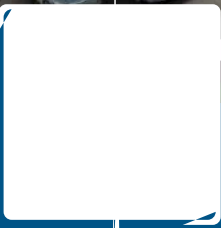
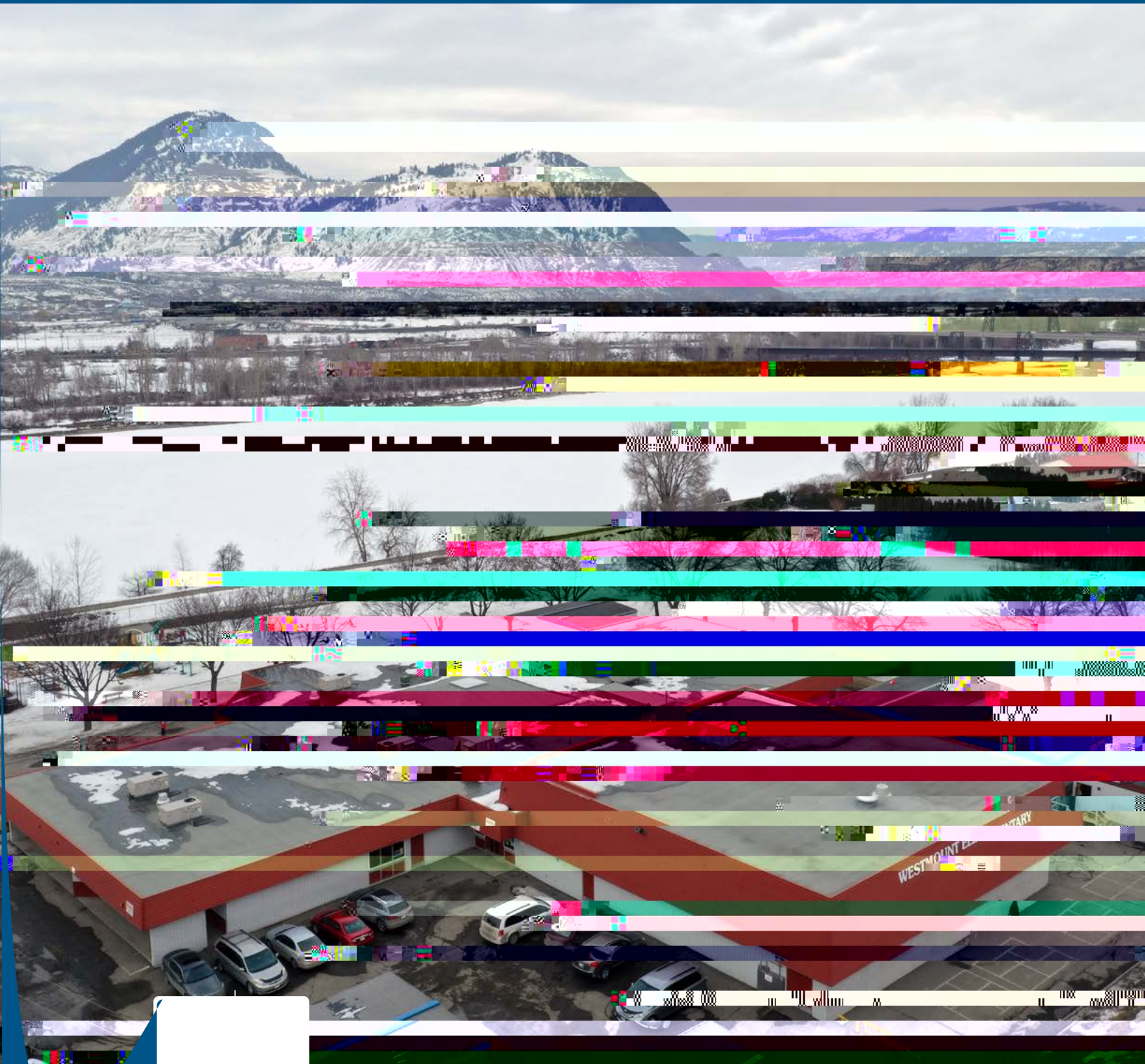


