.

*It is recommended that the District engages the Langley Secondary community and other stakeholders in a process to develop a Strategic Plan to determine the preferred long term educational programs, enrolment, and site location.*

*It is recommended that the District plans for a new secondary school in the Willoughby Area in the Five Year Capital Plan and with the intent to convert the existing R.E. Mountain Secondary School to a middle school upon completion and occupancy of the new secondary school.*

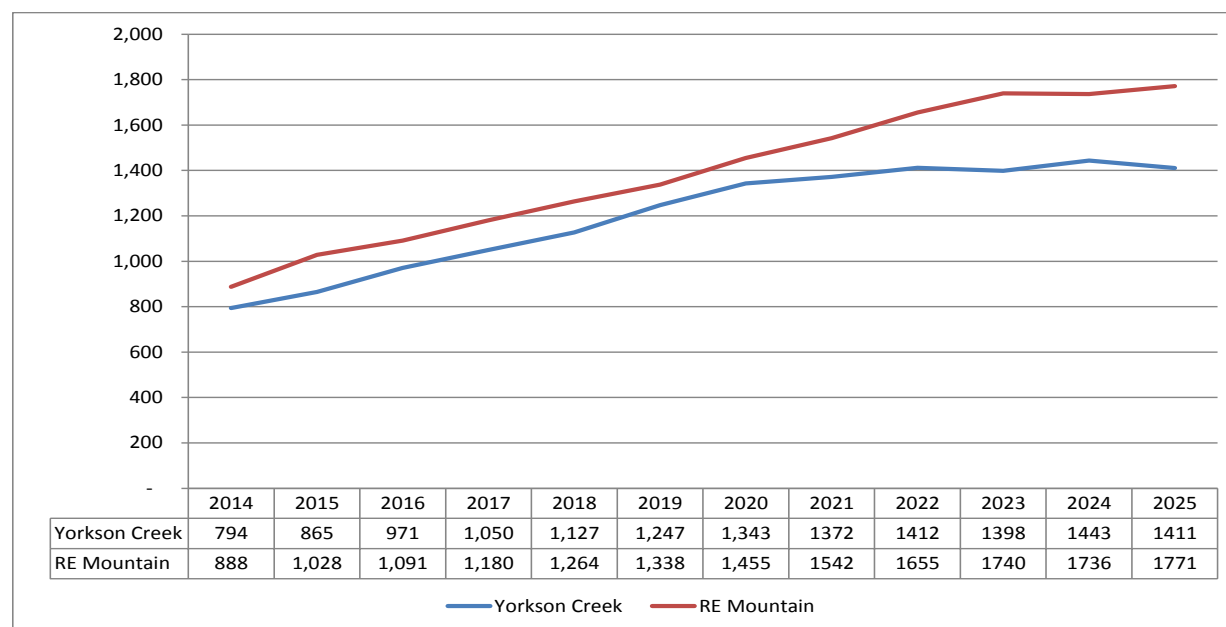
The rationale for choosing these options to consult on is explained below.

## **Willoughby Slope**

Two of the conclusions stated in the June 14, 2014 report on Secondary School options were:

1. There is an immediate need for a second middle school on the Willoughby Slope, with a similar size to Yorkson Creek, to accommodate the projected growth of middle school students over the next decade, and;
2. That there is also a need for a larger secondary school to house the projected grade 9-12 student population.

The enrolment projections used in that report are illustrated below:



In the conversation around a new secondary school on the Willoughby Slope the District would propose that RE Mountain be converted to a middle school upon the completion of the secondary school proposed in the District's current five-year capital plan. RE Mountain was originally built as a junior secondary school with a building capacity of 725, which would be an adequate size for a middle school. Alternatively, the District could look at constructing a new middle school on the Willoughby Slope and expand RE Mountain by 775 student seats to become a 1,500 student secondary school.

## Langley Secondary School

With respect to Langley Secondary, the June 14, 2014 report on secondary school options the following information was presented:

*“Because of this significant cost the District has suggested to the Ministry (at several times) that a better use of the seismic upgrading funding and the avoidance of future upgrading costs would be to divert the seismic funding to the construction of a new secondary school. The Ministry has provided the position that the \$20 million for the seismic upgrading can be reallocated by the District to another project the District would propose to undertake as long as the seismic issue at Langley is dealt with.”*

Obviously transferring the seismic money for Langley Secondary involves the closure of the school in order to “deal” with the seismic issue. The funding could then be targeted to follow the Langley Secondary students so they can be accommodated in other facilities, either at HD Stafford or Brookwood.

