

# Memorandum

vancouver school board



DATE: March 1<sup>st</sup>, 2009

TO: Committee II – Planning & Facilities  
Committee III – Education & Student Services

FROM: District Management Team

RE: **Sir Guy Carleton Elementary - Fire Damaged Building C**

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## Background

On March 2<sup>nd</sup>, 2008 an arsonist set fire to a wood frame out-building (Building C) at Sir Guy Carleton Elementary. This two-classroom building, constructed in 1896, has a total area of 229 m<sup>2</sup> (2,465 sq.ft). Unfortunately, the fire damage was so extensive that continued occupancy was not permitted until significant interior restoration, structural upgrades and roofing work is completed. Due to immediate health & safety concerns, asbestos exposed by the fire was removed in April, 2008.



EXTERIOR OF BUILDING C – FIRE DAMAGED ROOF STRUCTURE



INTERIOR OF BUILDING C – FIRE DAMAGED CEILING STRUCTURE

### **Ministry Direction Regarding Process for Restoration Funding**

The Risk Management Branch of the Ministry of Finance self insures district facilities through the Schools Protection Program (SPP). The Schools Protection program is an insurance program that provides property, mechanical system, liability, and crime coverage as well as risk management services to all K-12 public schools.

Self insurance effectively means that the cost of restoring a damaged facility, such as Carleton Building C, would come from Ministry funds (not a third party insurance company). Therefore, the Ministry has required the district to provide justification that the two-classroom facility is essential to maintaining educational programs.

In December 2008, due to the substantial costs associated with restoring the building, the Ministry of Education requested information on local area enrolment and school capacity data for Carleton Elementary and surrounding schools. The enrolment data indicated a surplus of approximately 800 student spaces within the study area (as of 2008).

In consideration of the enrolment data, the Ministry then advised the Board of Education on March 23<sup>rd</sup> 2009 that,

***There is limited need for the facility to accommodate enrolment in the area. The Board should consider options for use of this facility, and advise the Ministry how it may be integral to delivery of education for the district's students. The Ministry will then work with district staff to implement the agreed plan.***

Following this direction, the Office of the Superintendent developed a proposal for establishing an Early Learning Centre in a restored Building C. The rationale for the early learning centre proposal was related to the high vulnerability index for the Carleton community, potential partnerships with other community agencies and potential linkages to Ministry early learning initiatives. The Early Learning Centre proposal was submitted to the Ministry on November 26, 2009 (See Attachment A).

In response to the Early Learning Centre proposal, the Ministry advised the district on December 17<sup>th</sup>, 2009 that,

***The Ministry has approved all the StrongStart BC early learning programs for this year, and it is unlikely there will be a further expansion of sites for this program in 2010/11.***

Further, it was suggested that,

***The School District review and advise alternative options for use of this facility with the Ministry (See Attachment B).***

A review of 2009 enrolment for Carleton and surrounding schools indicates that enrolment declined further. There are approximately 900 surplus spaces in the study area, with an overall area capacity utilization rate of 76%.

<b>Carleton Area: Ministry Based Capacity / Enrolment Analysis</b>				
	<b>Ministry Operating Capacity</b>		<b>2009 Enrolment</b>	
	<b>Full Day K</b>	<b>Gr.1-7</b>	<b>Full Day K</b>	<b>Gr.1-7</b>
<b>Carleton Elem</b>	38	537	38	357
	Carleton Capacity +/-		<b>0</b>	<b>180</b>
<b>Surrounding Schools</b>				
Bruce Elem	19	303	28	213
Collingwood Annex	19	198	34	80
Grenfell Elem	38	397	44	413
Norquay Elem	76	700	53	521
Cunningham Elem	57	560	39	374
Weir Elem	38	373	58	406
MacCorkindale Elem	38	443	25	243
<b>Total Area</b>	<b>323</b>	<b>3511</b>	<b>319</b>	<b>2607</b>
	Total Area Capacity +/-		<b>4</b>	<b>904</b>
	Area Capacity Utilization		<b>2009</b>	<b>76%</b>

\*Enrolment excludes International students.