SCHOOL DISTRICT NO. 73 (KAMLOOPS-THOMPSON) LONG-RANGE FACILITIES PLAN | February 2022



Art McDonald, Director of Facilities
Grant Reilly, Assist92 2.ist92 2.ist92 2.ist92 78.tor of6 6.0448nendent

Table of Contents

- Executive Summary**4
 - Key Points and Recommendations4
- Introduction**5
 - Context5
 - Background5
- Educational Considerations**6
 - Elementary.6
 - Secondary8
- Existing Situation**9
 - Inventory of District Facilities9
 - District and Community Geography9
 - Portables.9
 - Room Usages - Elementary Schools10
- Enrolment Projections**12
 - Sensitivity Analysis13
- Capacity and Utilization.**15
 - Ministry Operating Capacity Values15
- Challenges For The Future.**16



Executive Summary

School District No. 73 (Kamloops-Thompson) [henceforth referred to in this report as “the District” and/or as “SD73”] has prepared this Long-Range Facilities Plan [LFRP] under the guidance of the Ministry of Education *Capital Plan Instructions: Five-Year Capital Plan Submission for 2022/23*.

Key Points

1. Based on current enrolments and future enrolment projections, the District expects to see enrolment growth over the next ten (10) years to between 17,000 and 17,400 students.
2. With recent enrolment growth and recent changes to collective agreement class size and composition language, most schools have little or no surplus space.
3. School catchment areas that currently have *significant* enrolment pressures are:
 - McGowan Park Elementary
 - Pacific Way Elementary
 - Sa-Hali Secondary
 - Dallas Elementary
 - Juniper Ridge Elementary
 - Valleyview Secondary (until completion of expansion)
 - Westmount Elementary
4. Over the next few years, changes should be considered in the following school catchment areas:
 - Westmount Elementary
5. As per the District’s capital plan, SD73 requires capital from the Ministry of Education for projects to alleviate pressure caused from growth and over-enrolment in several areas of the District.
These projects are required urgently, as such projects take several years to design and construct.
6. At least fifty percent (50%) of SD73’s schools will require replacement within the next twenty (20) years.
7. The Annual Facility Grant and other grants provided by the Ministry of Education offer significantly less than the funding requirements indicated in the Ministry of Education Capital Asset Management System (CAMS). This continues to be a growing issue as facilities age.
8. As enrolment continues to grow, there are corresponding increases in student transportation requirements, resulting in the need for more routes and more buses.

Context

As part of the Ministry of Education Capital Plan Instructions, the Ministry of Education requires each school district to provide a Long-Range Facilities Plan (LRFP).

The following are excerpts taken from the Capital Plan Instructions LRFP Guidelines:

The fundamental premise of the LRFP is to provide a mechanism for districts to demonstrate they are managing



Collective Agreement] are as follows:

Kindergarten:	20
Kindergarten/Grade 1 split:	20
Single-grade primary:	22
Multi-grade primary:	22
Primary intermediate split:	24
Multi-grade intermediate:	27
Single-grade intermediate:	29

In all school communities is the expectation that schools have access to fast, reliable, ubiquitous Wi-Fi so students, staff and parents can use personal electronic devices and mobile computer labs. To that end, equipment, wiring, electrical capabilities and servers in District schools must be continually upgraded and static computer labs must be repurposed to meet the expectations of school communities.



Secondary

In secondary schools, where students make curriculum choices, enrolment must be large enough that the schools can offer a wide range of subjects and associated choices. Having program and extracurricular choices is even more important in grades 11 and 12, when students are beginning to consider post-secondary education, be it in academics, trades and technology, arts, or athletics.

Rural secondary schools continue to experience low enrolments and thus cannot provide programs that are as comprehensive as those offered in urban secondary schools. Inevitably, program areas such as band, athletics, arts, and technology are limited. As well, senior-level academic course offerings are compromised and small rural secondary schools are becoming more dependent on video conferencing technologies and distance/blended learning to deliver core academic courses. Principals of such secondary schools must continue to be creative in retaining their students and teachers by offering a variety of quality course offerings within the unique rural context.

Kamloops South Shore secondary schools have seen enrolment growth in recent years, a trend that is expected to continue.

Brocklehurst Middle School and NorKam Senior Secondary have likewise seen enrolment growth in the past few years; this trend is expected to continue, with Brocklehurst Middle School increasing quickly.

