

Carson Graham REPLACEMENT SCHOOL Capital Project

BACKGROUND

Carson Graham was approved for feasibility study funding as a seismic upgrade in 2005. The feasibility study demonstrated that the cost to seismically upgrade the building and bring it up to the current fire safety code was approaching 90% of the replacement cost.

The Board in consultation with the Ministry of Education determined that better long term value could be achieved by replacing most of the school.

The 2001 addition to Carson that includes the small gym, theater, dance studio, administration, science rooms and the public change rooms and washrooms will be retained. The washrooms and change rooms will remain open to Artificial Turf Field (ATF) users during construction.

Construction of the new school presented challenges due to the limited school site. Confederation Park is owned by the City of North Vancouver and is heavily used by the school and the community. The site has insufficient space to allow for the replacement school to be built adjacent to the existing school.

The Carson site has limited room on which to locate portables. Balmoral has surplus capacity making it a logical choice for the temporary relocation of some Carson students.

The replacement plan approved within the Project Agreement calls for selective destruction of the existing Carson and the temporary relocation of approximately 250 to 400 students to Balmoral during construction.

Certain specialty programs such as the BCIT Automotive program and the Chef's Training Program will not be able to operate at Carson during the construction project. An alternative location is under consideration for the automotive program while the Cosmetology Program will be relocated within Carson.

Current capacity of Carson Graham is 1300 students and enrolment is 1081. The size of the replacement school has taken into account future enrolment projections, and has been approved as an 800 capacity school.

Long term enrolment projections of all NVSD secondary schools except Windsor and Seycove were reviewed. Significant enrolment decline is projected for the study area (Argyle, Carson, Handsworth, Balmoral and Sutherland) over the next 10 years. As excess capacity is available at Balmoral School, the Ministry approved a capacity of 800 for Carson.

A request to fund the cost of increasing Carson's capacity to 1100 students by the Ministry of Education would require a decision to close Balmoral and proceed with a consolidation with Carson.

Amenity space (gyms, multi-purpose areas, cafeteria and support services spaces) will be built for an 1100 capacity school. An increase in capacity from 800 to 1100 would increase the number of standard classrooms.

Consultation has commenced with the City of North Vancouver to examine joint use opportunities at Carson Graham such as tennis courts or fitness facilities.

The North Shore Neighborhood House operates a before and after school care program at Balmoral. We will consult with them about their needs and will assist in identifying potential alternative locations.

TIMELINES

Target start date is January 2010 with Carson Graham completed for September 2012

Key Dates:

April/May 2009 – Architects require decision on Carson Graham’s capacity in order to commence detailed design of the new school.

April 2009 – Plan renovations for Carson and Balmoral for temporary accommodation

April to August 2009 – Confirm program requirements and complete design development of new school

June to August 2009 – Commence renovations at Carson and Balmoral for temporary accommodation. Locate portables at Balmoral

September to December 2009 – Asbestos abatement and drywall removal in closed portion of Carson Graham

September 2009 to February 2010 – Prepare construction documents for new school

January 2010 – Demolition phase 1 commences at Carson Graham

March 2010 – Tender and award construction contract for new Carson Graham School

May 2010 – Commence construction of new Carson Graham

June to August 2012 – Move-in to completed Carson Graham

July 2012 to fall 2012 – Demolition phase 2 and landscaping

Carson Graham REPLACEMENT SCHOOL Capital Project

Key questions and initial thoughts

Building a new school: temporary accommodation of students during the demolition and construction period

1. How extensive are the demolitions at Carson and when would they need to start for the start of construction by September 2010 with completion by the summer of 2012?
 - Demolition would be all areas to the west of the 2001 addition and continuing part way to the north west including the gym, cafeteria, classrooms and a portion of the shops
 - The start date for asbestos removal (6 months) would be September 2009; the start date for demolition (6 months) would be January 2010
2. What modifications are needed at Balmoral to increase their population to approx 600 students?
 - There are some interior modifications needed to recapture classroom space
 - There will also be a need to provide a number of portable classrooms (perhaps three or four) to support the student population during the construction process, particularly for the school year prior to the completion of Carson Graham
3. What are the implications for the current Grade 7s who would be scheduled to attend Carson for Grade 8 for Sept 2009?
 - The demolition would reduce the capacity of Carson, requiring all current Grade 7s (Grade 8s from Carson 'feeder schools') to be directed to Balmoral
 - To avoid mid-year transitions, all Grade 8s (current Grade 7s) would attend Balmoral for Sept. 2009, continuing on for Grade 9 and Grade 10; then advancing to the new school at Carson Graham for Grade 11 and 12
4. Will there be enough room at Carson during demolition to house the grade 9 students (current grade 8s) or do they have to move to Balmoral as well?
 - The extent of the asbestos removal and demolition procedures will also require all Grade 9s (current Carson Grade 8s) to be accommodated at Balmoral for the construction period
 - All students at Balmoral would continue on to Carson Graham for Grades 11 and 12, even during the construction period

5. What is the student population that can be accommodated at Carson during the construction period?
 - Based on the asbestos removal process and demolition requirements, enrolment will be limited to 650 to 700 students at Carson Graham; current Grade 9s, 10s and 11s of Carson would continue at Carson and current Grade 10s at Balmoral would continue on to Carson for September 2009

6. If all Carson incoming grade 8's were to attend Balmoral in Sept 2009, how would students from Norgate, Queen Mary, Westview, and Capilano get to Balmoral? Would the school district provide bus transportation?
 - A study of transportation needs would need to be conducted in consultation with parents. Assistance will be provided for students (i.e. possible shuttle bus).

