

# Above and beyond

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## Purpose

### Planning for Future Growth

Why undertake a long range facilities review to 2041?

- Determine enrolment growth and future space requirements for safe and healthy learning environments
- Meet the Ministry of Education's requirement for a 10-year long-range facilities plan
- Prepare for planned housing in "Our City 2041: New Westminster's Official Community Plan" - including projected student enrolment
- Consider options to accommodate future needs to 2041
- Provide direction for capital spending into the future; respond rather than react to enrolment capacity changes; improve return on investments; and reduce the number of portables



## Timeline



**December 2017:**  
Consultants contracted to conduct long-range facilities review.

**April 2019:**  
Public presentation and feedback period.

**May 31, 2019:**  
Board of Education approves Long-Range Facilities Plan

**June 30, 2019:**  
Approved plan included in annual 5-Year Capital Plan submission to the Ministry of Education.

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## Data Considerations

### Enrolment

6,497 Students enrolled at New Westminster Schools in 2018

8,238 Students projected in 2041

#### How many students do we have now? (Sept. 2018)

K-12 standard school enrolment: 6,497

Alternate and distributed learning enrolment: 392

#### How many students will we have in 2041?

New housing developments expected in New Westminster will yield a student-age population close to 2,800.

An estimated 80% will attend district schools.

#### Projected 2041 student enrolment:

8,238

#### Enrolment growth by school zone 2018-2041:

Fraser River: 54%

Queensborough: 45%

Glenbrook: 31%



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## Data Considerations

### Facilities Condition

The overall quality of buildings in terms of safe and healthy learning environments at New Westminster Schools is 13% above the provincial average.



- Based on the “facilities condition index” (fci), the provincial facility condition is in the 43% range. New Westminster Schools’ fci rating is 35%.

- 12 Schools in the district are in better condition than the provincial average.

*New Westminster Secondary School, which is being replaced, and the Hume Park Home Learner Program.*

- 2 Schools are rated lower than the provincial average.

- Seismically, all district schools in the high-risk category have been upgraded, replaced, or supported for seismic upgrade or replacement.

*Connaught Heights and Lord Kelvin Elementary schools remain in the medium risk category. Queen Elizabeth Elementary is in the low risk category.*

# Above and beyond

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## Data Considerations

### Capacity

New Westminster Schools is at 96% capacity based on current enrolment. The district will be at 118% capacity in 2041 based on projected enrolment.

### How Full Are Our Schools Now?

#### Current facilities:

12 Schools (1 High School, 3 Middle School, 8 Elementary)

3 Alternate programs

29 Classroom modular/portables

Capacity: 6,695 seats: 96% capacity

#### Future growth:

Taking into account completion of NWSS, Richard McBride and Queen Elizabeth expansion and projected enrolment increases:

103% Capacity in 2026

118% Capacity in 2041

Shortage of available seats in 2041: 1,262

### Emerging Priorities

Enrolment growth and capacity growth from capital projects will lead to capacity priorities in 3 zones in New Westminster Schools:

#### Fraser River Zone:

short 592 seats, 125% capacity

#### Glenbrook Zone:

short 423 seats, 125% capacity

#### Queensborough Zone:

short 53 seats, 105% capacity



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## Option: Status Quo

After analyzing the data, what priorities begin to emerge?  
What different scenarios should be considered?  
At what cost?

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**Assumptions:**

New West Secondary & Richard McBride construction is complete.  
285-Seat Queen Elizabeth expansion project is complete (pending).

**Capacity utilization by 2041:**

|                     |      |
|---------------------|------|
| Fraser River Zone:  | 125% |
| Glenbrook Zone:     | 125% |
| Queensborough Zone: | 105% |
| District overall:   | 118% |

*All zones overcapacity.*

**Strengths:**

No capital costs

**Challenges:**

High operating costs for portables, if possible to install the number needed

*Site constraints for portable installation*

Educational programming impacted by learning environment, reconfiguration & capacity issues

# Above and beyond

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## Option 1

Additions to schools based on growth in catchment area

(i.e. Add space to existing buildings wherever needed).

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**Addition of 1,695 seats in 8 schools:**

- 1,277 Elementary
- 418 Middle

**Cost:** \$15.6 Million+

**Strengths:**

- No reconfiguration or redrawing of catchments
- No site acquisition required
- Inexpensive
- Reduces capacity utilization from 118% to 98%
- 148 Seats available for enrolment fluctuation

**Challenges:**

- Qayqayt Elementary, Fraser River Middle and Glenbrook Middle Schools do not have the site size or building design to expand*
- Construction disruption impacting 8 sites
- No inventory renewal (new buildings)

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## Option 2

Addition to Queensborough Middle Schools  
+ 3 new schools

(1 Middle, 1 Elementary, and 1 configuration  
to be determined).

