



One *Learning* Community



Greater
VICTORIA
School District

Cedar Hill Middle School Seismic Replacement Project



November 21, 2022

Operations Policy & Planning Committee

Territorial Acknowledgement

The Greater Victoria School District wishes to recognize and acknowledge the Esquimalt and Songhees Nations, on whose traditional territories, we live, we learn, and we do our work.



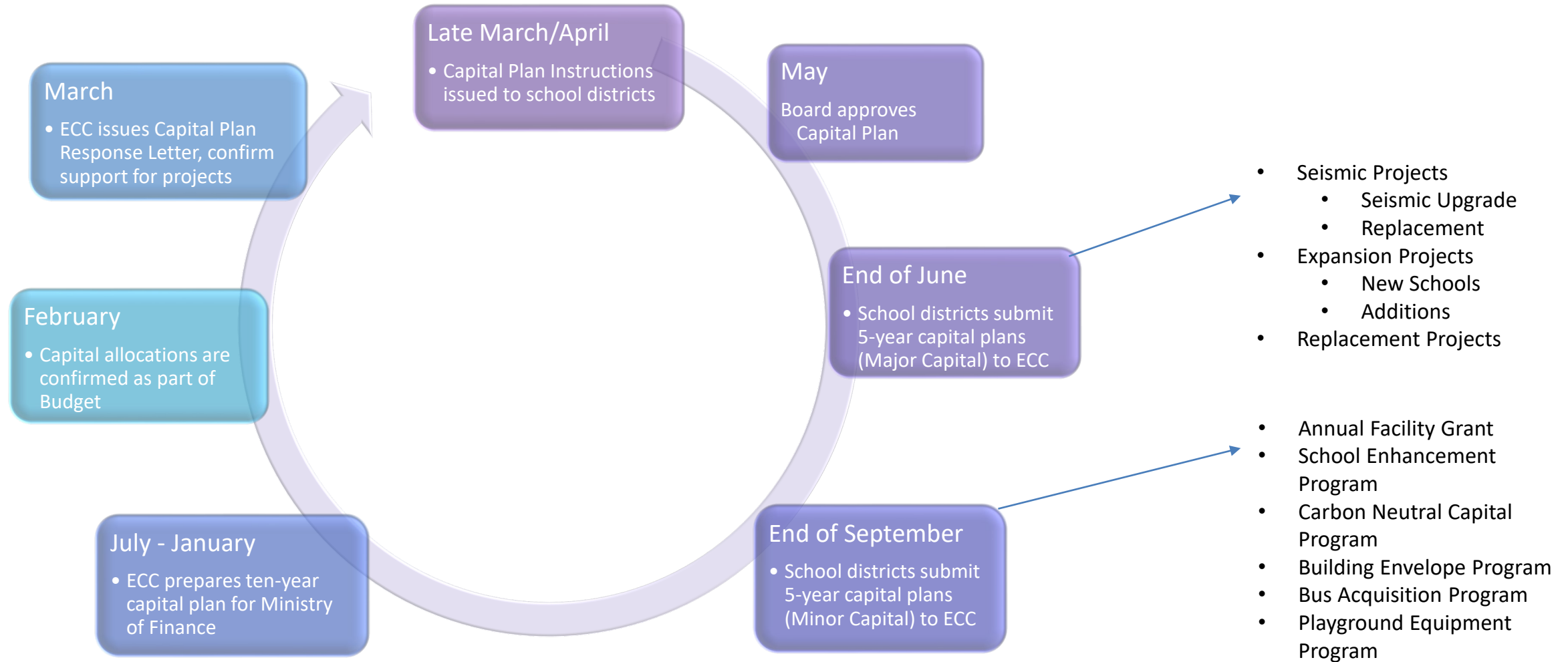
Introduction

We'll walk you through:

- Capital Planning including timelines
- Current state
- Funding application options (PDR)
- Enrolment
- Design process: phases, consultation and features of new school

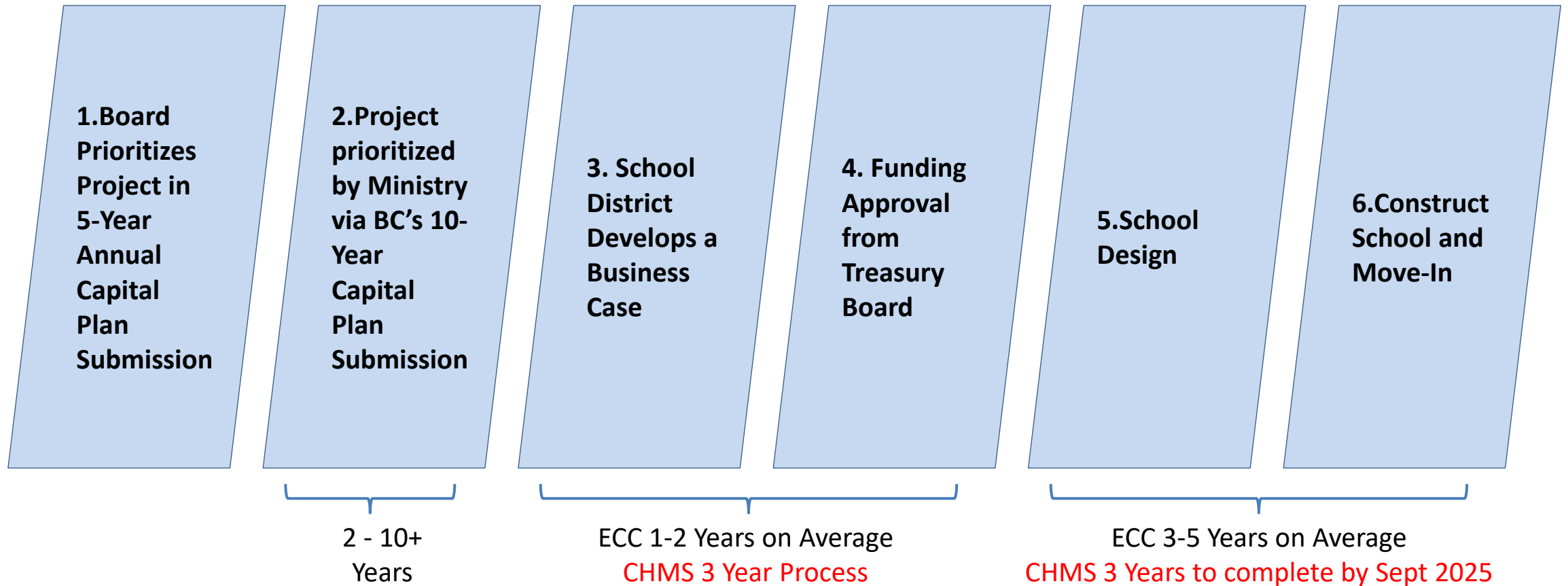
Capital Planning Process – Annual 5 - Year Plan

