



Memorandum

vancouver school board



DATE: June 18th, 2010

ITEM C1

TO: Committee II Planning & Facilities

FROM: Kitsilano Renewal Steering Committee

RE: Kitsilano Secondary School Renewal Plan

The Kitsilano Secondary school renewal planning process began in September, 2009 to develop renewal concepts that will culminate in the finalization of a Capital Project Agreement with the Ministry of Education. CitySpaces Consulting Ltd. were contracted to develop and lead the consultation process.

The Kitsilano Renewal Steering Committee was established to provide strategic direction and oversight to both the Consultant Team and the Kitsilano School Planning Team (KSPT) and make recommendations to the VSB Committee II regarding school renewal options for Kitsilano Secondary.

The steering committee is comprised of the following members:

Mark Dale, Assistant Secretary-Treasurer – Facilities (Committee Chair)
Lynn Green, Associate Superintendent North Area
Chris Atkinson, Principal Kitsilano Secondary (KSPT member)
Craig Sidjak, Manager Facilities Planning (KSPT member)
Alex Grant, Education Project Director
Robert Moore, Education Project Director
Earl Strueby, Planning Officer – Ministry of Education

Members of the steering committee have participated in the consultation process that included KSPT planning meetings, school staff meetings, school PAC meetings, the public open house in March 2010, and meetings with City of Vancouver, Vancouver Board of Parks and Recreation and Coastal Health representatives.

The steering committee also commissioned a public opinion phone survey that was conducted by NRG Research Group in June 2010 that was intended to measure the following issues:

- Awareness of the Renewal Plan
- Level of support or opposition to design concepts
- Awareness and support of heritage value
- Attitudes regarding the use of portable classrooms during construction.

At the onset of the planning process, CitySpaces worked with the KSPT and the steering committee to confirm key planning principles:

1. Create a model 21st century school;
2. Protect and enhance the school spirit and sense of place;
3. Plan for sustainability;
4. Ensure a safe and secure school facility;
5. Improve the health and well being of the entire school community;
6. Create stronger connections with the Kitsilano Community Centre;
7. Plan the school as a Neighbourhood Learning Centre;
8. Respect the 1927 heritage block;
9. Provide great outdoor space;
10. Plan for implementation and fiscal viability;
11. Plan to minimize phasing and construction time.

CitySpaces and DA Architects jointly developed and refined several design concepts with an intent to identify a few viable concepts that would reflect the planning principles. From this process, working closely with the KSPT for input, two potentially viable renewal options (Concept A2 and Concept D2) were developed that retain the 1927 heritage block. In accordance with Ministry of Education capital planning procedures, a full replacement school option was also developed for base-line cost comparison purposes.

As outlined in the Kitsilano Secondary School Renewal Plan report prepared by CitySpaces (dated June 18, 2010), the consultant team has conducted a review of building design considerations including school program needs and space planning, community NLC facility needs, heritage retention, building sustainability, structural design, materials testing, mechanical systems, hazardous materials, school grounds program needs, parking and traffic issues, and construction phasing and temporary accommodation requirements.

The key building design considerations, as applied to each design concept, formed the defined scope of work for cost estimates that were prepared by Advicas Group, Professional Quantity Surveyors.

Concept A2	(Retains 1927 block – Construction requires portables)	= \$72.2 million
Concept D2	(Retains 1927 block – Construction does not require portables)	= \$65.6 million
Concept F	(Does not retain 1927 block – Construction does not require portables)	= \$53.1 million

The three renewal concepts were presented at the public open house and several subsequent meetings with students, staff, parents, residents' associations and civic agencies. After reviewing of all the feedback generated throughout this consultation process, CitySpaces recommends

Endorse Concept D2 as the basis for obtaining funding from the Ministry of Education for a Capital Project Agreement in order to secure funding and move forward to the City of Vancouver with approvals.

In consideration of the magnitude and significance of this capital project funding request, the steering committee engaged NRG Research Group to conduct a random and statistically reliable survey of 407 Kitsilano area residents on the school renewal concepts.

The survey findings are presented in Renewal Plan Survey Results report prepared by NRG Research Group (dated June 18, 2010). Some important highlights from this survey are as follows:

- 81% feel it is important to preserve the heritage value of the school;
- 30% support demolishing the school;
- 78% believe that the heritage value of the building can be preserved even if the same internal space is not devoted to academic uses; and
- 59% of parents and students believe portables have a negative impact on learning.

Steering Committee Recommendation

Both design options achieve most of the eleven planning principles developed for the school renewal evaluation process. Although there is a degree of public support for heritage considerations related to Concept A2, the steering committee's assessment of the options concluded that Concept D2 would deliver the following project objectives more effectively than Concept A2:

- **Ensure a safe and secure school facility**

The construction phasing plan for Concept D2 is more manageable than Concept A2. The first phase of Concept D2 involves constructing a new academic wing that would minimize impacts on school programs. When phase-one construction is complete, a large segment of the school would move into new, purpose designed facilities. This construction phasing minimizes potential interaction and conflict between school occupants and zones of construction and maximizes the distance between areas occupied for learning versus areas undergoing construction.

- **Improve the health and well being of the entire school community**

Concept D2 includes repurposing a portion of the 1927 heritage wing for recreational facilities such as gymnasium, theatre, fitness exercise facility and multi-purpose rooms. Locating these facilities within the core of the school, adjacent to the student commons, outdoor artificial turf playfield and Kitsilano Community Centre will provide an architectural expression of the importance of health and recreation activities and enhance their visibility.

- **Plan for implementation and fiscal viability**

Concept D2 is estimated to cost \$6.6 million less than Concept A2. Both design concepts retain the same elements of the 1927 heritage wing. Therefore, Concept D2 is deemed to be the most fiscally viable option.

- **Plan to minimize phasing and construction time.**

Concept D2 does not require the placement of portable classrooms and it minimizes the number of program moves and extent of time that educational programs will occupy temporary facilities during construction. Concept A2 requires the utilization of 34 portable classrooms, increases the number of program moves and increases the duration of time that programs will be located in temporary facilities. Comparing these two phasing plans, Concept D2 is more effective because it minimizes disruption of educational programs and provides the best facilities to students and staff during construction.

Upon considering the CitySpaces recommendation and the public feedback generated throughout the consultation process, the Kitsilano Renewal Steering Committee, on behalf of District Management Team, recommends confirmation of Kitsilano Secondary Renewal Concept D2 as the preferred development option.

Next Steps

If Concept D2 is confirmed as the preferred development option, staff will work with the consulting team into July and submit a project definition report to the Ministry which requests finalization of a capital project agreement. If the Ministry agrees to finalize a project agreement, staff would need to report back to the Board of Trustees requesting approval of a project agreement funding by-law.

After the project definition report is submitted, the timing of finalizing a project agreement will largely be determined by Ministry review processes.

IT IS RECOMMENDED THAT the Board of Trustees confirm Kitsilano Secondary Renewal Concept D2 as the preferred development option and authorize staff to complete a project definition report requesting Ministry of Education finalization of a capital project funding agreement.