## Analysis of Options

In looking at the options being presented in this report there are several considerations and assumptions that need to be understood. One constraining factor is that the Ministry expects school districts to provide up to 50% of the cost of any capital project. The District does not have the financial resources to complete any of the projects described in the options and will necessarily have to look at the disposal of properties as well as Ministry funding in order to complete any of them. Other considerations and assumptions will be outlined in each of the following scenarios.

## Relocation of Willoughby Slope Students to Other Schools

As mentioned previously, this option will be necessary in the near future unless capital funding from the Ministry is provided for the construction of a school on the Slope to alleviate the enrolment pressures, as illustrated in the chart below:

	2014	2015	2016	2017	2018	2019	2020
<b>RE Mountain</b>	888	1,028	1,091	1,180	1,264	1,338	1,455
Capacity	725	725	725	725	725	725	725
Over Capacity	163	303	366	455	539	613	730
<b>% over Capacity</b>	<b>22%</b>	<b>42%</b>	<b>50%</b>	<b>63%</b>	<b>74%</b>	<b>85%</b>	<b>101%</b>
<b>Yorkson Creek</b>	794	865	971	1,050	1,127	1,247	1,343
Capacity	750	750	750	750	750	750	750
Over Capacity	44	115	221	300	377	497	593
<b>% over Capacity</b>	<b>6%</b>	<b>15%</b>	<b>29%</b>	<b>40%</b>	<b>50%</b>	<b>66%</b>	<b>79%</b>
<b>Total Enrolment</b>	1,682	1,893	2,062	2,230	2,391	2,585	2,798
Capacity	1,475	1,475	1,475	1,475	1,475	1,475	1,475
Over Capacity	207	418	587	755	916	1,110	1,323
<b>% over Capacity</b>	<b>14%</b>	<b>28%</b>	<b>40%</b>	<b>51%</b>	<b>62%</b>	<b>75%</b>	<b>90%</b>

This option will result in the following consequences;

- Would require bussing likely to be paid for by the District
- Would likely require more busses (capital expenditure) and vehicle operating costs
- Would increase operating costs in the receiving schools;
- Would require tough decisions on which students would go where
- Would be potentially very disruptive in that students might go to another school and may never come back to their original catchment school
- Does not solve seismic or facility condition issues
- Would create a sense of community loss
- Not appealing to many parents

### **Construction of Willoughby Slope Secondary School and Completion of Seismic Upgrading of Langley Secondary**

As mentioned previously, these two projects could be viewed as separate projects but for the purpose of the consultation process it is assumed that will take place simultaneously. This is a valid assumption in that the seismic upgrading has already been approved by the Ministry to go ahead and the need for a secondary school on the Slope has already been demonstrated.

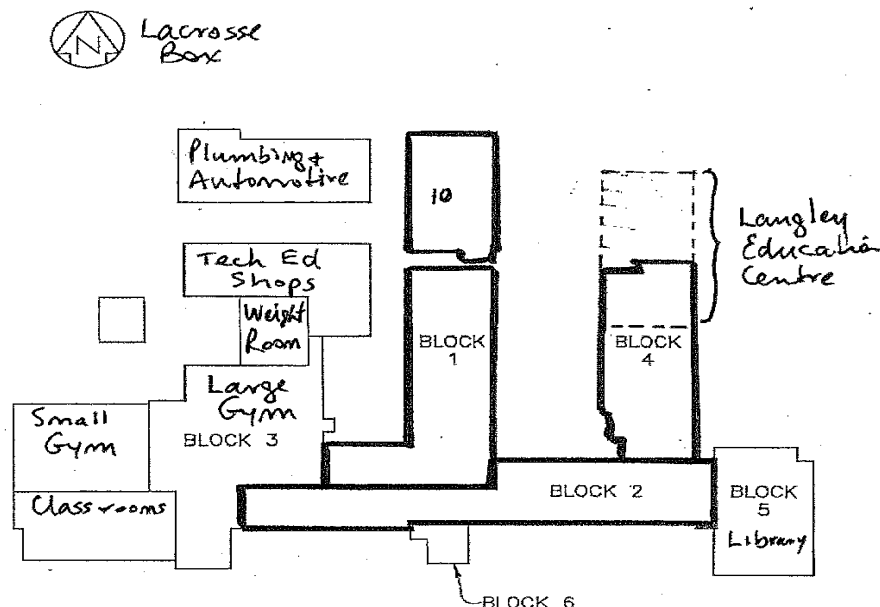
With respect to the secondary school the following the following factors need to be considered and understood;