Annual Process with the Ministry of Education and Childcare (ECC)



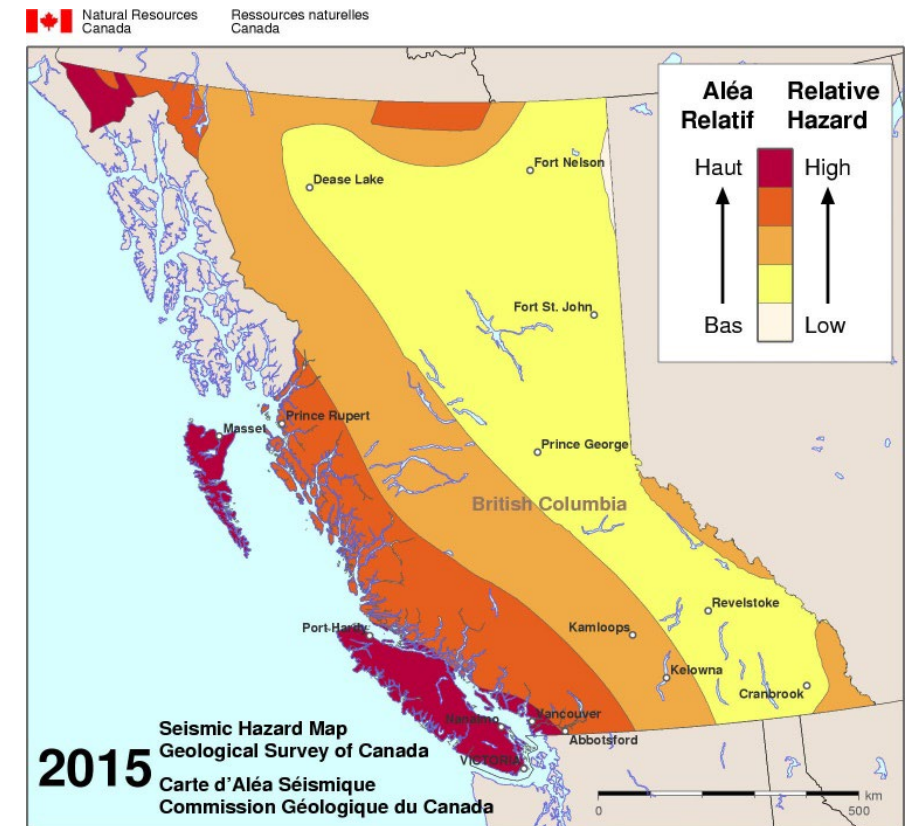
5-Year Annual Capital Planning Process

Funding Approval Process with the Ministry of ECC



Provincial Seismic Mitigation Program

- Ministry of ECC provides funding to address high risk seismic school facilities in earthquake zones
- ECC is particularly concerned with schools that are comprised of H1 blocks
 - H1: structures at highest risk of widespread damage or structural failure; not repairable after the seismic event
- Seismic funding is provided separately from other funding and its purpose is to provide safe schools
- Most often ECC funds the lowest cost option, which is usually a seismic upgrade
- Approval for a replacement school is unusual and is indicative of the high risk associated with CHMS