With the implementation of the revised curriculum and pedagogy, the spaces within the walls of the classroom must be more flexible than those in traditional classrooms and demand greater physical space to accommodate, for example, collaboration and different presentations of learning. Similarly, dependable connectivity and multimedia resources that enable a variety of presentations of learning and teaching are needed, including supporting the video conferencing technologies and distance/blended learning to deliver core academics in rural schools.

Class-size limits as per the teachers' collective agreement are as follows:

English and science lab classes:	28	Industrial education:	24
Home economics:	26	Other secondary classes:	29

Existing Situation

Inventory of District Facilities

As part of the Ministry of Education Capital Plan Instructions, the LRFP is to include a list of all buildings owned and/or used by the District. The following appendices provide those lists:

Appendix A - List of Schools and Educational Programs

Appendix B - List of Administration and Other Facilities

Appendix C - List of Unused Sites

District and Community Geography

Elementary Schools Room Distribution - Rural and Urban



Enrolment Projections

The enrolment projection figures used in this report are student headcount values, *not* Full Time Equivalent (FTE) students. This distinction is important since student headcount is used to determine space requirements, while student FTEs are used for funding purposes. Because of this distinction, enrolment figures used in this report differ from enrolment figures used during budget deliberations and other financial discussions.

Although these projections are for the entire District, there are several areas within the city of Kamloops [referred to as the city] where enrolment pressures are currently or imminently significant. Much time has been spent over the past few years trying to understand and forecast the potential further enrolment growth within the city. The School District and the City continue to meet on a regular basis to review current information and to ensure that any work is in alignment with the City's Official Community Plan (OCP). This is particularly relevant to the District's Capital Plan, as the projects take many years to be approved and constructed.

Enrolment projections were prepared with assistance from HS Facilities Planning and were based on information provided by Baragar Systems (custom planning software) demographics. The latter provides annual enrolment forecasts for the District, using a forecasting program that considers information from the birth registry and from family allowance and Canada child benefit (CCB) files. Where needed, local knowledge was added to this information.

Previously, a comprehensive review of current yield rates (students per household) was completed for all areas and housing types within Kamloops. Both minimum and maximum yield rates were calculated. Typically, maximum yield rates were found in newer, low-density single-family housing, while minimum yield rates were found in older, high-density multi-family buildings.


For capital planning purposes, the maximum yield rate enrolment projections are used. The rationale for this is as follows:

The maximum yield rate is a worst-case scenario as far as planning goes;

The maximum yield rate projection could happen if development happens quickly;

The maximum yield rate projection provides some contingency in the projections, for factors such as potential future higher-density rezoning, which could happen as land gets more scarce and costly; and,

The maximum yield rate projection may be higher than the actual enrolments, but, because this is an annual capital plan, projections will be updated annually and will be based on the most current enrolments.



Applying a sensitivity analysis to these three possibilities gives a clearer understanding of how SD73's planning will be impacted by differences between projected enrolments and actual future enrolments. Decisions made today must be based on the most accurate information available today.

Actual enrolments higher than projected enrolments

If actual future enrolments are higher than projected enrolments, the District must adopt some or all of the following strategies:

- Find better use for existing program space;

- Make alterations or renovations to existing space;

- Relocate and/or acquire portable space; and/or,

- Provide new space by constructing new schools or adding to existing ones.

Actual enrolments lower than projected enrolments

If actual future enrolments are lower than projected enrolments, the district must review school capacity

Challenges for the Future

Based on the long-term enrolment projections, many schools will require more space in the future. However, certain schools have current significant enrolment pressures and are discussed in this section.

South Shore High Schools

South Shore high schools are Sa-Hali Secondary, South Kamloops Secondary, and Valleyview Secondary. These schools serve the southeast and southwest sectors of Kamloops and are where most current growth is happening and most future growth will happen. Current and projected capacity utilizations are shown here in percentages:

School	Current Students in Portables	Current Capacity Utilization	2026-2027 Capacity Utilization	2031-2032 Capacity Utilization
Sa-Hali Secondary*	18%	137%	146%	155%
South Kamloops Secondary*	8%	95%	108%	115%
Valleyview Secondary**	31%	142%	94%	103%

* September 2022 catchment changes incorporated into future projections, however, relocation of Digipen program and International students not incorporated as final numbers were not complete prior to finalization of report.