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.

Program planning: continuity and enhancements

8. How will the impact of using Balmoral to house Carson students affect the implementation of the IB program? Will all students attending Balmoral be in the IB program? What are the pre-requisites? Are students required to take the Diploma Program? Will this impact the external accreditation process, due to take place at Balmoral in the Spring '09?
 - As the Middle Years Program is an inclusive school-wide approach to instruction it is suitable for all children; no pre-requisites are required.
 - The Diploma Program is an optional program for students at Grade 11 and 12 and would be provided at Carson Graham.
 - IBO is aware of the pending construction projects and the potential impact that this would have on the configuration of the schools. The visitation process scheduled for the end of March will be proceeding as planned.

9. If schools are consolidated what happens to the IB program at Balmoral? Does Carson have to apply to become an MYP school or can Carson adopt the previous work done on MYP at Balmoral?
 - We have received assurance from the IBO that we are able to have Carson adopt the previous work done on MYP at Balmoral

10. What is the impact of our three major career programs at Carson (Automotive, Chef Training, Cosmetology) and the partnerships we have with BCIT and VCC?
- Consultation with BCIT has been initiated to determine the possibility of relocating the Automotive program to another location.
 - Consultation with VCC has determined that it will not be possible to provide the Chef Training at Carson during the construction period
 - Consultation with VCC for the continued operation of Cosmetology has determined that it will be possible through renovations at Carson
11. What specialty programs will be accommodated within the new Carson school?
- The International Baccalaureate program would be provided for all students in Grades 8 – 10 (Middle Years Program) and the Diploma program would be available as an option for Grade 11 and 12 students.
 - We would plan to continue the Automotive, Chef Training and Cosmetology programs at Carson Graham and would engage BCIT and VCC in discussions to continue these partnerships
 - Specialty programs that are desired will be identified and discussed through consultation with our community and with the Board as there will be the need to consider financial impacts and partnership opportunities
12. Should we move to the concept of one school – two campus model as recommended in the Balmoral/Carson consolidation report?
- The one school – two campus model may help facilitate the process
13. One school – two campus model means a new Ministry school designation for Carson, which may have an impact on athletic teams, School Planning Councils, Parent Advisory Councils, library resourcing, etc.
- The benefits of moving to one school would require further discussion
14. Do Balmoral and Carson have exact schedules and timetable structure for Sept 2009?
- The timetable structures are very similar this school year and we expect that they will be aligned next school year
15. Should Balmoral and Carson course planning booklets mirror each other?
- The alignment of course planning booklets will need to be examined for student course selection and staffing purposes

Future capacity of Carson Graham: will the new school be built for 800 or 1100 students?

16. What is more desirable at Carson, an 1100 student school or an 800 student school?

- A school of 1100 capacity would provide greater opportunities for students and would have more flexibility than a school of 800 capacity, allowing for more specialty program space (IB at MYP and DP, Chef Training, Careers, etc.)
- An 1100 capacity school would receive additional capital funding from the Ministry of Education in the amount of \$5 million

17. Do we have to close Balmoral school?

- The closure of Balmoral would be necessary to receive additional Ministry funding of \$5 million to enable the increase in capacity from 800 to 1100.
- The school district would achieve annual operating savings over the long term

18. If we do have to close Balmoral, when would the process begin to determine the closure decision and what would be the date of closure?

- The closure decision would need to be made by April/May 2009 to provide time for the architect to design and prepare drawings for a capacity of 1100.
- The effective date for the consolidation of Balmoral and Carson Graham would not be until the completion of the new Carson Graham (September 2012)

Considerations for staff/staff training

19. How will staff teaching grade 8/9 courses as well as senior courses be accommodated?

- There are Collective Agreement provisions that would guide discussions related to this question.

20. Will more teachers be trained in MYP to provide for more students?

- The expansion of the IB process will include the training of additional staff

Increased opportunities for Joint Use

21. What opportunities are there for potential Joint Use with the City, the Recreation Commission, other organizations, or partner groups?

- Possibilities would include: fitness facilities, and/or a larger gymnasium, grounds improvements, tennis courts, parking, etc.
- Preliminary discussions have already taken place with the City and Recreation Commission