- The District does not own a piece of land on the Willoughby Slope on which to build a secondary school. Ministry area standards would suggest the District needs to have a ten acre site for a secondary school. The District would therefore need to acquire a piece of land;
- The actual design and construction timeframe for a secondary school of 1,500 students is 42-48 months;
- RE Mountain would continue to operate as a secondary school during construction, utilizing the existing 16 portables currently on site;
- RE Mountain Secondary would be able to accommodate the projected secondary students between now and 2018, when the secondary enrolment on the Slope is projected to be 1,264. Beyond that it would be challenging to accommodate the students there and considerations will have to be made to either move them to other schools (Langley Secondary would be a choice if the seismic upgrading was completed) or establish some sort of shift system;
- The approval for the construction of a secondary school would mean that RE Mountain would be converted to a middle school to accommodate the middle school growth the District is experiencing;
- RE Mountain does require some seismic upgrading the cost of which is unknown at this time. The District has placed a Request for Proposal for a consultant to conduct the Seismic Project Identification Report study to determine an estimated cost;
- The conversion of RE Mountain to a middle school would likely require some renovation work the cost of which is also unknown at this time;

- A plan would need to be developed to schedule the seismic upgrading and renovation work which would need to consider accommodating not only the secondary students at RE Mountain but also the middle school students at Yorkson Creek;
- The construction of a secondary school of 1,500 students and the seismic upgrading and renovation work at RE Mountain would likely require approximately \$55 to \$60 million of Ministry funding after utilizing the District's limited financial resources and future disposal proceeds.

With respect to the seismic upgrading of Langley Secondary it is assumed the project would move ahead in the near future with the Ministry funding the entire project, which as previously stated is estimated to cost of \$20.0 million. The following other factors also need to be considered and understood:

- The project is a complex, as evidenced by the high estimated cost. The diagram below indicates the areas of the school that require seismic upgrading, namely blocks 1, 2, 4 and 10;



- The \$20.0 million cost includes portable classrooms to serve as swing space for the students while the upgrading is being done;
- If the District decided to move ahead with the project it would start in the summer of 2015 and be completed at the end of the summer of 2017;
- Even if the seismic upgrading of Langley Secondary goes ahead, the school is still in need of significant upgrading in terms of the condition of the facility;
- The school currently has a Facility Condition Index of 0.55. Indices between 0.5 and 1.0 indicate that the school is in poor condition. This means it does not meet requirements and that immediate attention is required to some significant building systems;
- The estimated cost to remediate these shortfalls is estimated to exceed \$18.0 million according to the Ministry's CAMS Facility List Report;
- Much of the funding to support such remediation would have to come from the District's Annual Facilities Grant or from the Ministry's mechanical upgrading capital program.

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**Construction of Willoughby Slope Middle School  
and Completion of Seismic Upgrading of Langley Secondary**

As mentioned previously, these two projects could also be viewed as separate projects but for the purpose of the consultation process it is assumed that will take place simultaneously. This is a valid assumption in that the seismic upgrading has already been approved by the Ministry to go ahead and the need for a middle school on the Slope has already been demonstrated. With respect to the middle school the following the following factors need to be considered and understood;