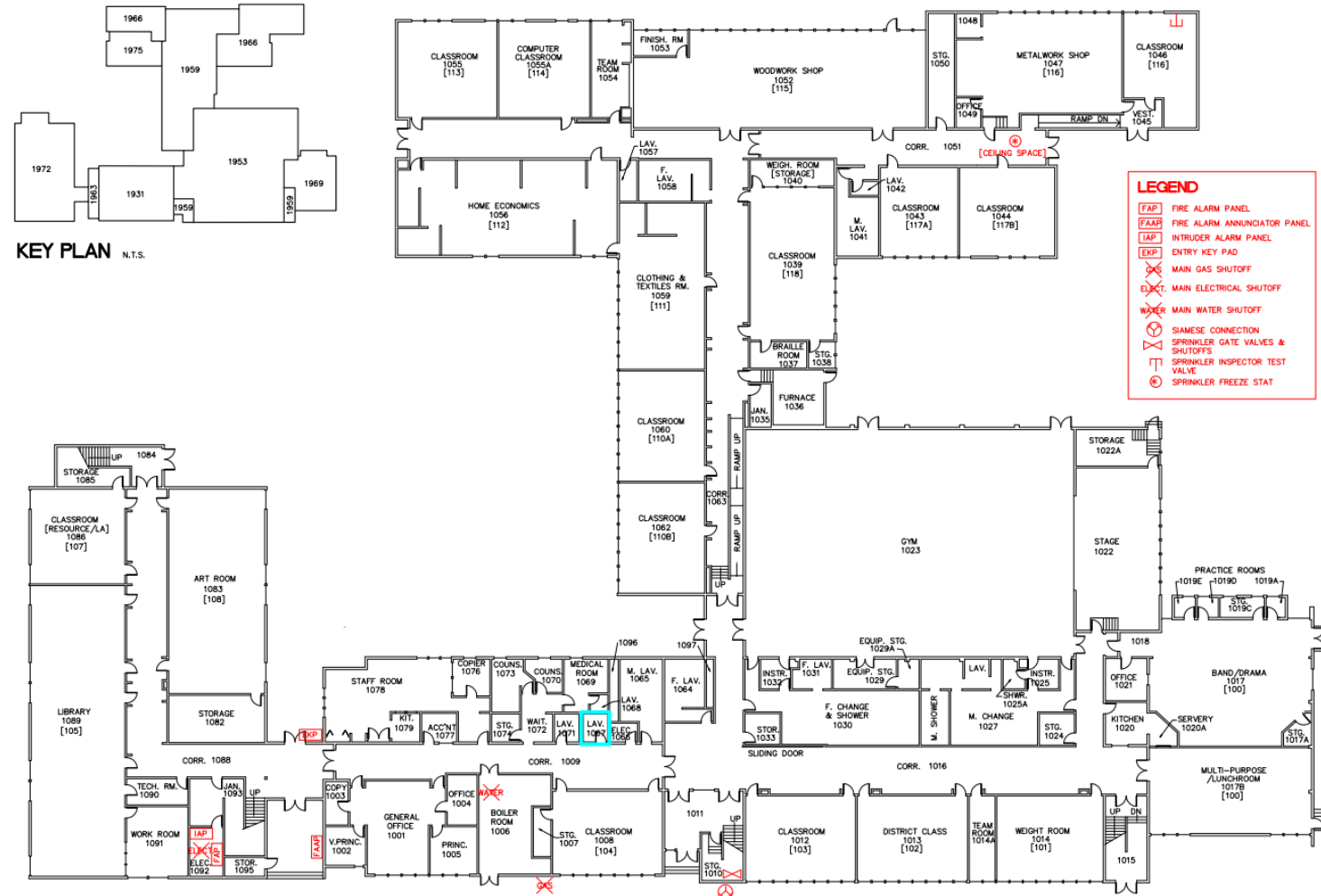
Quick Facts – Cedar Hill Middle School

Originally Built:	1931 (91 years old)
Last Addition:	1975
Number of Additions:	7
Facility Condition Index (FCI):	0.82 (the lower FCI, the better condition, a new school's FCI is 0.0)
Size:	6,681 sq. m
Deferred Maintenance:	\$10,853,236
Capacity:	575
Constructed as:	Junior High School
Seismic Rating:	5-H1 Blocks, 2-H2 and 2-H3
Heritage Status:	Recently removed from Heritage Registry

Existing Cedar Hill Middle School



Existing School Floor Plan



✓ In 2018, the Ministry supported a business case that explored options for seismic upgrade: Project Description Report (PDR)

Option 1	Option 2	Option 3	✓ Option 4
Upgrade Phased	Upgrade Not Phased	Partial Upgrade/Partial Replacement	Replacement
<ul style="list-style-type: none"> • More expensive than replacement • Only addresses seismic; end of life systems remain (roofs, windows, heating, asbestos etc.) • Higher life cycle costs (\$\$ to operate over time) • Does not address accessibility issues • Future addition is not possible 	<ul style="list-style-type: none"> • 92% of the cost of replacement • Students moved to SJ Willis during construction • Only addresses seismic; end of life systems remain (roofs, windows, heating, asbestos etc.) • Does not address accessibility issues • Higher life cycle costs (\$\$ to operate over time) • Future addition is not possible 	<ul style="list-style-type: none"> • Eliminated as viable option: <ul style="list-style-type: none"> • logistically difficult • functionally compromised learning • costs as much as replacement • 3 blocks are not seismically upgraded 	<ul style="list-style-type: none"> • Option 4 supported by the Ministry • Support is indicative of the high risk and poor condition • Every part of the school will be safe and new • Will eliminate lead and asbestos • Will be fully accessible • Can have an addition in the future • Will be our greenest school with low operating costs

Capital Project Funding Project Agreement

Ministry/District signed an agreement outlining approved Scope, Schedule and Budget

Project Scope:

Seismic replacement with NLC, and low carbon design, 375 Elementary/200 Secondary (575 capacity), grades 6 – 8 inclusive.

Project Schedule: (completion dates)

- Design Development – December 31, 2021 (New Date: November 2022)
- Construction Documents – August 31, 2022 (New Date: Winter 2023)
- Contract Award – October 31, 2022 (New Date: Spring 2023)
- Construction – October 15, 2024 (New Date: June 2025)
- Occupancy – December 31, 2024 (New Date: September 2025)
- Demolition – May 30, 2025 (New Date: Summer 2025)
- Final Completion – August 31, 2025 (New Date: November 2025, Demolition and installation of Geothermal)

Ministry Approved Budget

Ministry of Education and Childcare Contributions

- **Construction** \$18,073,120
- **Soft Costs** \$ 9,166,769
 - Design fees, Municipal fees, Equipment, Energy Modelling, Moving
- **Supplemental Items** \$ 8,377,557
 - Site Conditions, NLC funding (\$2,918,700), off-site services
 - Requires Ministry approval to access at tender award
- **Risk Items** \$ 3,622,922
 - Hazardous abatement, demolition, economic adjustment, approval delays
 - Requires Ministry approval at the end of the project or once risks are fully realized and with proper documentation.
- **Economic Adjustment** \$ 3,615,270
 - Requires Ministry approval to access at tender award.

Ministry Total **\$42,855,638**

Board of Education Contribution

- Allocated to the construction budget \$3,618,499
- Allocated to the Solar Panels \$538,375

Board Total **\$4,156,874**

Total Funding Allocated to Project **\$47,012,512**

Why is the new school the same Capacity?

- Our current project approval is for Seismic Replacement not an Expansion project
- Expansion funding is a different Ministry funding envelope and will require a separate project request and approval
- Expansion projects are approved based on the 10-year enrollment projections provided annually in the District's capital plan
- The school must be over-enrolled to qualify
- Cedar Hill Middle School's 10-year functional enrollment projections:

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
535	568	599	602	625	638	642	630	622	619



- In 2024, the enrollment is forecast to be 599 and continues to indicate growth until 2028
- Once over capacity SD61 can request an addition in the 5-year Annual Capital Plan
- New design includes ability for future expansion

Ministry Project Approval Processes - COMPLETE

- ✓ Supported on the Seismic Mitigation Program list created by Engineers and Geoscientists of British Columbia
- ✓ Board prioritized on the SD61 Five-Year Annual Capital Plan Submission
- ✓ Ministry supported a business case that explores options for seismic upgrade
- ✓ Ministry approved the option for seismic replacement
- ✓ Capital Project Funding Agreement including scope, schedule and budget signed by District and Ministry
- ✓ Ministry approved Conceptual Design Review Phase
- ✓ Ministry approved Schematic Design Review Phase
- ✓ Ministry approved Design Development Review Phase
- ✓ Ministry approved project to move to construction documents

Ministry Project Approval Process – TO DO

- ☐ Pre-tender Review Phase (Spring 2023)
- ☐ Approval to Tender (Spring 2023)
- ☐ Post Tender Access to Supplemental Items & Economic Adjustment (Summer 2023)
- ☐ Access to Risk Reserves (if required with proper substantiation)
- ☐ Project Closure (Winter 2025)

*Throughout the duration of the project the Manager of Major Capital provides formal monthly updates to the Ministry.

