

Long-Range Facilities Planning

➡ Nelson Family of Schools Consultation
Video Conference Meeting February 24, 2022



School District 8
Kootenay Lake

SD8 Long-Range Facilities Planning



The goal of SD8's Long-Range Facilities Planning is to create the best possible Learning Environments for our students and staff factoring in facilities, enrolment projections, educational program requirements, and the diverse community needs and aspirations throughout our Families of Schools.

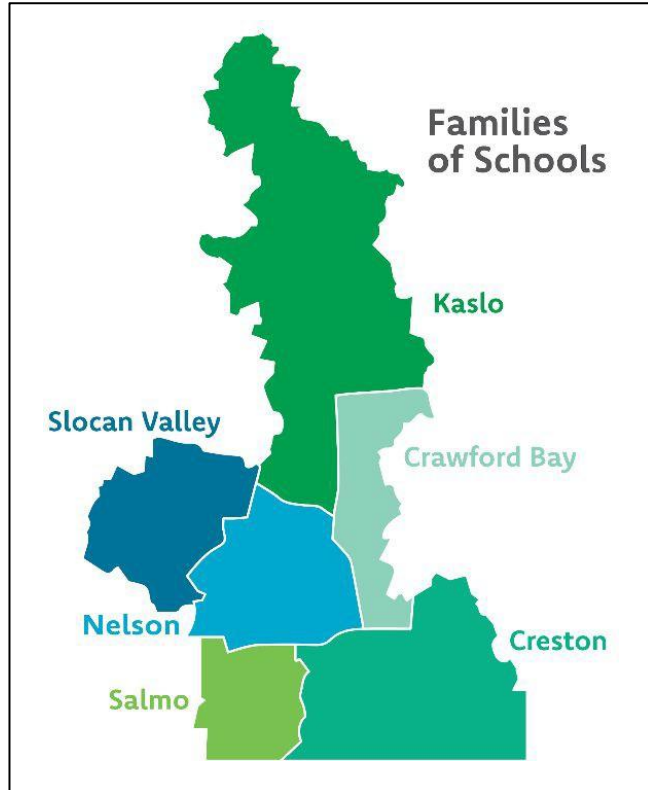


SD8 Facilities Planning Process

- Existing Long Range Facilities Plan Adopted December 10, 2019
- Plans are reviewed and updated annually
- Each plan update includes a review of:
 - Long Range Enrolment Projections
 - Educational Programming Requirements
 - Facilities Condition Assessments
 - Capacity Utilization
- Per Board resolution, Staff consults in each Family of School annually about facilities.



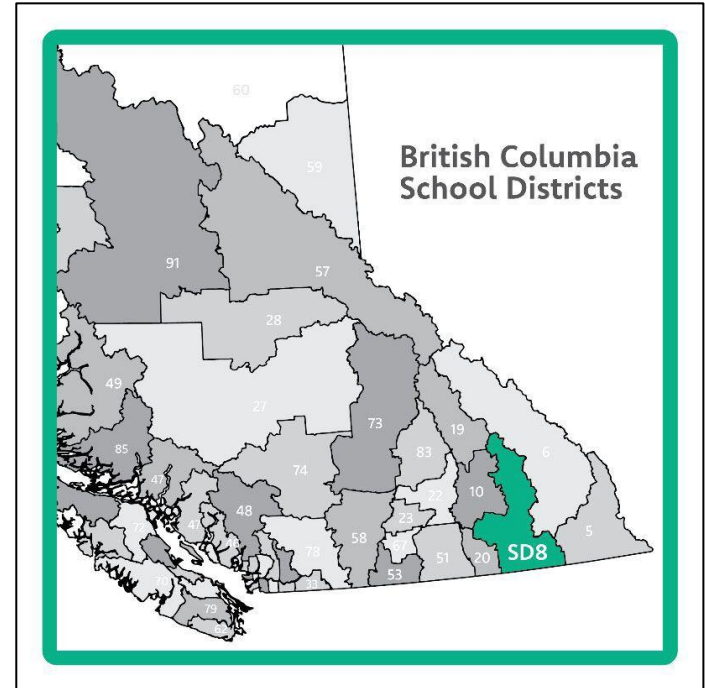
SD8 Families of Schools



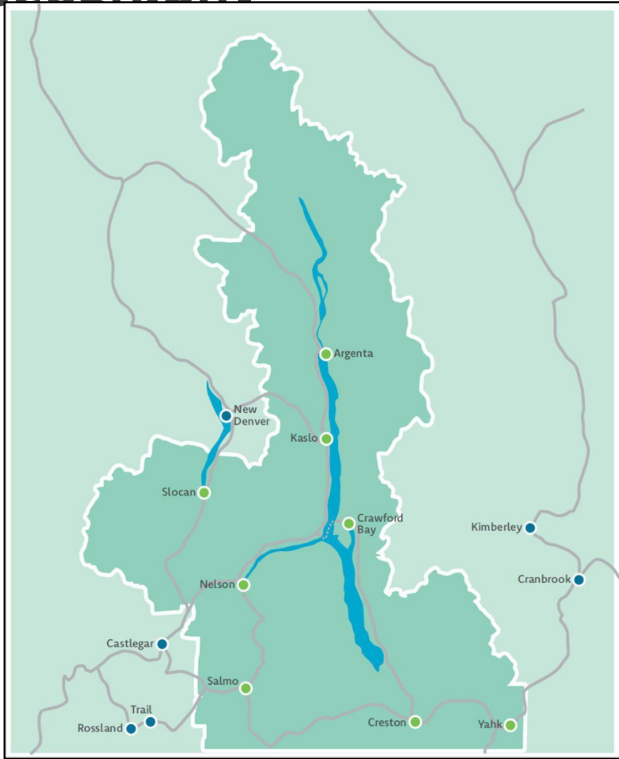
Each of SD8's six Families of Schools represent a unique geographic area where, due to proximity, cross-enrolment trends amongst schools are a factor, and facilities Capacity Utilization can be looked at regionally for the purposes of facilities planning.