The Associate Superintendents for Centre Area and District Learning Services have reviewed other educational programs in this zone of the district. At this time, no other educational program has been identified that would be suitable for occupying this particular outbuilding. Due to the large surplus capacity in the area, relocating an existing education program from another school site into Carleton Building C would not enhance overall capacity utilization for the area. Therefore, it is difficult to provide justification to the Ministry that the two classroom facility is essential to maintaining educational programs and to release funding to restore the damaged building.

### **Current Condition of the Building**

The estimated cost for fully restoring Carleton Building C is \$625,000 (as of January 2010). The temporary rain tarps installed on the building do not entirely prevent moisture from entering the building fabric. Without internal heating, the moisture is causing on-going decay and damage to the remaining building structure. Maintenance and Operations staff consider the building, in its current state, to be a safety hazard.

If the structure remains in its current damaged state, the district will be required to cover facility maintenance costs to ensure site safety such as securing and replacing roof tarps and retaining rented security fencing that is currently surrounding the building. These costs are estimated at approximately \$15,000 to \$30,000.

The annual operating costs (custodial services and energy use) associated with operating this 228 m<sup>2</sup> building is estimated at \$8,160 / annum.

Since a viable educational program has not been identified for this building, it is recommended that the fire damaged building is demolished and building site area be made safe in order to mitigate hazards and district liability. The estimated cost to demolish the structure, remove the foundation and reinstate landscaping is \$75,000 (as of January 2010), which would be funded by the Ministry.

### **Next Steps**

At this time, no other educational program has been identified that would be suitable for occupying this particular building. Due to the on-going hazard and liability issues related to permitting the building structure to continue to deteriorate from its current state, it is recommended that the two-classroom Carleton Building C be identified as surplus to district educational needs and request funding from the Ministry to demolish the fire damaged building. If approved, the demolition work would be undertaken when school is not in session, likely July 2010.

**IT IS RECOMMENDED THAT** the Board of Trustees identify Carleton Elementary Building C as surplus to district educational needs and request full funding from the Ministry to demolish the fire damaged building and make the building site area safe.



# Vancouver Board of Education

School District No. 39

OFFICE OF THE SUPERINTENDENT

1580 West Broadway

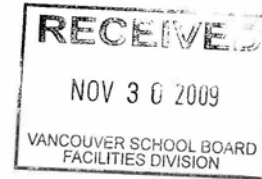
Vancouver, B.C. V6J 5K8

Telephone: 604-713-5000

Fax: 604-713-5412

ATTACHMENT A

November 26, 2009



Keith Miller  
Assistant Deputy Minister  
Resource Management Division  
Ministry of Education  
PO Box 9151  
Stn Prov Govt  
Victoria BC V8W 9H1

Dear Keith:

On behalf of the district, I am expressing support for the proposal (see attached report) to establish an Early Learning Centre in the Outbuilding (Building C) at Sir Guy Carleton Elementary School. As the report indicates, the outbuilding (building C) at Sir Guy Carleton is an ideal location for multiple reasons: serves a high vulnerability neighbourhood; has a supportive community; facility is equipped for early learning; engages neighbourhood agencies and supports the Ministry's Early Learning mandate. We look forward to working with you to develop this initiative.

Sincerely,

A handwritten signature in black ink that reads 'Laurie Anderson'.

Laurie Anderson, PhD  
Interim Superintendent of Schools

c: Vancouver Board of Education Trustees  
District Management Team ✓

## **Early Learning Proposal Sir Guy Carleton Elementary School**

### **Goal**

Our goal in creating an Early Learning Site at Sir Guy Carleton would be to work together with all of our community partners to create a variety of learning opportunities for children and their families/caregivers to enable them to meet with success when they enter our school system in Kindergarten

### **Rationale: Success for Each Student**

- EDI scores in Renfrew/Collingwood neighbourhood show an increase in vulnerability rate from 38.5% in Wave 1 to 44% in 2008/2009.
- Brain research studies show that between the years of 1 and 2 years old, brain sensitivity is extremely high and this is when optimal learning takes place.
- By providing Early Learning programs for children and their families/caregivers we can increase the school success for all children.