Governance Structure

- **Steering Committee**
 - Working group to establish consultation, design: Architects, Principal, Vice-Principal, Deputy Superintendent, Manager of Major Capital, Manager of Communications
 - Meets weekly and or bi-weekly
- **Core Committee**
 - Decision making body: Superintendent, Secretary-Treasurer, Director of Facilities Services
 - Meets when a critical decision needs to be made
- **Board of Education**
 - Apprised of Core Committee decisions
 - Design approval (not legislated or required but built into SD61's process)



Public Engagement Overview

- SD61 worked in collaboration with the architecture firm KMBR to formalize visioning/engagement process
- KMBR was involved in the business case and design development of the school. They also helped lead engagement opportunities for staff, students, families, etc.
- **Key considerations:**
 - Clearly defining the scope of engagement and scope of the project
 - Providing feedback mechanisms to understand the community's needs and desires
 - Developing a process to reflect interests of the learning community (within budgetary and building constraints)
 - Closing the loop with the community to build understanding of the development process, outlining opportunities or challenges that may arise



Raising Awareness

- Engagement started during conceptual design in Fall 2021.
- At each stage (pre-design, schematic design, and design development), the learning community and broader community was informed about the process and asked to provide input to inform design plans.
- **Communication awareness efforts:**
 - Media Releases
 - Letters/Emails to inform community, families, staff, etc.
 - Advertisements
 - District Website
 - Social Media
 - KMBR led conversations with the District of Saanich
 - Public Board Meetings/Standing Committee Meetings
 - Reports to the Board re: "What We Heard" + Design Drivers

Final open house for new Cedar Hill Middle School on Tuesday

Tuesday's event will be the public's last opportunity to weigh in on the design.

Jeff Bell
Jun 26, 2022 3:00 PM



Work on Cedar Hill Middle school, the school is expected to be completed by the end of the year.



Cedar Hill Middle School *Seismic Replacement*

The Greater Victoria School District is planning to build a new seismically safe school for Cedar Hill Middle. The current school has an H-1 seismic ranking, the highest level of priority need.

The School District is in the early stages of planning and is seeking input from the community on specific site plans and accessibility. An open house is being hosted to discuss future site developments.



Cedar Hill Open House:

Date: **Thursday, March 3, 2022**
Time: **6:00 p.m. - 8:00 p.m.**
Location: **Cedar Hill Gymnasium**

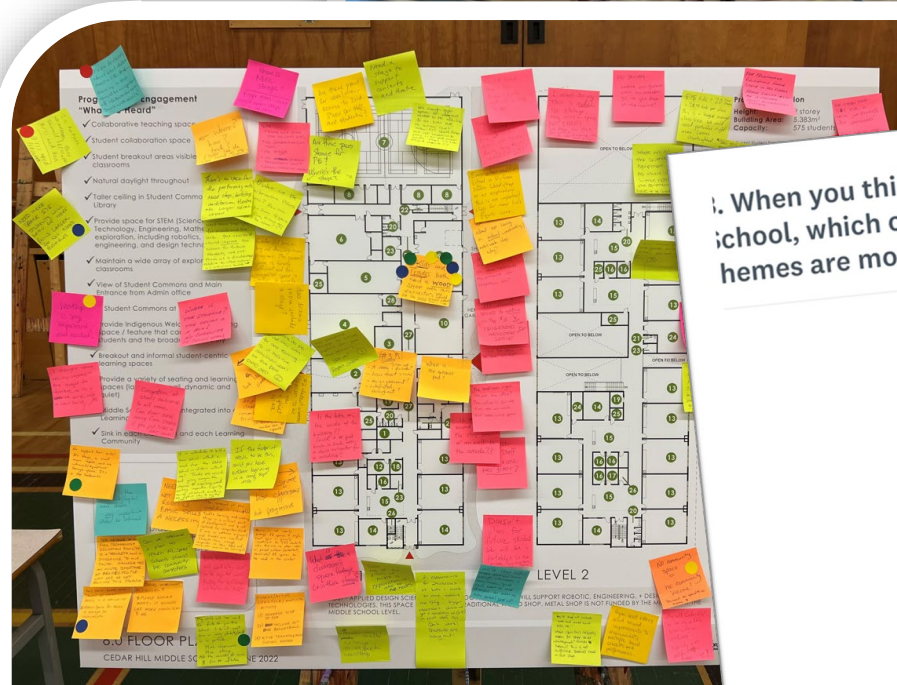
For more information, visit: www.sd61.bc.ca

One *Learning* Community

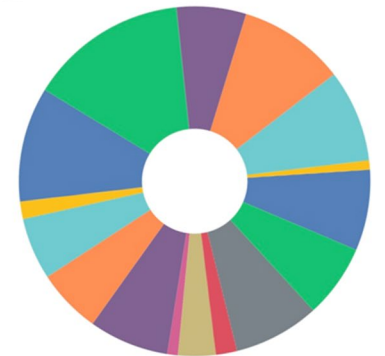


Public Engagement Tools

- Engagement Opportunities/Techniques:
 - Interactions with the Indigenous Education Department and the Four Houses
 - Online Information Session
 - Public survey
 - Email submissions
 - In-person Open Houses (x2)
 - Staff Meetings/Visioning Sessions
 - Board Meetings/Staff Committee Meetings
 - PAC Meetings
 - KMBR Programming workshops for Cedar Hill Middle staff and students and feeder schools
 - Staff tours of other new school builds for ideas and design drivers