SD8 Location & Geography

Located in the southern interior of British Columbia, Canada, SD8 serves a number of individual and diverse communities including Crawford Bay, Creston, Kaslo, Meadow Creek, Nelson, Salmo, Slocan, South Slocan, Winlaw, Wynndel, Yahk and the surrounding rural areas, within a large geographic area consisting of two time zones.



SD8 Location & Geography



There are many unique challenges in delivering educational services throughout our District. This results from our vast geography and the diversity of our communities. Our geography and communities can be found in and around the lake and rivers of the Columbia Basin, and the highest highway pass in the province which is the Kootenay Pass.

The District has a range of quasi-urban schools to rural/remote schools, and a variety of school grade configurations to best deliver innovative and excellent educational services to its students.

Facilities & Land Summary

All SD 8 Properties



- **Board-owned Properties:**

- 32 Major Land Parcels
- 44 Buildings
 - 23 School Buildings
 - 5 Modular Buildings Used by Schools
 - 11 Operations Buildings, Garages or Pump Houses
 - 5 Leases to Licensed Daycares/Francophone School District:
 - 2 Properties: Al Collinson and Gordon Sargent
 - 3 Ancillary Buildings at Brent Kennedy, LV Rogers and Salmo Elementary

- **Leased Properties:**

The Board leases three properties to run programs (Sequoia, Compass, Creston Ed Center).

Emergent Facilities Plans

SD8 Properties Under Consideration for Sale



Property Interest	Location	Status
• Former School Board, 570 Johnstone Rd	Nelson, BC	Sold Feb 8, 2021
• Former Al Collinson Elementary	Nelson, BC	Leased to CSF 93 School District
• Former Gordon Sargent Elementary	Nelson, BC	Leased to School House Daycare
• Yahk Elementary	Yahk, BC	Sold Feb 1, 2022
• Retallack Land	Retallack, BC	Conditionally Sold / Return to Crown
• Ymir Land	Ymir, BC	To be Listed for Sale
• Kin Park	Creston, BC	Sold Feb 4, 2022