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**Addition of 1,465 seats in 4 schools:**

- 500 Elementary
- 965 Middle

**Cost:** \$79 million+, not including land acquisition

**Assumptions:**

- 285 Seat queen elizabeth expansion project is complete (pending moe approval in capital plan)
- 3rd new school is a middle school

**Strengths:**

- Minimal construction disruption: 1 addition to existing school
- Maintains established grade configuration
- Renews inventory (new schools)
- No site or expansion constraints*
- Reduces capacity utilization from 118% to 98%
- 203 Seats available for enrolment fluctuation

**Challenges:**

- Expensive
- Requires site acquisition

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## Option 3

Co-location of K-5 and grades 6-8 on same site within Queensborough, Fraser River and Glenbrook zones.

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**Addition of 1,275 seats in 8 schools:**

1,025 Elementary

250 Middle

**Cost:** \$27.7 Million

**Strengths:**

Mid-range cost

No site acquisition required

Reduced capacity utilization from 118% to 100%

**Challenges:**

Only 13 seats available for enrolment fluctuation

*Undesirable grade reconfigurations in 10 schools*

Prioritizes space utilization over educational programming



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## Option 4

Eliminate Middle School model and reconfigure elementary grades K-7 (except Connaught K-4), and the Secondary School grades 8-12.

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**Addition of 1,315 seats in 7 schools:**

- 875 Elementary/middle
- 440 Secondary

**Cost:** \$45 million +

**Strengths:**

- No site acquisition required
- Reduces capitalization utilization from 118% to 99%

**Challenges:**

- Expensive
- Significant construction disruption: 8 additions to existing
- Secondary School does not have the site size or building design to expand*
- Significant grade reconfiguration
- Only 53 available seats for enrolment fluctuation
- May create have and have-not schools: K-7 in purpose-built Middle Schools may have more quality programming (exploratory space: foods, tech ed labs, etc) than a purpose-built K-7 school.

# Above and beyond

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## Option 5

Eliminate middle school model (K-5, 6-8, 9-12) and create junior secondary school model (K-6, 7-9, 10-12) using additions to existing buildings only.

**Addition of 1,800 seats in 10 schools:**

- 1,350 Elementary
- 450 Secondary

**Cost:** \$30.6 Million +

**Strengths:**

- No site acquisition required
- Mid-range cost

**Challenges:**

Significant construction disruption

*Qayqayt Elementary, Fraser River Middle and Glenbrook Middle Schools do not have the site size or building design to expand*

84% capacity at NWSS with 343 empty seats (built for 4-grade configuration; reconfigured to 3 grades). International student loss of 185 could be added back to NWSS and increase capacity to 92% but still under-utilized for a Secondary School.

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# Above and beyond

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## Option 6

Reconfigure middle school model (K-5, 6-8, 9-12) and create Junior Secondary School model (K-6, 7-9, 10-12) using a combination of 4 new builds (1 Elementary and 1 Junior Secondary in Fraser River Zone, 1 Elementary and 1 Junior Secondary in Glenbrook Zone) and 2 additions (Queen Elizabeth Elementary and Queensborough Middle).

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### **Addition of 1,800 seats in 6 schools:**