### **Why select the Sir Guy Carleton school site?**

- 18 Strong Start Centres are currently operating in Vancouver.
- Currently, the closest Strong Start program is at nearby Collingwood School where over 100 families are presently registered. At this time, families are not able to attend daily due to lack of space.
- Carleton's Building C is an ideal location for a Strong Start program. It meets all of the criteria to open a program(bathrooms, ground level access etc) and would accommodate the demand currently in the neighbourhood. Adjacent to Building C is a playground designed for young children (preschool/Kindergarten).
- An Early Learning Centre at Carleton would expand on the current programs in the neighbourhood schools and the community that align with the VSB and Ministry goals.

### **Current Programs Operating in Sir Guy Carleton Elementary School**

- Early Intervention
- Reading Recovery
- Early Literacy
- Ready Set Learn
- Welcome to Kindergarten
- Visiting Authors Program
- Late Literacy
- Windermere Family of Schools after school programs

### **Current Programs in Partnership with Community**

- Collingwood Neighbourhood House before and after school Daycare
- Collingwood Neighbourhood House ESL Buddy Program
- Science World Club
- Community supported breakfast program

### **Proposed Programs with the following Community Partners**

- **Collingwood Neighbourhood House**
  - Strong Start
  - Preschool Program
  - Expansion of ESL Buddy Program
  - Expansion of Daycare Program
  - Kindercare Program
  - Family Drop in Centre
  - Grandparents Branching Out
  - Windermere/Collingwood Prevention Fair
- **Vancouver Public Library (VPL)**
  - Man in the Moon
  - Mother Goose
  - Outreach VPL drop in to Strong Start
  - Alphabet Soup Program (in conjunction with VSB, Health and Strong Start Program)
- **Vancouver Coastal Health**
  - Yearly Health Fair to include vision and hearing screening
  - Alphabet soup program (in conjunction with VPL and VSB) focusing on healthy foods and literacy
  - Expansion of Community Health Nurse Family Program
- **BC Aboriginal Child Care Society**
  - Moe the Mouse program (First Nations Themed speech and articulation program for *all* children and caregivers in conjunction with Strong Start Program and VSB)
- **Science World**
  - Early Learning Science program (language based) for children and parents/caregivers in conjunction with Strong Start program
  - Expand Carleton/Science World partnership/club
- **United Way Drop In Programs**

Implement a variety of Early Learning Programs under "Success by Six" to focus on:

  - Literacy
  - Creative Play
  - Parenting
  - Nutrition
  - Outreach

- **Windows of Opportunity Coalition**

Implement a variety of Family Resource Programs such as:

- *Beyond Baby Bonding*
- *Developing a Community without Bullying*
- *The Power of Rhyme*
- And many more...