**Valleyview Secondary new expansion open 2022.


Currently, Sa-Hali Secondary has seven (7) portables, South Kamloops Secondary has three (3) portables, and Valleyview Secondary has twelve (12) portables.

Elementary Schools

Several elementary schools in Kamloops have over 400 students. Principals in these schools have indicated that 420-450 (depending on the school's physical size) students is the maximum number of students an elementary school should not optimally exceed. Although the District can continue to provide increasing numbers of portables, a practical limit exists. As schools approach these maximum enrolments, school catchment changes will likely be necessary.

Westmount Elementary

Westmount Elementary serves the Westmount and Batchelor Heights areas of Kamloops. The Batchelor Heights area has seen significant new development over the past (ten) 10 years. Current and projected capacity utilizations are shown here in percentages:



Juniper Ridge Elementary

Juniper Ridge Elementary continues to have steady growth due to the development in Juniper Ridge. Current and projected capacity utilizations are shown here in percentages:



Small Community Elementary Schools

The District will continue to monitor the following small community elementary schools to ensure that quality educational programs can continue to be provided at current and future enrolment levels:

Blue River Elementary

Heffey Creek Elementary

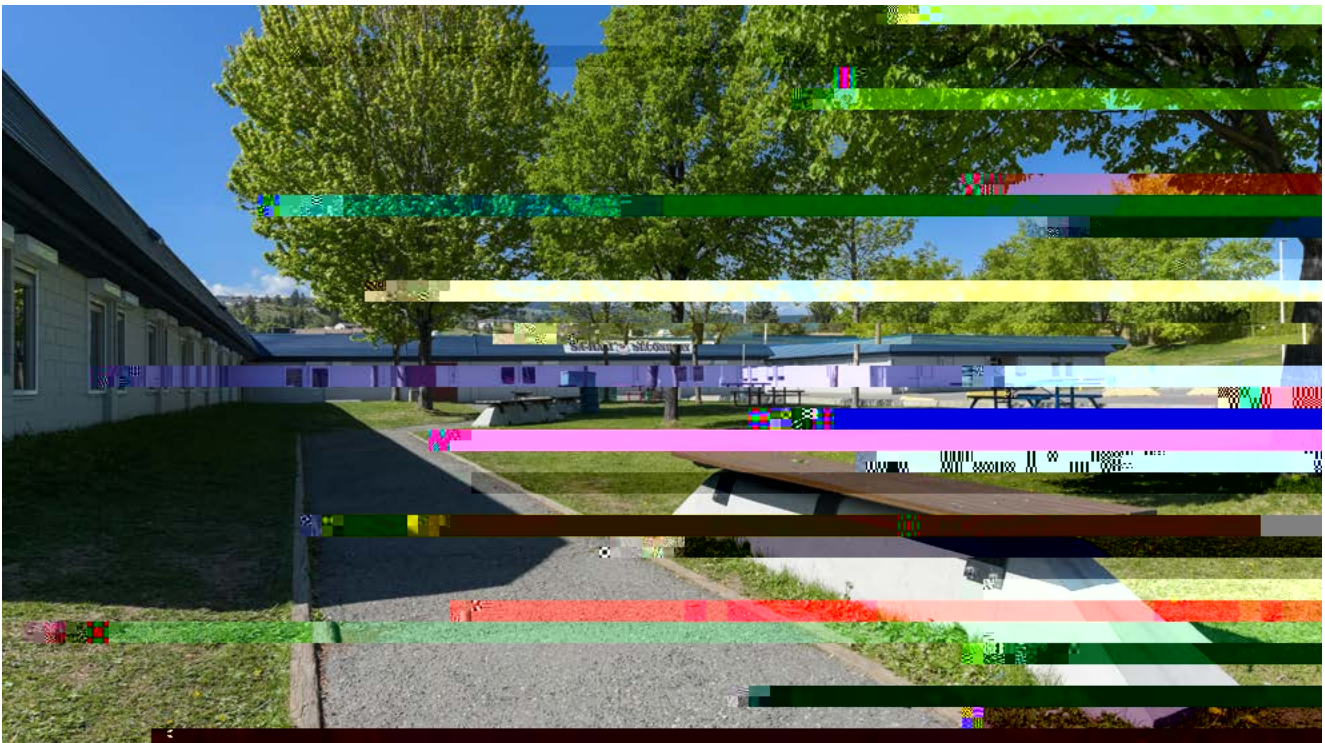
Vavenby Elementary

Westwold Elementary

The District will also monitor the cost structures of these schools to determine if funding can be applied for under the Rural Education Enhancement Fund.