When you think about a new Cedar Hill Middle school, which of the following learning objectives/themes are most important to you? Select your top



Who We Heard From

- **Indigenous Community**

- Indigenous Education Department and the Four Houses (Esquimalt and Songhees Nations, Metis Nation greater Victoria and Urban Indigenous Peoples House Advisory)



- **Learning Community**

- Students
- CHMS Teachers, School Staff and Administration
- CHMS Families
- Elementary Feeder Schools (Students and Families)



- **Broader Community**

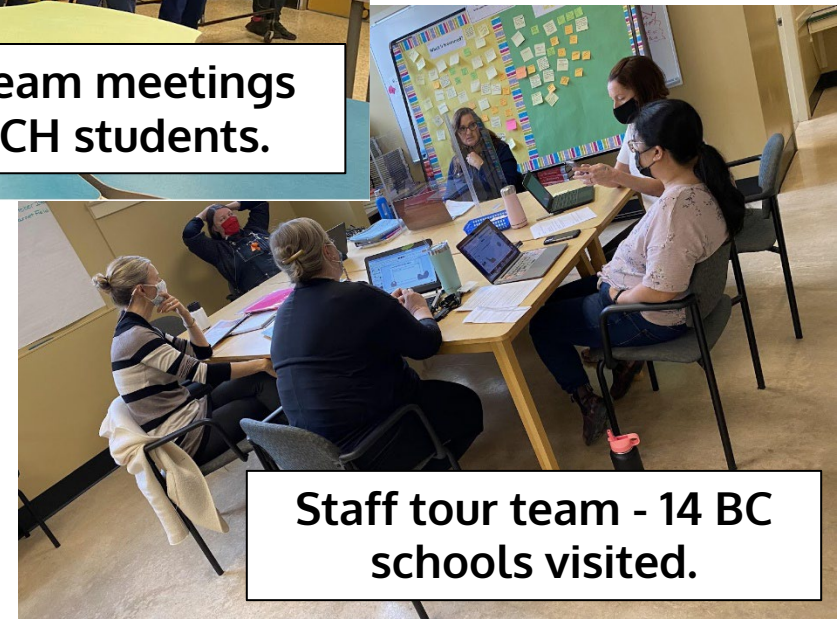
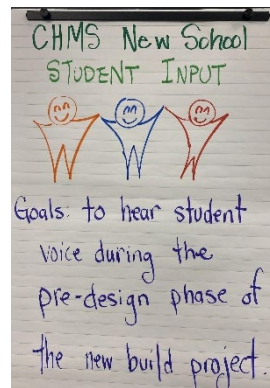
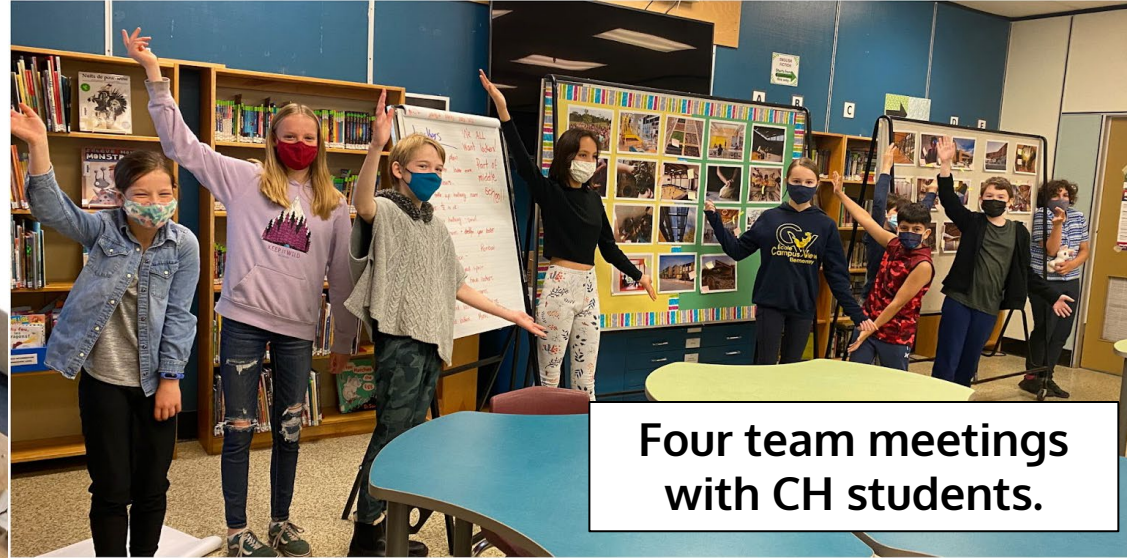
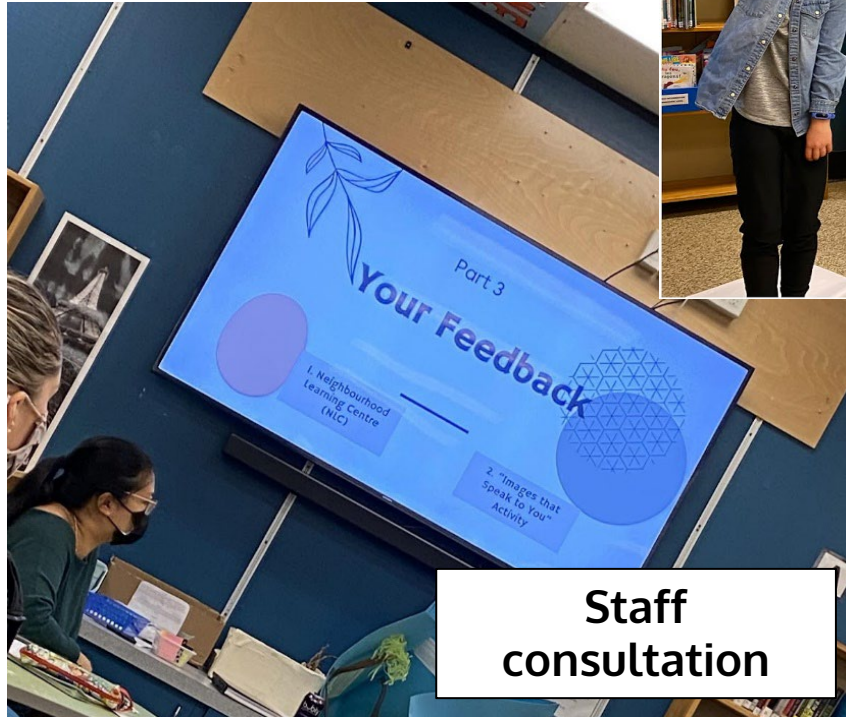
- Neighbours in the surrounding area, including Rosebank Garden Seniors Complex
- Neighbourhood Associations
- Local Organizations & Community Groups
- District of Saanich
- Alumni
- Capital Region Media