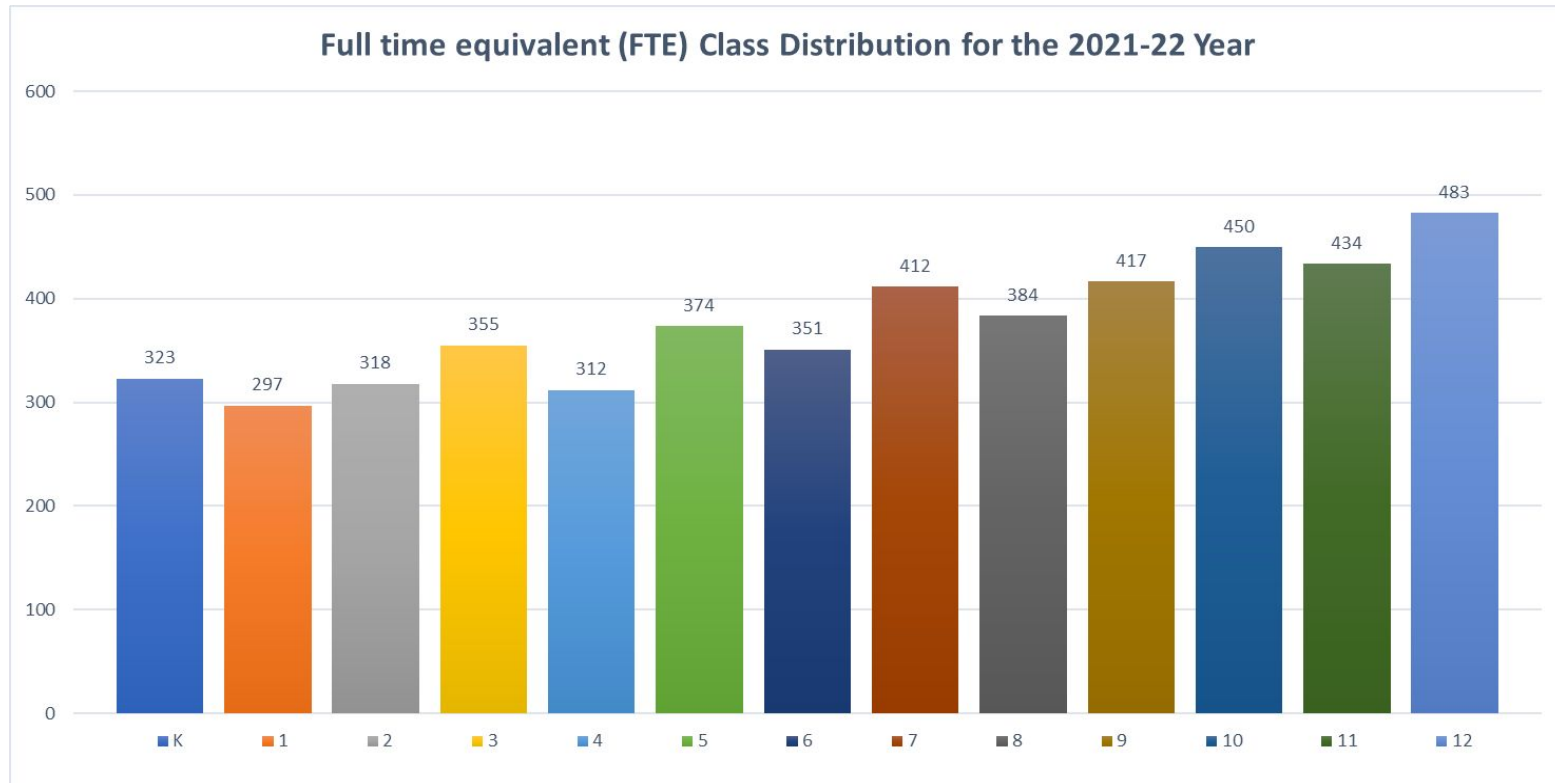
Long-Range Enrolment Projections

All SD8 Students



- **Current Year District Enrolment (September, 2021):**
 - ~4,911 students (Headcount), including 283 Elev8 DESK students
 - ~4,742 student (FTE), including 111 Elev8 DESK students
- **Future-Years Enrolment:**
 - Enrolment is projected to decline slightly next year
 - Long-term enrolment projections shows a continual decline over the next 6 years and then stabilizing.

Actual District Enrolment By Grade 2021-22



Facilities & Enrolment Projections

Nelson Family of Schools



- **Fourteen Sites / Seventeen Buildings / Eight School Buildings:**

- Schools

- Blewett Elementary School
- Central Elementary School
 - Wildflower School
 - REACH
- Hume Elementary School
- L.V. Rogers Secondary School
- L.V. Rogers Portable
- Redfish Elementary School
- Rosemont Elementary School
- South Nelson Elementary School
- Trafalgar Middle School

- Admin & Maintenance

- Board Office (Central)
- Maintenance Office Nelson
- Storage Building
- District Bus Garage
- Redfish Pump House

- Leases:

- A.I. Collinson Elementary School
- Gordon Sargent Elementary School
- L.V. Rogers Childcare
- L.V. Rogers Modular

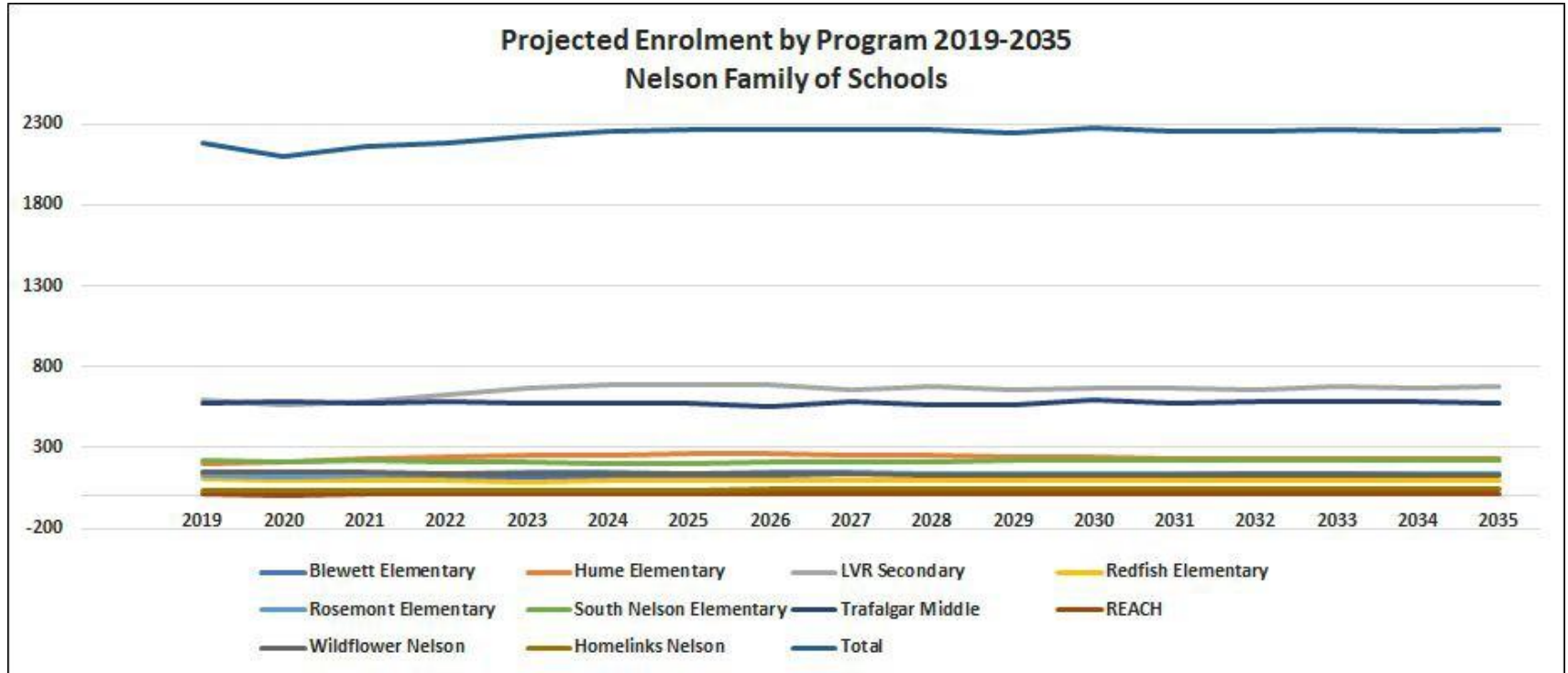
Facilities & Enrolment Projections

Nelson Family of Schools



- **Total Operating Capacity of Nelson Family of Schools = 2,344**
- **Total Enrolment (FTE) in Family of Schools = 2,067**
 - 125 Blewett Elementary
 - 582 Trafalgar Middle
 - 35 Homelinks Nelson
 - 156 Wildflower Nelson
 - 6 REACH
 - 114 Rosemont Elementary
 - 98 Redfish Elementary
 - 212 South Nelson Elementary
 - 518 LVR Secondary
 - 221 Hume Elementary

Long-Range Enrolment Projections (By Baragar)



Terminology related to building condition and utilization



FACILITY CONDITION INDEX (FCI):

A metric of the average progress of a building through its useful life, where “0” is a brand new building and “1.0” is at the end of its useful life. This is an estimate, which is based on building condition as per the 2017 Facility Condition index which is calculated every 5 years.

