

Ridgeway and Queen Mary HERITAGE RESTORATION Capital Projects

BACKGROUND

Ridgeway Elementary was approved for a feasibility study in 2004. Ridgeway is the elementary school with the highest seismic risk in the North Vancouver School District. The building has other structural, envelope and mechanical deficiencies creating an urgency to commence restoration as soon as possible. Queen Mary was approved for a feasibility study as a seismic upgrade in 2005. Downs Archambault Architects was engaged to develop options that considered replacement or restoration for both schools.

Replacement of Ridgeway was determined to be the least costly option, however extensive community consultation identified significant community support for the heritage restoration of the school. Under Ministry of Education guidelines Queen Mary also qualified for replacement, however due its significant heritage status, Queen Mary was reclassified as a restoration project similar to Ridgeway.

Ministry of Education policy limits capital funding to the least costly option which in both cases was 100% of the replacement cost of the school. Both projects were delayed while the school district explored options to fund the \$5 - \$7 million shortfall at each school to complete a heritage restoration. The cost premium has been reduced to \$3.5 M for each school through the Project Agreements which provide additional provincial funding towards temporary accommodation and Neighborhoods of Learning.

The Project Agreement with the Ministry of Education provides funding to support the approved plan to use Cloverley Elementary as temporary accommodation for Ridgeway students and subsequently for Queen Mary students.

As part of the Lonsdale rezoning to create the Education Services Center and Artists for Kids Gallery, the City of North Vancouver created a bank of transferrable density to assist the Board in raising funds for the heritage restoration of City Schools. The Board has committed \$3 million from the proceeds of the sale of this density towards both restoration projects.

Through the Neighborhoods of Learning Program, the Province has agreed to fund the equivalent of 2 classrooms inside Ridgeway School for the continued operation of North Shore Neighborhood House programs currently located in the Ridgeway Green Building and the equivalent of 3 classrooms inside the restored Queen Mary School for the continued operation of Queen Mary Community Services Society programs. These programs have been operating in partnership with the City of North Vancouver for over 20 years.

Current capacity of Ridgeway School is 425 and 2 Kindergarten and enrolment is 371 (including K). Approved project capacity is 350 and 3 Kindergarten classrooms.

Current capacity of Queen Mary School is 400 and 1 Kindergarten with current enrolment of 369 (including K). Approved project capacity is 350 and 3 Kindergarten.

The Board has the opportunity to increase the approved capacity of the Ridgeway project should a decision be made to close Ridgeway Annex. The Annex has a capacity of 75 plus 1 Kindergarten with current enrolment of 62.

Should the Annex be closed, the Ministry has indicated its support for a \$750,000 additional funding to increase Ridgeway's capacity to 425 and 3 Kindergarten.

Consultation has commenced with the City of North Vancouver to examine joint use opportunities such as a larger gym for one or both schools.

TEMPORARY ACCOMMODATION

Options Considered:

- 1) Examined surplus closed schools: Cloverley, Maplewood, Westover and Monteray. Cloverley, Maplewood and Monteray leases all expire in July 2009 and could be available for School District use. The closest surplus facility to both schools is Cloverley. Cloverley is the superior option because it is within walking distance to Ridgeway. The close proximity improves convenience for families and lends itself to a walking school bus to minimize transportation costs.
- 2) Portables on the construction site (15 portables plus modular building) –estimated cost of \$2.25M for Ridgeway and \$1.40M for Queen Mary assuming Ridgeway portables are moved to Queen Mary (\$3.65 M for both schools). Challenges include high cost, no playfield or gym and proximity to construction site and loss of school community feeling and connectedness.
- 3) Distribute Ridgeway students to other schools within the school district. Prior consultation indicated that the Ridgeway community does not support this option as this would be extremely disruptive to the school community. There is a very strong desire to remain together as one school community.

The Ministry of Education approved funding for the option to temporarily relocate Ridgeway and subsequently Queen Mary students to Cloverley.

Temporary accommodation funding includes \$450,000 for upgrades to Cloverley to enable repairs to the roof, some new flooring and painting; \$750,000 to relocate the modular building from Lonsdale to Cloverley; and \$150,000 for moving costs. Bus transportation of about \$40,000 per year for 4 years will add to the cost of temporary accommodations bringing the total cost for both Ridgeway and Queen Mary schools to \$1.51 M. These costs have been verified by an independent Quantity Surveyor and are supported and funded by the Ministry of Education.

Current Ridgeway enrolment projections indicate that at least one classroom is available for the North Shore Neighborhood House to provide before and after school care at Cloverley. We are consulting with the North Shore Neighborhood House about their needs.

Transportation planning will be developed with input from parents. Consideration will be given to both a walking school bus and a shuttle bus to transport students from Ridgeway to Cloverley.

Space opportunities at other school district facilities are being identified for the Cloverley tenants whose leases have expired.

TIMELINES

Target construction start date for Ridgeway is September 2009 with a projected completion date of July 2011. Target construction start date for Queen Mary is July 2011 upon completion of Ridgeway.

Key Dates for Ridgeway Project:

March 2009 – Architects require decision on Ridgeway’s capacity in order to commence detailed design of school restoration.