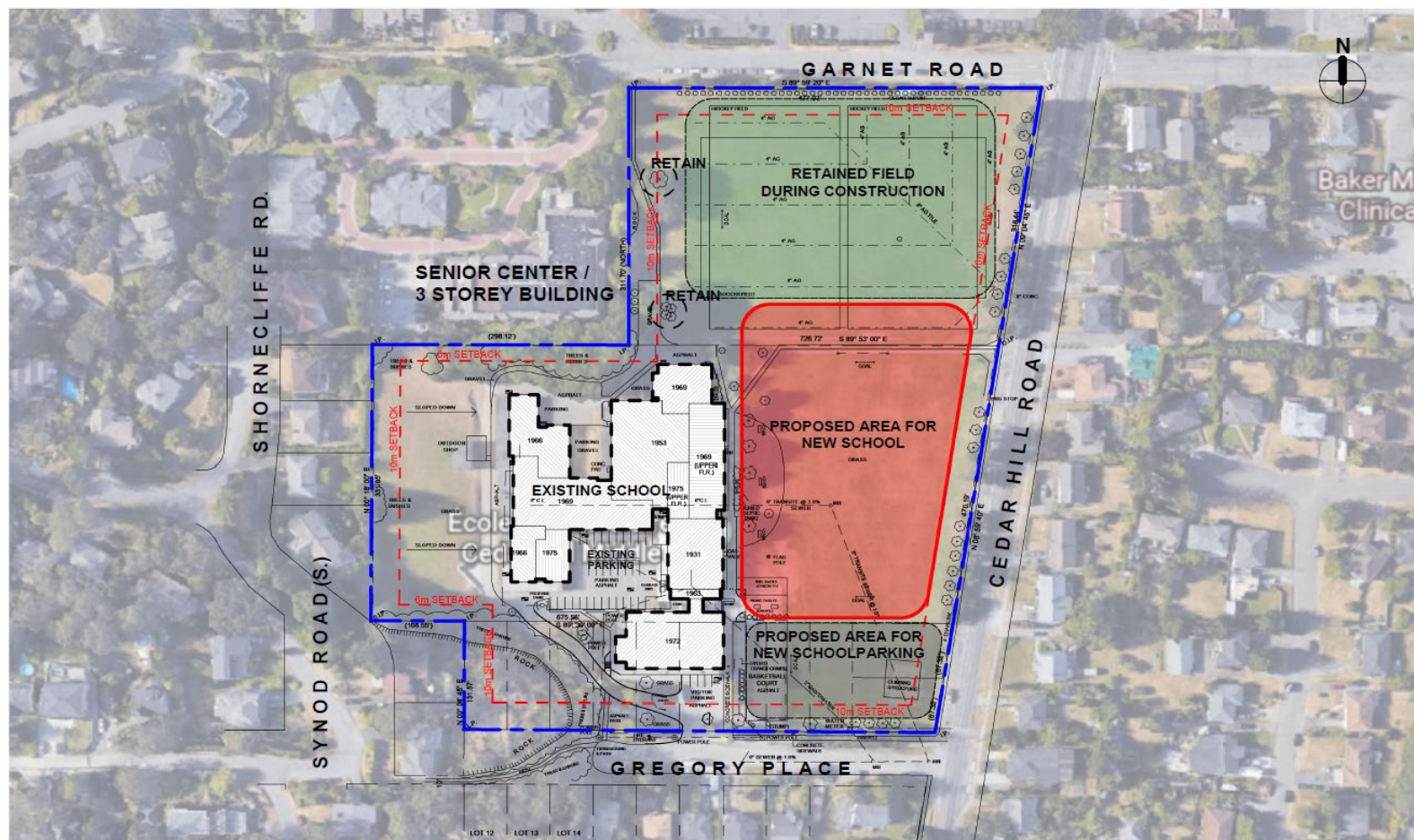
Public Engagement Timeline

Engagement Opportunities	Timeline
Public Information Session #1	November 9, 2021
Public Visioning Survey	November 9 – November 23, 2021
On-going engagement with school community - In-person staff programming sessions, student classroom exercises, PAC meetings, school tours, etc.	November – December 2021
“What We Heard” - Summary Visioning Report to Board	December 2021
On-going engagement with school community	January – June 2022
Public Open House #2	March 3, 2022
Public Open House #3	June 29, 2022
“What We Heard” - Summary Engagement Report to the Board	Fall 2022
Board and Ministry Approval of Detailed Design	November 2022