DEFERRED MAINTENANCE:

An estimate of the cost of restoring a building to its original condition as at June, 2017.

CAPACITY UTILIZATION:

Student headcount expressed as a percentage of total operating capacity of the building

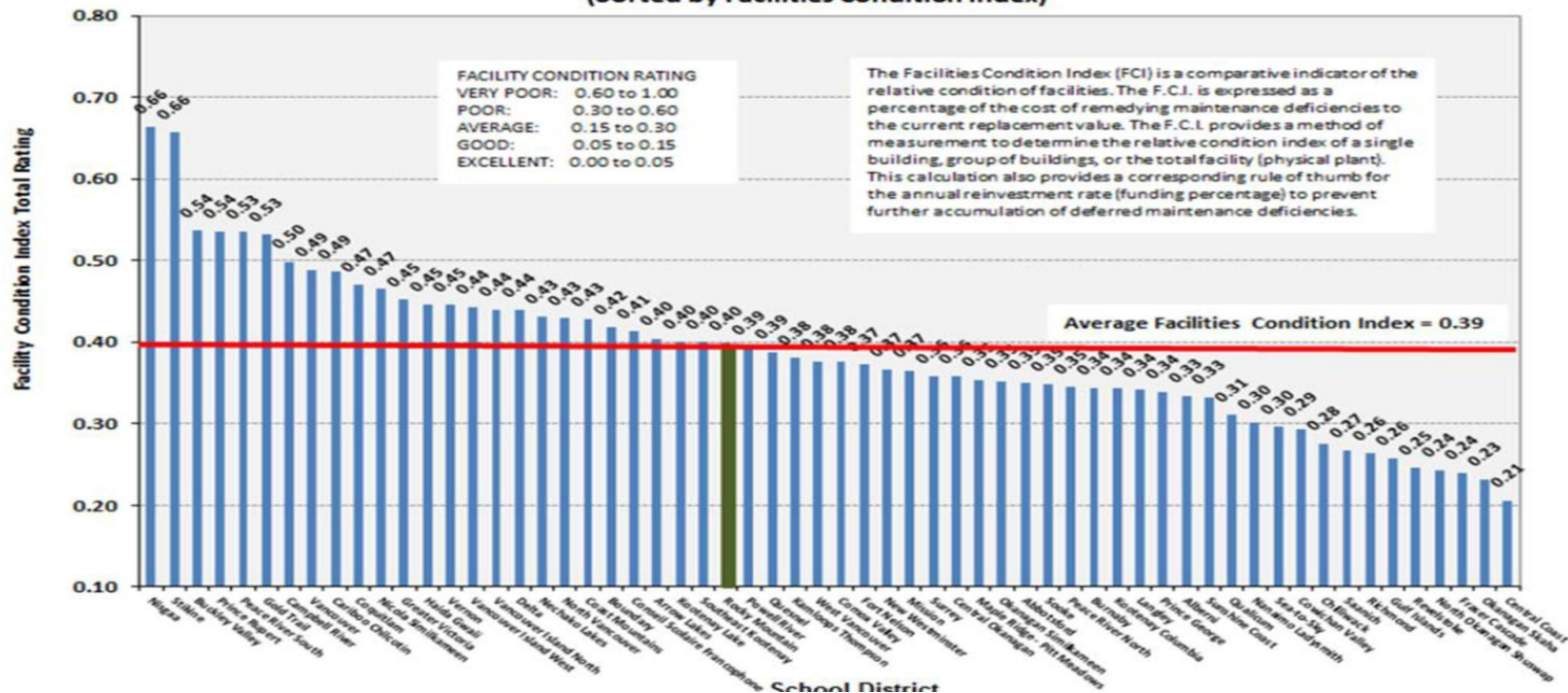
Facilities Condition Index

BC Comparison



School District 8
Kootenay Lake

Province of British Columbia
CAMS VFA Facility Condition Assessments For All School Districts
(Sorted by Facilities Condition Index)