April 2009 – Plan for Cloverley repairs and relocation of Lonsdale modular building

June 2009 – Pack Ridgeway resources in preparation for move to Cloverley

August 2009 – Complete repairs to Cloverley and move in Ridgeway resources

September 8 2009 – Ridgeway students commence classes at Cloverley

September 2009 - Commence asbestos remediation and demolition of Ridgeway interior (6 months required to complete)

March 2010 – Commence restoration/construction of Ridgeway

June 2011 – Return to restored Ridgeway School

2011 - Celebrate 100th Anniversary of Ridgeway School

Key Dates for Queen Mary Project:

June 2011- Pack Queen Mary resources in preparation for move into Cloverley

August 2011 – Move Queen Mary resources into Cloverley

September 2011 – Queen Mary students commence classes at Cloverley

September 2011 – Commence asbestos remediation and demolition of Queen Mary interior (6 months to complete)

March 2012 - Commence restoration/construction of Queen Mary

June 2013 – Return to restored Queen Mary School

2014 – Celebrate 100th Anniversary of Queen Mary School

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Key questions and initial thoughts

Building “new” Heritage Restoration Schools: temporary accommodation of students during the selective demolition and construction period

1. Where will the Ridgeway and Queen Mary students be accommodated during demolition and construction and how can they be maintained as a community?
 - The plan approved and funded by the Ministry of Education in the Project Agreement with the School District involves the use of Cloverley school to support the successive construction projects at Ridgeway and then at Queen Mary.
 - The plan to use the Cloverley building and site would provide for the continued operation of Ridgeway as a school community, at a temporary location, then repeated for Queen Mary.
2. What is the student population that can be accommodated at Cloverley during the construction period? Will this be sufficient to accommodate all Ridgeway students?
 - Cloverley can presently accommodate 225 students, with the relocation of the modular building from Lonsdale providing for another 150 students.
 - The combined capacity of Cloverley with the modular building will be sufficient to accommodate the total student population from Ridgeway. The Annex would continue to be used to support the students of Ridgeway community during the construction and would then be available to support the students of the Queen Mary community.
3. What modifications are needed to increase the capacity of Cloverley to accommodate up to 400 students during the construction period?
 - In addition to relocating the modular building from Lonsdale, there are some interior renovations and repairs that will need to be conducted at Cloverley for the accommodation of students during construction
4. How long will it take to complete the modifications needed at Cloverley?
 - Modifications will be completed by September 2009
5. What are the implications for Kindergarten students registered at Ridgeway and Ridgeway Annex for Sept 2009?
 - There may be interest in having all Kindergarten students attend the Annex for September 2009: parents will be consulted regarding this possibility

6. If all Ridgeway students were to attend Cloverley in Sept 2009, (Queen Mary in Sept 2011) how would students get to Cloverley? Would the school district provide bus transportation?
 - As Cloverley is within walking distance of the Ridgeway community, a good number of students will likely walk to school. Transportation needs (i.e. walking school bus, shuttle bus) will be determined through discussion with parents.
7. Will students be provided with an opportunity to transfer to another school if they wish to?
 - The deadline for all transfer requests in the School District is March 31 for September 2009.
8. Where will the North Shore Neighbourhood House childcare services be located for September 2009 (Queen Mary Community Services in 2011)?
 - There may be an opportunity to locate the NSNH Child care services at Cloverley during the construction period; consultation is already in process with NSNH regarding the possibilities for relocation during the construction period
9. Where will the North Vancouver School District High Performance Program currently at Cloverley be located for September 2009?
 - Options for the future location of the North Vancouver School District High Performance Program will be considered by the Board in March 2009.
10. Where will the tenants currently at Cloverley be located for September 2009?
 - The tenants will be kept informed of available space elsewhere in the school district through the public consultation process

Program planning: continuity and enhancements

11. What specialty programs and services will be accommodated within the new Ridgeway (Queen Mary) schools?
 - The Project Agreement includes the accommodation of the Neighbourhoods of Learning model that provides space for preschool and day care within the school buildings; this will allow for longer term stability for both the North Shore Neighbourhood House within Ridgeway and the Queen Mary Community Society within Queen Mary in partnership with the City of North Vancouver for well over twenty years

Future capacity of Ridgeway: 350 or 425

12. What is more desirable to build at Ridgeway, a 350 student school or a 425 student school?
 - A school of 425 would provide increased opportunities for students and increased flexibility in the design and function, especially for community use
 - There would be an increased capital contribution of approximately \$750,000 by the Ministry of Education
 - Annual operating savings would be achieved for the long term

13. Do we have to close Ridgeway Annex School?
 - The consolidation of Ridgeway Annex within Ridgeway would be necessary to receive Ministry funding to increase the capacity of Ridgeway from 350 to 425

14. If we do have to close Ridgeway Annex, when would the process begin to determine the closure decision, and what would be the date of closure?
 - The date for closure would not be until the completion of the new Ridgeway Elementary (estimated as September 2011)
 - The closure decision would need to be made by March 2009 to enable the design of Ridgeway for a capacity of 425 students, rather than 350 students

Considerations for staff

15. What are the implications for staff during the temporary accommodation at Cloverley?
 - Cloverley would be considered as the temporary location of Ridgeway and then Queen Mary
 - A number of implications for staff are addressed through Collective Agreement provisions

Increased opportunities for Joint Use

16. What opportunities are there for potential Joint Use with the City, the Recreation Commission, other organizations, or partner groups?
 - Preliminary discussions have taken place with the City of North Vancouver and the Recreation Commission; there may be possibilities to construct a larger gymnasium
 - Continued partnerships with the City of North Vancouver will enable the incorporation of space for both the North Shore Neighbourhood House and the Queen Mary Community Society within Ridgeway and Queen Mary.
 - Grounds improvements may also be achieved through these projects