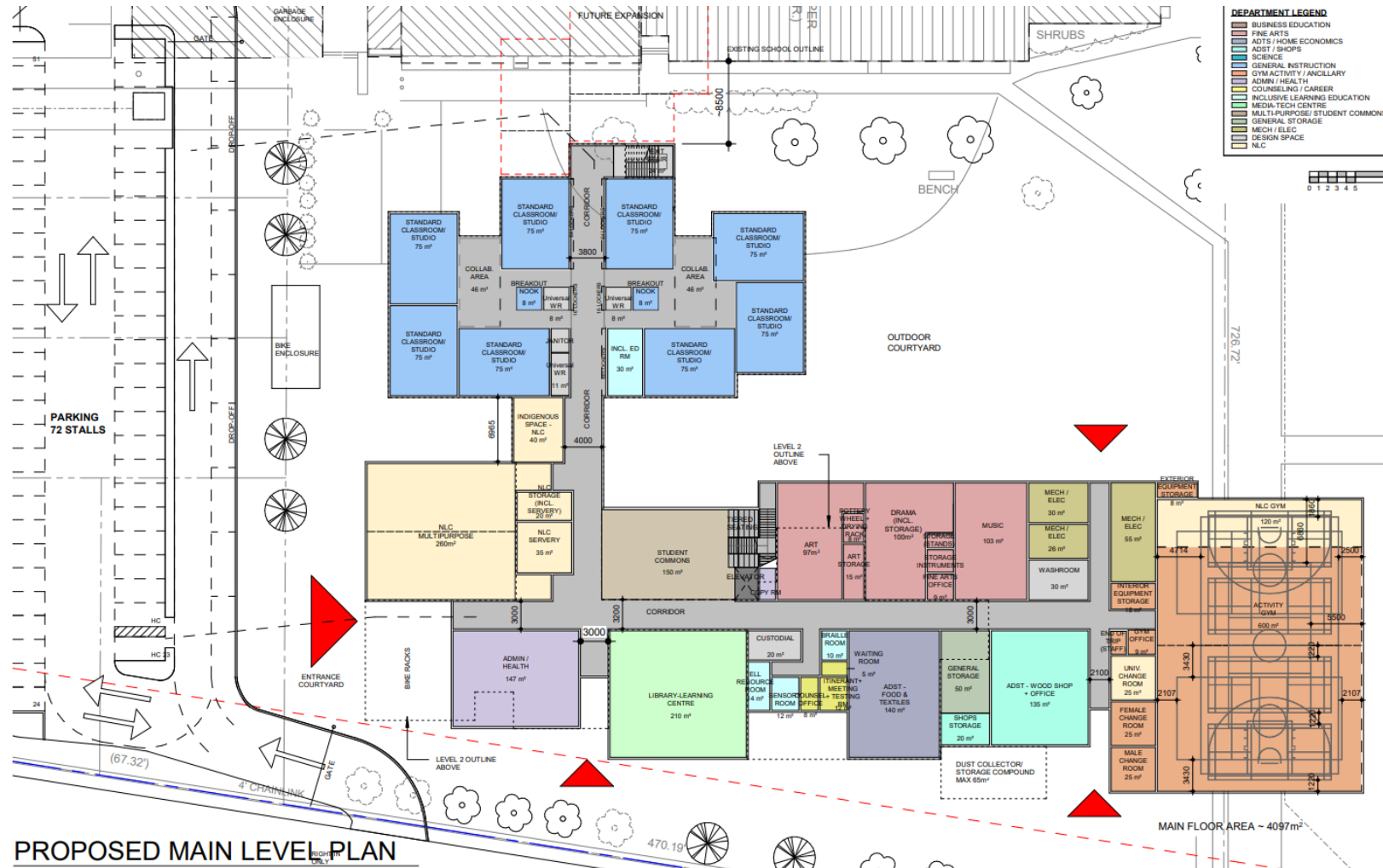
School and Staff Engagement: Admin Team



Conceptual Design Site Plan



Conceptual Design



- In February 2022, the Conceptual Design Review package was submitted to the Ministry
- The conceptual review package does not require costing from a professional Quantity Surveyor
- The Ministry comments back were as follows:
 - The NLC (yellow) as designed is too large and could present a cost pressure
 - Building shape could present a cost pressure

Schematic Design #1



- Costing from the Quantity Surveyor identified an \$11 million cost overage
- School was over the square meters approved by the Ministry
- Value engineering took place
- New schematic design submission was prepared

Schematic Design #2



Space was re-configured based on Ministry feedback and costing report

- More streamlined design and roof line

NLC Space included (Yellow)

- Indigenous Room

NLC Option during tender

- Mezzanine Gym Space

*Serving has been included in the foods room as separate Serving space and is not supported by the Ministry area standards.

Current Design

- NLC Indigenous welcoming space (classroom size)
- Exterior Basketball Court
- Moved to Rectangular Design
 - Cost Efficient (within budget)
 - Energy Efficient
 - Within Ministry Area Standards
- Gymnasium
 - Will tender the Gym Mezzanine separately and will include if budget allows
- Multi-purpose space
 - Multipurpose room, standard area
 - Servery
 - Accommodated in foods room with roll up door, fridge and cupboard space
 - Close proximity to the multi-purpose area and indigenous welcoming space



Approved Design Elements

1. Four small neighborhoods each with classrooms, collaboration area, inclusive rooms and breakout rooms
2. 21 classrooms all including sinks, windows, Technology Package, white boards and shelving
3. Six Exploratory spaces on first floor
 - Art
 - Drama
 - Music
 - Foods
 - Sewing
 - Applied Design, Skill and Technology Shop
4. Four Inclusive Education rooms
5. Seven Break-out rooms
6. Braille room
7. Counselling Offices
8. Sensory Room
9. Collaborative teaching areas outside classrooms
10. Gym with gender neutral change room
11. Art with kiln room and storage
12. Library – green room and room for chrome cart storage
13. Multi-purpose area
14. Indigenous Welcome Space (classroom) with exterior access and proximity to the foods room
15. Exterior Basketball court

Parking

- Two entrances to drop off/pick up
 - Including parent spaces for waiting
- Saanich did approve:
 - NW corner of Gregory/Cedar Hill improvements
 - Raised curbs and buffer between pedestrian and cars
 - New parking spaces on Gregory Place
- Saanich did not approve:
 - Parent drop off on Cedar Hill Road
 - Parking lot off of Cedar Hill Road



Saanich Active Transportation Plan

- Four metre multi-use pathway with a raised curb between path and roadway
- School District will build the multi-use path along the whole frontage of Cedar Hill Road
- Bike lockers or shelter
- Traffic Consultant worked with the District of Saanich and SD61 to mitigate traffic issues