Facilities Condition Index & Capacity Utilization

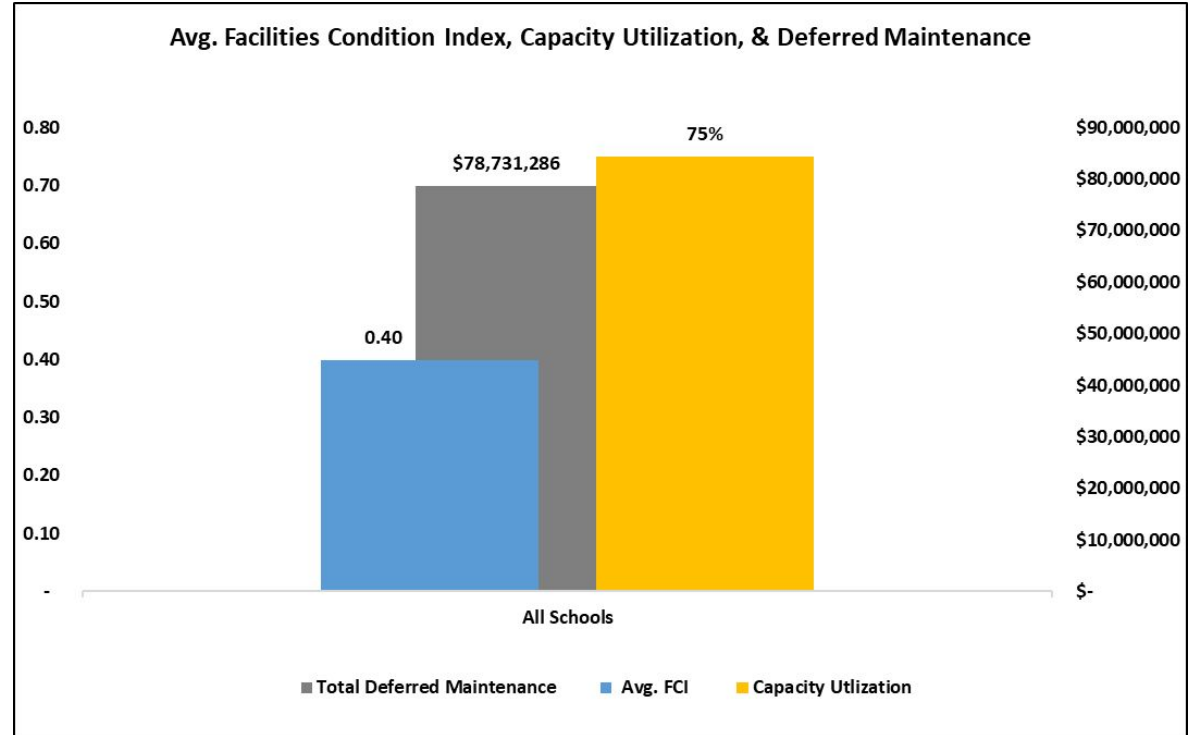
SD8 Averages



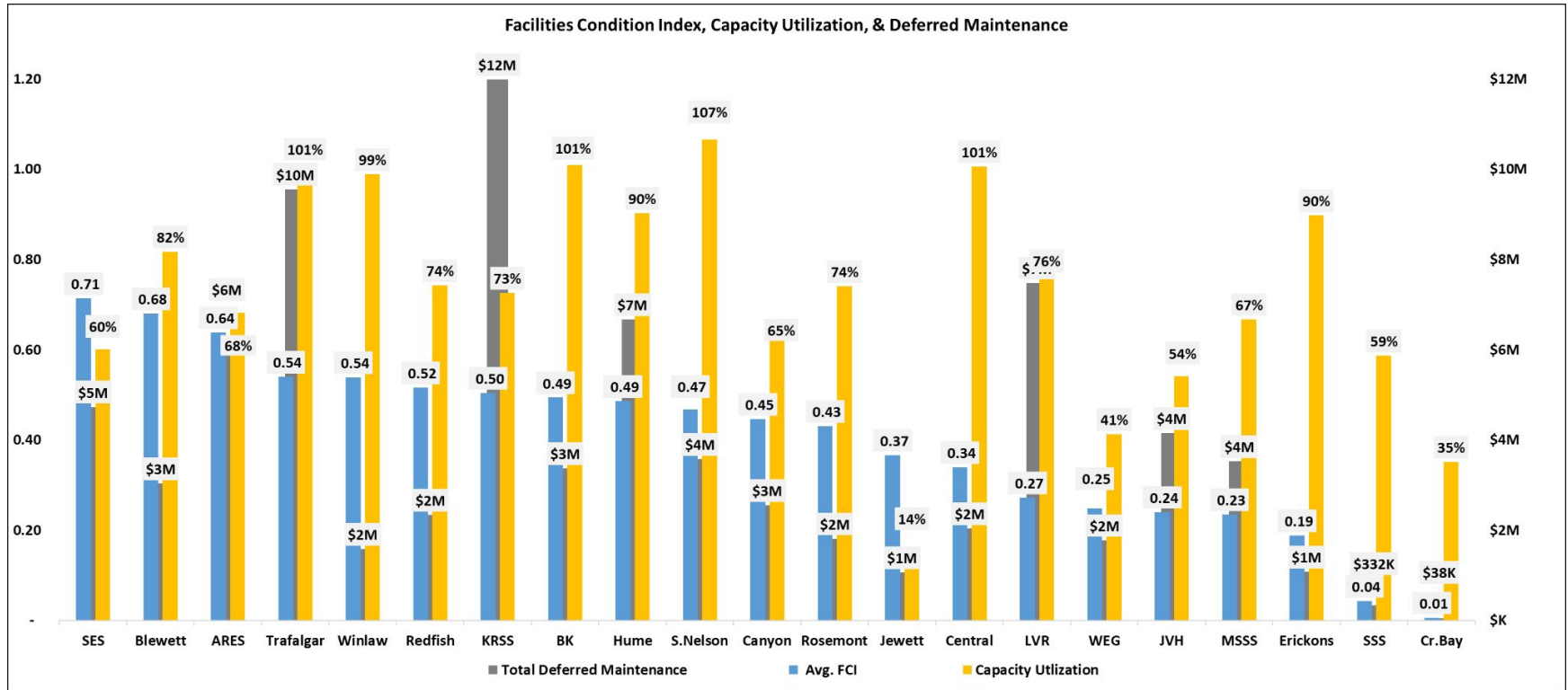
SD8 Averages:

FCI: 0.40

Capacity Utilization: 75%



Facilities Condition Index & Capacity Utilization

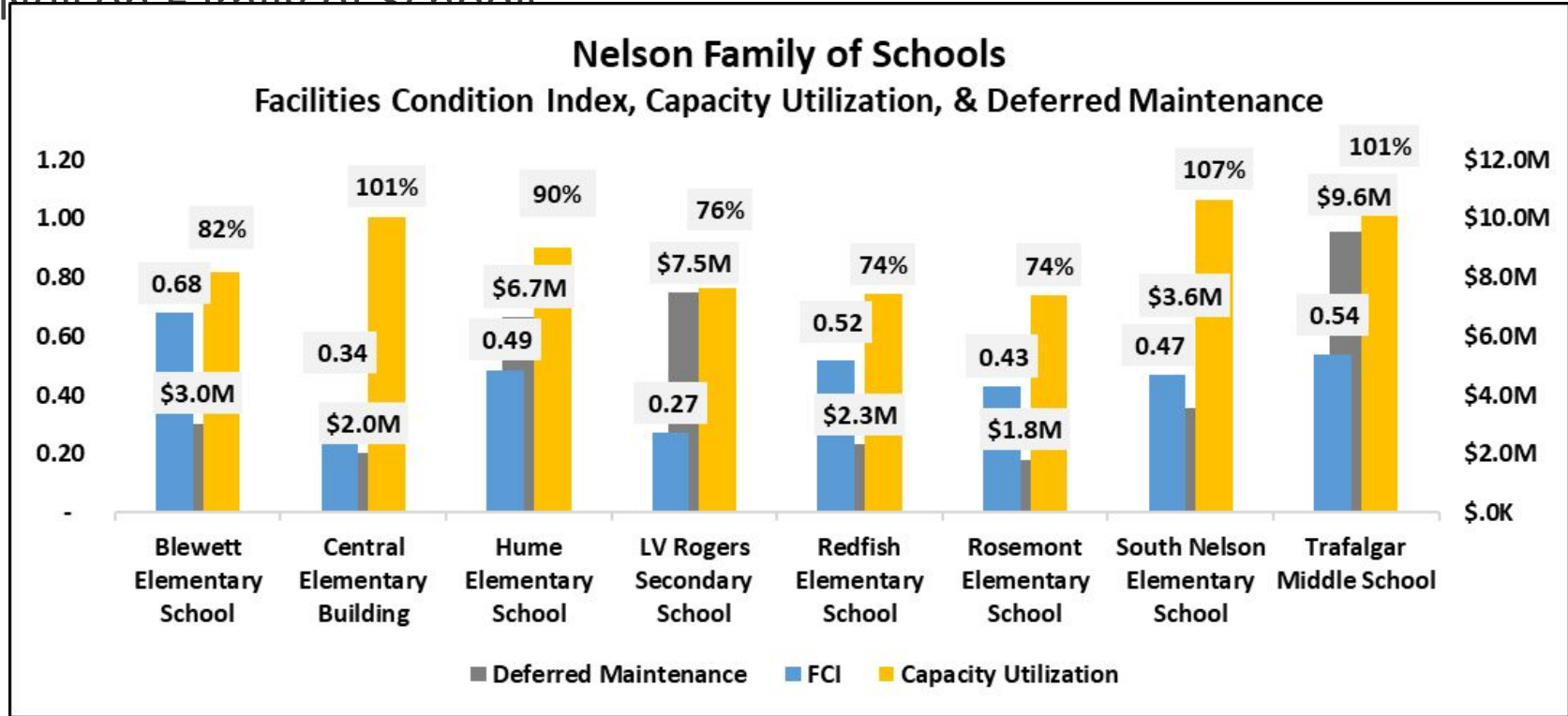


Facilities Condition Index & Capacity

Utilization



Nelson Family of Schools

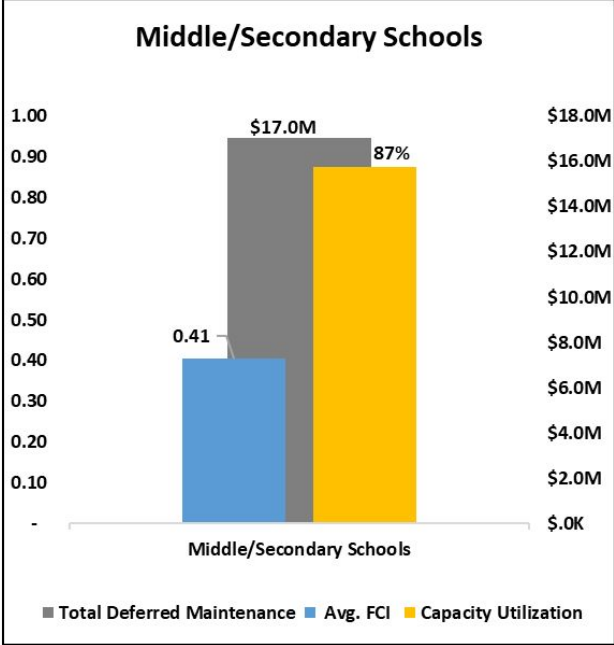
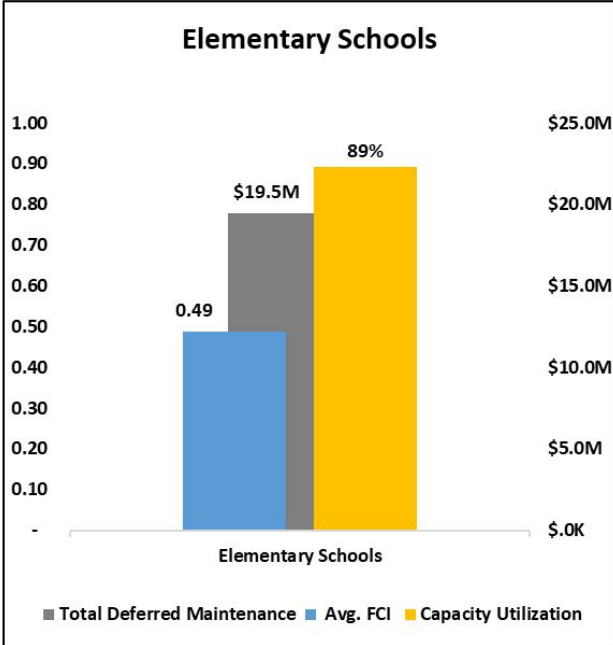
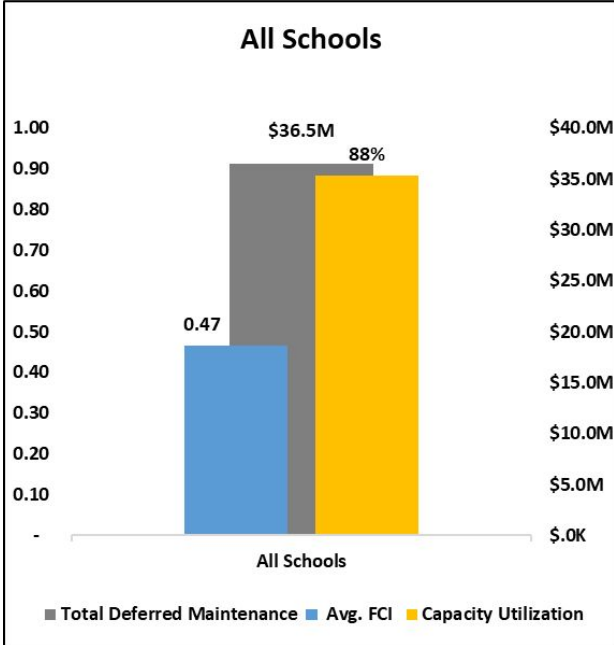