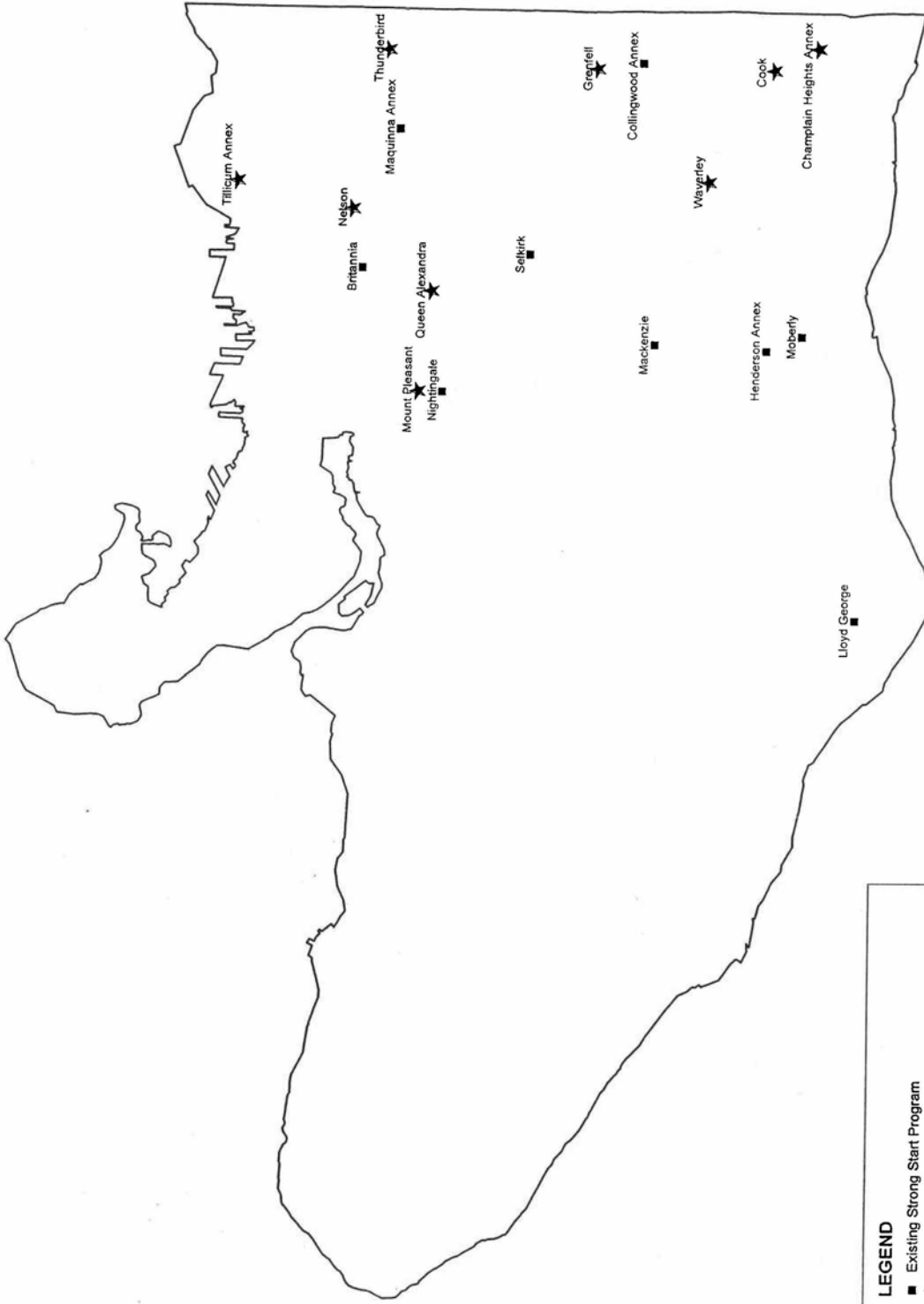
- **LEAP BC/Legacies Now**

- Hop (physical activities/ healthy eating/literacy for preschoolers)
- Move (designed for families with 0-3 year olds)
- Physical Literacy program in conjunction with VSB



# Existing and Approved Strong Start Programs

Apr. 2009





**ATTACHMENT B**

DEC 17 2009

VIA FAX  
Our Ref : 135622

Dr. Laurie Anderson  
Interim Superintendent of Schools  
School District No. 39 (Vancouver)  
1580 West Broadway  
Vancouver BC V6J 5K8  
Fax: 604-713-5049

Dear Dr. Anderson:

I am writing in response to your letter of November 26, 2009, requesting the use of the Sir Guy Carleton (Outbuilding C) as an Early Learning Centre. The Ministry has approved all the StrongStart BC early learning programs for this year, and it is unlikely there will be a further expansion of sites for this program in 2010/11.

I would suggest the School District review and advise alternative options for use of this facility with the Ministry.

Yours sincerely,

Doug Stewart  
Director  
Capital Management Branch

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Ministry of  
Education

Resource Management  
Division

Mailing Address:  
PO BOX 9151 STN PROV GOVT  
Victoria BC V8W 9H1  
Telephone: (250) 356-2588  
Facsimile: (250) 387-1451

Location:  
5th Floor  
620 Superior St  
Victoria BC