One *Learn*

New Cedar Hill Middle School



1st Floor

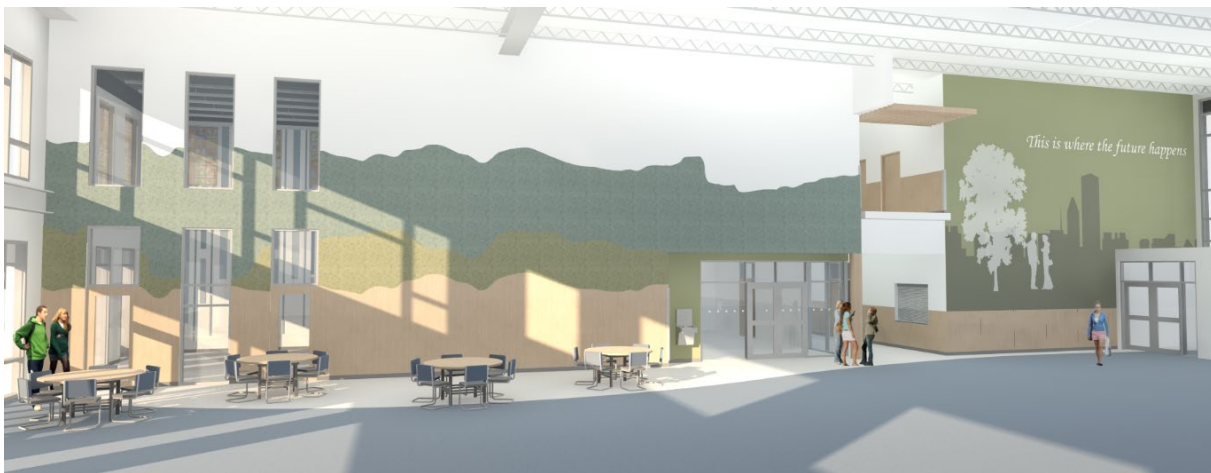


2nd Floor

New Cedar Hill Middle School



New Cedar Hill Middle School



Energy Reduction

- Greenest in SD61
- Net Zero Energy Ready by Design
 - Air Source Heat Pumps
 - Ground Source Heat Pumps
 - Geothermal Field
 - 100kW Photovoltaic System
- 90% reduction in Green House Gas Emissions vs baseline model
- **Advances:**
 - Climate action locally & globally
 - Board's June 2019 Climate Emergency motion



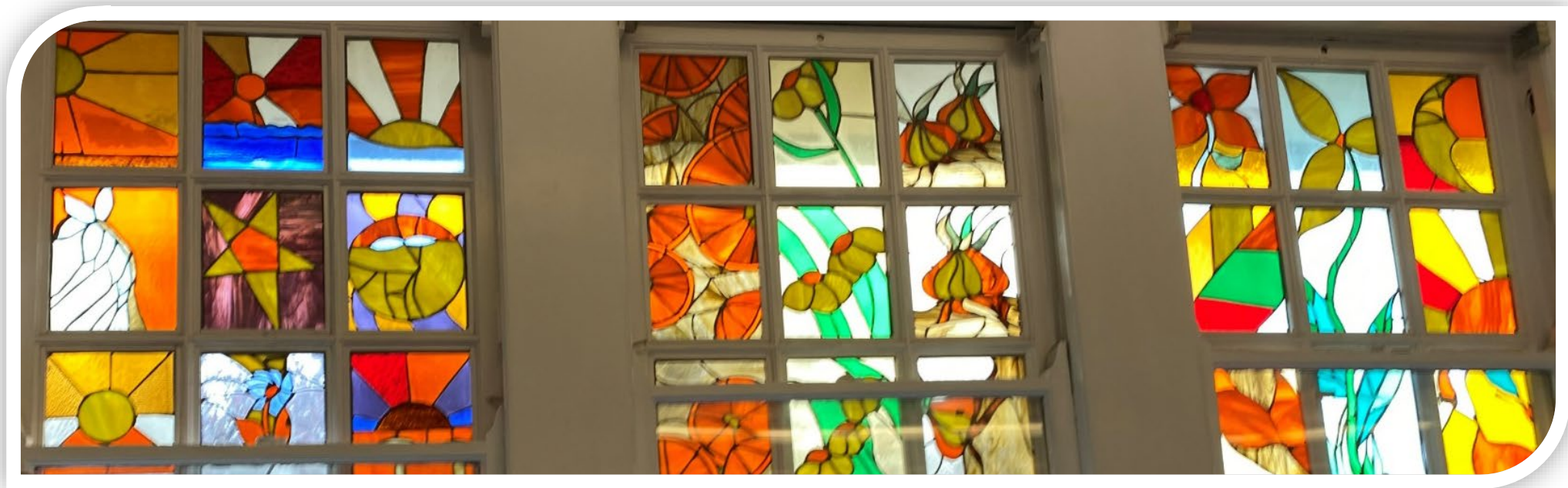
Accessibility and Wayfinding

- Built to today's Building Code Standards
- Improved mobility as there will not be ramps between additions
- Braille Room and Signage
- Transition strips (tactile warning) on stairs and railings
- Elevator in a central location to decrease travel requirements between classes
- Technology Packages with capacity for voice amplification
- Sensory Room with swing potential



Old to New: Heritage, Historical Preservation

- Bench from office
- Stained glass
- Time capsule
- Student and Indigenous art



Cedar Hill Middle School Seismic Replacement

Approve Design

- New Safe School built to current building standards
- Supports for 21 Century Learning
- Advances climate action plan
- Improves accessibility
- Improves parking and provides multi-use path
- Can accommodate an addition

Important considerations if project not approved:

- Project will lose priority at Ministry level
- Project funding will be re-allocated to another school district
- Moves CHMS project back to 5-Year Annual Capital Plan as priority 1
- Ministry will not expedite/ 250 other seismic projects
- 8+ year wait for new approval and to move students into safe school
- Current school remains as Highest Seismic Risk with total failure in event of an earthquake
- Will move Sundance (priority 2) and Reynolds (priority 3) down the list of project funding requests
- Tarnishes the Ministry's confidence that SD61 can deliver future major capital projects

Design Development Approval

- Steering & Core Committee Approval
- Public Consultation
- Staff Consultation
- Ministry approved
- Board Approval

That the Board of Education of School District No. 61 approve the design development of Cedar Hill Middle School seismic replacement major capital project for advancement to construction phase, as presented.



Thank You!!

“This school needs to be very
down to earth ... we would like
the school to feel very
comfortable and calming.”

Students
Abigail Topfer & Mya Dobel