Facilities Condition Index & Capacity

Utilization



Nelson Family of Schools



School Profile:

Blewett Elementary School

- Location: Nelson
- Built: 1962

- Operating Capacity: 153
- Total Student Headcount/Enrolment = 125
 - Elementary = 125

- Building Metrics:
 - Capacity Utilization: 82%
 - Facilities Condition Index: 0.68
 - Deferred Maintenance: \$3 MM



Maintenance & Technology Update

Blewett Elementary School



- **Completed Maintenance:**

- Replaced all furnaces (6 in total), New gym exhaust fan, Gym floor/w logo, Exterior painting, New front entrance doors and refinished vestibule, Engineering study of the water system, new filtration for the water system, LED lighting upgrade which includes the exterior lights, Replaced wood playground curbs with concrete and created Emerson's path up to the field.

- **Prospective Maintenance:**

- Continue with the water project, Re-plumbing all the lines in the crawl space, washroom upgrades which may include accessibility.

- **Technology:**

- Upgraded WIFI with an access point in every classroom
- New Printers and Copiers
- New phone systems installed

School Profile:

Central Elementary School Building

- Location: Nelson
- Built: 1908

- Operating Capacity: 161
- Total Student Headcount = 162
- Total Student Enrolment (FTE) = 162
 - **Wildflower** = 156
 - Elementary = 124
 - Middle = 32
 - **REACH** = 6

- Building Metrics:
 - Capacity Utilization: 101%
 - Facilities Condition Index: 0.34
 - Deferred Maintenance: \$2 MM



Maintenance & Technology Update

Central Elementary School Building



- **Completed Maintenance:**

- Bottle fill stations, Sinks installed in 3 classrooms, Multiple significant HVAC upgrades including a heat exchanger in the MUA unit, DDC system upgrade, water treatment program for the cooling tower, new AHU for the IT dept, and the purchase of the HVAC equipment for the next project. Various interior upgrades with the relocation of the server room to make more space in the library which also included a flooring upgrade. LED lighting upgrade which includes the exterior lighting

- **Prospective Maintenance:**

- Ventilation upgrade (gym), Washroom upgrade which includes accessibility, Flooring upgrades, Reno in general, New main water line, Proper roof access

- **Technology:**

- Upgraded WIFI with an access point in every classroom, New Printers and Copiers, Upgraded phone systems installed

School Profiles

Hume Elementary School



- Location: Nelson
- Built: 1923

- Operating Capacity: 245
- Total Student Headcount/Enrolment = 221
 - Elementary = 221

- Building Metrics:
 - Capacity Utilization: 90%
 - Facilities Condition Index: 0.49
 - Deferred Maintenance: \$6.7 MM



Maintenance & Technology Update

Hume Elementary School



- **Completed Maintenance:**

- Window/door replacement, Bottle fill station, Geothermal test drilling /study, Proper trimming and irrigation for the iconic Oak tree

- **Prospective Maintenance:**

- Interior paint, Flooring upgrades, Soundproofing (Tectum) for the multi-purpose area, new main water line, proper roof access.

- **Technology:**

- Upgraded WIFI with an access point in every classroom
- New Printers and Copiers
- Upgraded phone systems installed

School Profiles

Redfish Elementary School

- Location: Nelson
- Built: 1987

- Operating Capacity: 132
- Total Student Headcount/Enrolment = 98
 - Elementary = 98

- Building Metrics:
 - Capacity Utilization: 74%
 - Facilities Condition Index: 0.52
 - Deferred Maintenance: \$2.3 MM



Maintenance & Technology Update

Redfish Elementary School



- **Completed Maintenance:**

- Well pump replacement, Bottle fill station, Septic field replacement, Painting, LED lighting upgrade which included the exterior lighting.