1,375 Elementary

475 Secondary

**Cost:** \$88 million +

### **Strengths:**

Nil

### **Challenges:**

Expensive

Site acquisition

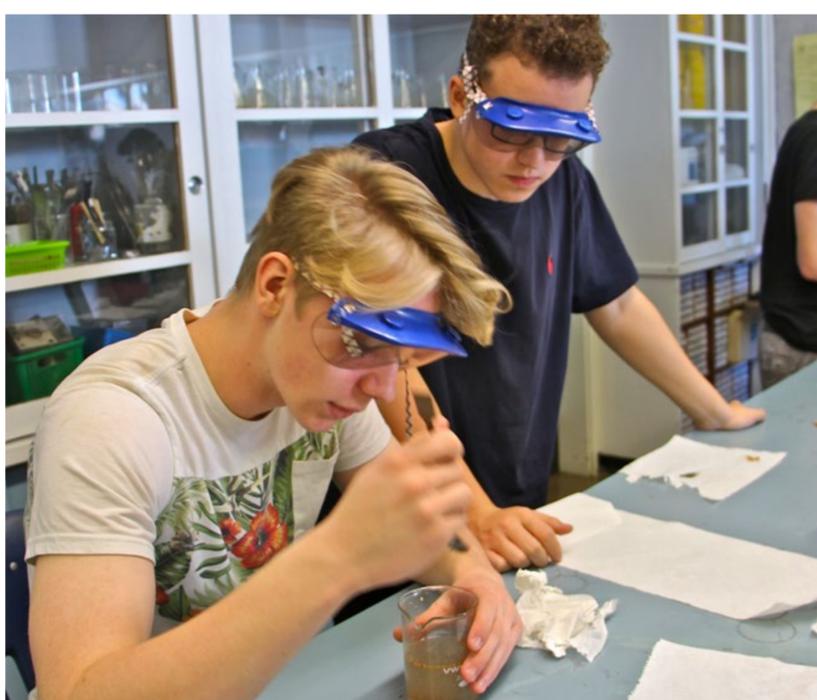
Significant grade reconfiguration

New Fraser River Elementary School is very large (800 capacity); both new Junior High Schools are very small (150 capacity and 250 capacity)

Catchments across zones would be required to ensure more uniform school size (even out the very large Elementary and the two very small Junior Secondaries).

84% capacity at NWSS with 343 empty seats (built for 4-grade configuration; reconfigured to 3 grades). International student loss of 185 could be added back to NWSS and increase capacity to 92% but still under-utilized for a secondary school.

Prioritizes capacity utilization over educational programming



# Above and beyond

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## Preferred Option

### Recommendation

**Option 2:** Addition to Queensborough Middle School + 3 new schools (1 Middle, 1 Elementary, and 1 configuration to be determined).

### Rationale:

Options 1 and 4 are not possible due to site and building design constraint

Option 3 creates undesirable grade configuration in 10 schools and prioritizes space utilization over educational programming

### Summary

The preferred option will:

Improve the capacity utilization in the district from 118% to 98%

Provide asset renewal

Help eliminate portables/modulars

Provide 200+ available seats for enrolment fluctuation

Keep children in their preferred catchments/zones

Maintain sound educational programming

## Zone Considerations – Preferred Option

### Fraser River Zone – Long Range Priority #1

Enrolment growth between 2018 and 2041: 957

Capacity utilization by 2041: 125%

Assumes NWSS is constructed.

Acquire site and build new Elementary School, 500 students, by 2026  
(capital plan priority #2 & #3)

Acquire site and build new Middle School (415 students) by 2041 (yet to appear on capital plan)

**Result:** portables eliminated, 90% capacity by 2041, 323 available seats

### Glenbrook Zone – Long Range Priority #2

Enrolment growth between 2018 and 2041: 492

Capacity utilization by 2041: 125%

Assumes McBride and NWSS are constructed.

Acquire site for Middle School (capital plan priority #4)

New: Middle School, 500 students, by 2041 (yet to appear on capital plan)

**Result:** portables eliminated, 97% capacity by 2041, 77 available seats

### Queensborough Zone – Long Range Priority #3

Enrolment growth between 2018 and 2041: 255

Capacity utilization by 2041: 105%

Assumes completion of Queen Elizabeth expansion: 12-classroom and 1 gym addition to replace 10 portables (capital plan priority #1).

Queensborough Middle School expansion: 50 seats (not yet on capital plan)

**Result:** portables eliminated, 100% capacity by 2041

# Above and beyond

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## Program Options

### Adult Education

The Adult Education Program is currently housed in six modular/portables on the New Westminster Secondary School site.

Relocation is necessary due to new High School replacement and memorialization of the old building site land

**District and school staff at Pearson Adult Learning Centre are undergoing a visioning activity:**

What physical space is required to provide quality programming?

Can the space be stand-alone or connected to a school?

#### Options:

Additional leased space

Modular/portables on an existing SD40 site

Co-locate with Royal City Alternate Program in portables on Fraser River site (24 students currently attend in 5 portables) and add modular/portables

Acquire land on new site to accommodate modular/portables

### Distributed Learning

The distributed learning Hume Park Home Learner Program is located in Hume Park Elementary School (closed as an Elementary School)

The program may require a new location with possible future construction of a Middle School encompassing the Hume Park school land parcel

#### Options:

Additional leased space

Utilize modular/portables on an existing SD40 site

Co-locate in a school with under-capacity utilization at the time of construction (e.G. Tweedsmuir)

Incorporate program space into new Middle School construction

### Alternate Programming

#### Royal City Alternate Program

Royal City Alternate Program (RCAP) should remain in its current location adjacent to Fraser River middle school.

Given a small number of students attending in a large space, options may include co-locating rcap with another district program on the RCAP site.

#### Power Alternate Program and On-Line Learning

Power Alternate Program and On-Line Learning should remain in leased space at Columbia Square until expiry.

Upon expiration, options should be considered such as lease renewal, new leased space, co-location and new incorporation into new capital builds.