- The District does not own a piece of land on the Willoughby Slope on which to build a middle school. Ministry area standards would suggest the District needs to have a seven acre site for a middle school. The District would therefore need to acquire a piece of land;
- The actual design and construction timeframe for a middle school of 750 students is 24-30 months;
- Depending on when construction would take place a plan would need to be developed to accommodate the middle school students at Yorkson Creek where the enrolment is projected to exceed 1,100 students in 2018;
- RE Mountain would continue to operate as a secondary school, utilizing the existing 16 portables currently on site or alternatively be expanded to a 1,500 student school;
- RE Mountain Secondary would be able to accommodate the projected secondary students between now and 2018, when the secondary enrolment on the Slope is projected to be 1,264. Beyond that it would be challenging to accommodate the students there and considerations will have to be made to either move them to other schools (Langley Secondary would be a choice if the seismic upgrading was completed) or establish some sort of shift system;
- RE Mountain does require some seismic upgrading the cost of which is unknown at this time. The District has placed a Request for Proposal for a consultant to conduct the Seismic Project Identification Report study to determine an estimated cost;
- A plan would need to be developed to schedule the seismic upgrading and expansion work which would need to consider accommodating the secondary students at RE Mountain in swing space;
- The construction of a middle school of 750 students and the seismic upgrading and renovation work at RE Mountain would likely require approximately \$22 to \$25 million of Ministry funding after utilizing the District's limited financial resources and future disposal proceeds. Including the expansion of RE Mountain would increase the Ministry's commitment by approximately another \$25 to \$28 million

With respect to the seismic upgrading of Langley Secondary it is assumed the project would move ahead in the near future with the Ministry funding the entire project, which as previously stated is estimated to cost of \$20.0 million. The same factors as described above also need to be considered and understood.



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**Construction of Willoughby Slope Secondary School and Closure of Langley Secondary with City Secondary Students Attending Expanded HD Stafford and City Middle School Students Attending Converted Simonds**

In this scenario the decision is made not to proceed with the seismic upgrading of Langley Secondary and to redirect the seismic funding of \$20.0 million to the re-establishment of HD Stafford as a secondary school with a 350 student seat expansion and the conversion of Simonds Elementary to a 600 student seat middle school. It also assumes the Langley Secondary site is sold.

The factors relating to the design and construction of a secondary school on the Willoughby Slope remain the same as previously mentioned in this report. The design and construction work at HD Stafford and Simonds would take 22-24 months to complete. The total estimated cost of these projects is approximately \$92 million with the Ministry having to supply funding of approximately \$42 million after utilizing the District's limited financial resources and future disposal proceeds.

**Construction of Willoughby Slope Middle School and Closure of Langley Secondary with City Secondary Students Attending Expanded HD Stafford and City Middle School Students Attending Converted Simonds**

In this scenario the decision is made not to proceed with the seismic upgrading of Langley Secondary and to redirect the seismic funding of \$20.0 million to the re-establishment of HD Stafford as a secondary school with a 350 student seat expansion and the conversion of Simonds Elementary to a 600 student seat middle school. It also assumes the Langley Secondary site is sold.

The factors relating to the design and construction of a middle school on the Willoughby Slope remain the same as previously mentioned in this report. The design and construction work at HD Stafford and Simonds would take 22-24 months to complete. The total estimated cost of these projects is approximately \$83 million with the Ministry having to supply funding of approximately \$32 million after utilizing the District's limited financial resources and future disposal proceeds.

**Construction of Willoughby Slope High School and Closure of Langley Secondary with City Secondary Students Attending Expanded Brookwood Secondary**

In this scenario the decision is made not to proceed with the seismic upgrading of Langley Secondary and to redirect the seismic funding of \$20.0 million to a 625 student seat expansion of Brookwood to a 1,800 student seat secondary school. It also assumes the Langley Secondary site is sold.

The factors relating to the design and construction of a secondary school on the Willoughby Slope remain the same as previously mentioned in this report. The design and construction work at Brookwood would take approximately 26 months to complete. The total estimated cost of these projects is approximately \$90 million with the Ministry having to supply funding of approximately \$40 million after utilizing the District's limited financial resources and future disposal proceeds.

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**Construction of Willoughby Slope Middle School and  
Closure of Langley Secondary with City Secondary  
Students Attending Expanded Brookwood Secondary**

In this scenario the decision is made not to proceed with the seismic upgrading of Langley Secondary and to redirect the seismic funding of \$20.0 million to a 625 student seat expansion of Brookwood to a 1,800 student seat secondary school. It also assumes the Langley Secondary site is sold.

The factors relating to the design and construction of a middle school on the Willoughby Slope remain the same as previously mentioned in this report. The design and construction work at Brookwood would take approximately 26 months to complete. The total estimated cost of these projects is approximately \$80 million with the Ministry having to supply funding of approximately \$30 million after utilizing the District's limited financial resources and future disposal proceeds.