- **Prospective Maintenance:**

- Grounds development (community garden), Building envelope upgrades (capital funding submission), Flooring upgrades, DDC system upgrade, and Generator control upgrade

- **Technology:**

- Upgraded WIFI with an access point in every classroom
- New Printers and Copiers
- Upgraded phone systems installed

School Profiles

Rosemont Elementary School

- Location: Nelson
- Built: 1962

- Operating Capacity: 154
- Total Student Headcount/Enrolment = 114
 - Elementary = 114

- Building Metrics:
 - Capacity Utilization: 74%
 - Facilities Condition Index: 0.43
 - Deferred Maintenance: \$1.8 MM



Maintenance & Technology Update

Rosemont Elementary School



- **Completed Maintenance:**
 - Perimeter drain repairs, Gym floor/w logo, Furnace upgrade x 4, Gym exhaust fan replacement, complete exterior refurbish, LED lighting upgrade which included the exterior lighting
- **Prospective Maintenance:**

Window/door replacement (capital funding submission), Upgraded basement access, Fire Alarm panel upgrade.
- **Technology:**
 - Upgraded WIFI with an access point in every classroom
 - New Printers and Copiers
 - Upgraded phone systems installed
 - Class set of MS surface Go

School Profiles

South Nelson Elementary School

- Location: Nelson
- Built: 1960

- Operating Capacity: 199
- Total Student Headcount/Enrolment = 212
 - Elementary = 212

- Building Metrics:
 - Capacity Utilization: 107%
 - Facilities Condition Index: 0.47
 - Deferred Maintenance: \$3.6 MM



Maintenance & Technology Update

South Nelson Elementary School



- **Completed Maintenance:**

- HVAC upgrade which included new boilers, 3 RTU's, furnaces, wall heaters and controls, MUA (make up air) unit for gym, , New shelving in classrooms, Gym floor/w logo, and LED lighting upgrade which included the exterior lighting

- **Prospective Maintenance:**

Interior/exterior painting, Washroom upgrades (lower floor), Flooring upgrades, a PAC project to put a beautiful roof over the outdoor picnic table and possibly a turf section of the upper field.

- **Technology:**

- Upgraded WIFI with an access point in every classroom
- New Printers and Copiers
- Upgraded phone systems installed

School Profiles

Trafalgar Middle School



- Location: Nelson
- Built: 1924

- Operating Capacity: 575
- Total Student Headcount = 582
- Total Student Enrolment (FTE) = 582
 - Elementary = 273
 - Secondary = 309

- Building Metrics:
 - Capacity Utilization: 101%
 - Facilities Condition Index: 0.54
 - Deferred Maintenance: \$9.6 MM



Maintenance & Technology Update

Trafalgar Middle School



- **Completed Maintenance:**

- 4 Boilers / recirc pumps for main block upgraded, DDC(direct digital control) upgraded, Air handler for gym replaced, Drama/theater area refurbished including a new RTU, Reno which turned 2 rooms into a new staffroom and 3 classrooms which included unit ventilators in each room, New dust collector and refurbished wood shop, Repainted lower half of the gym walls, LED lighting upgrade which includes the exterior lights

- **Prospective Maintenance:**

- Accessibility Upgrades, New heating coil in the AHU2, New sprinkler system (Awaiting Capital funding announcement), Continue LED lighting upgrade

- **Technology:**

- Upgraded WIFI with an access point in every classroom
- New Printers and Copiers
- Upgraded phone systems installed
- Android lab
- Makerspace upgrades

School Profiles

L.V. Rogers Secondary School

- Location: Nelson
- Built: 1956

- Operating Capacity: 725
- Total Student Headcount = 554
- Total Student Enrolment (FTE) = 518
 - Secondary = 518

- Building Metrics:
 - Capacity Utilization: 76%
 - Facilities Condition Index: 0.27
 - Deferred Maintenance: \$7.5 MM
- Leased facility: Kootenay Kidz Childcare
- Some land available for future usage.



Maintenance & Technology Update

L.V. Rogers Secondary School



- **Completed Maintenance:**

- Flooring upgrades on 3rd floor and with the international program move in the commerce block, Boiler recirculation pumps replaced including the associated electrical, Boiler supply lines to commerce block replaced, new main water valve, new sidewalk between the school and commerce building, LED lighting including the exterior lights.

- **Prospective Maintenance:**

- Interior/exterior painting and finishes, Flooring upgrades, Bleacher replacement, Security system upgrade, Continue LED lighting upgrades, Capital fund submission for section of new roof over the gym area.

- **Technology:**

- Upgraded WIFI with an access point in every classroom, New Printers and Copiers, Upgraded phone systems installed, Class set of Microsoft Surface Tablets, Projectors mounted.

School Profiles

Former A.I. Collinson - Leased to CSF

- Leased to Conseil Scolaire Francophone
- Location: Nelson
- Built: 1962
- Building Metrics:
 - Facilities Condition Index: 0.16
 - Deferred Maintenance: \$1 MM



School Profiles

Former Gordon Sargent - Leased to Childcare

- Leased to School House Childcare
- Location: Nelson
- Built: 1971
- Building Metrics:
 - Facilities Condition Index: 0.42
 - Deferred Maintenance: \$0.4 MM



Emergent Facilities Plans

Nelson Family of Schools



- General: Overall Capacity to meet Enrolment Demand
- Blewett expansion not approved.
- Surplus Properties
 - Former Board Office Sold
 - Continue leasing former Al Collinson to CSF93
 - Continue leasing former Gordon Sargent to School House Childcare
- Potential expansion of childcare at LV Rogers

Facilities - Public Feedback Request

For more information: www.sd8.bc.ca/facilities

Please tell us what you think! Email: teri.stoneman@sd8.bc.ca

Some questions for you about facilities:

- What is working well in your Family of Schools?
- What is not working well in your Family of Schools?
- What could you let go of at your school or Family of Schools?
- What are Your Dreams for the Future?
- What resources are needed to make these Dreams successful?