Sun Peaks Elementary has experienced consistent growth as the population of Sun Peaks Mountain Resort Municipality [referred to as “Sun Peaks”] increases and because many students choose to attend school in Sun Peaks rather than at Heffey Creek Elementary or Rayleigh Elementary. Sun Peaks continues to provide space (5 portables and the conference center), with the district providing one portable (three portables for 2022), the educational programming, teaching staff, and support staff. Sun Peaks and the District must continue to work together to keep providing a quality educational program for Sun Peaks students.

Sun Peaks and the District continue to have discussions regarding the site in Sun Peaks that is designated for school use and how to utilize that site until a capital project is approved by the Ministry.





Implementation Strategy

This section describes the actions the District must take to deal with the space challenges caused by the current and projected enrolments.

The District will need to respond to enrolment pressures prior to the approval and funding of capital projects by the Ministry of Education.

As mentioned earlier in this report, a fundamental assumption made in this report is that most students want to attend their local catchment school, with the exception of those students who choose to go to different schools.





Neighbourhood Analysis

This section provides a high-level analysis of the various neighbourhoods throughout Kamloops and shows how future growth is proposed to be managed, based on the maximum yield enrolment projection. Catchment areas will have a combination of interim measures that include catchment change and portables as well as long-term measures that may include capital upgrades. Note: all capital upgrades listed here are for capacity issues only.

Interim Measures - Elementary

Add portables to existing schools until new schools are open.

Reopen Ralph Bell as a K–7 elementary school September 2022.

Catchment area change completed for September 2022 between Juniper Ridge Elementary, Marion Schilling Elementary and Ralph Bell Elementary to relieve pressure at Juniper Ridge Elementary and Marion Schilling Elementary.

Catchment area change completed for September 2022 between Dallas Elementary and RL Clemitson Elementary to relieve pressure at Dallas Elementary.

North Kamloops, Brocklehurst

Ministry-Funded Capital Projects

Rebuild Parkcrest Elementary.

Build an addition to Brocklehurst Middle School.

Interim Measures - Elementary

Add portables to existing schools until new schools are open.

Once Parkcrest Elementary is open, review the use of Happyvale Elementary and the George Hilliard building, which could allow for catchment area changes with Kay Bingham Elementary and AE Perry Elementary and free up space at those two schools.

Interim Measures - Secondary

Add portables to existing schools until the Brocklehurst Middle School addition is built. Further review of the maximum appropriate size of a middle school should be undertaken. This review may, or may not, revise the capital plan for Brocklehurst Middle School.

NorKam Secondary is expected to have sufficient capacity to accommodate enrolment growth.

Westsyde

Ministry-Funded Capital Project

New elementary school in Batchelor Heights.

Interim Measures - Elementary

Complete a catchment area review for Westmount Elementary, David Thompson Elementary, and Westsyde Elementary to relieve pressure at Westmount Elementary.

Interim Measures - Secondary

Westsyde Secondary is expected to have sufficient capacity to accommodate enrolment growth.

Downtown

Ministry-Funded Capital Project

Replacement of South Kamloops Secondary.

A new elementary school may be required in future, but this is farther out.

Interim Measures - Elementary

Capital Plan

The Capital Plan submitted in June 2021 has the following requests (presented here in order of priority):

New Schools

Elementary school in Pineview Valley

Elementary school in Batchelor Heights

Secondary school in Aberdeen

Elementary school in Juniper West

K-12 school in Sun Peaks

Elementary school in Aberdeen East (will be added in the 2022-2023 capital plan submission)

Replacement Schools

Dallas Elementary - increased capacity

South Kamloops Secondary

Bert Edwards Elementary

Kay Bingham Elementary

Raft River Elementary

AE Perry Elementary

Marion Schilling Elementary

Beattie Elementary

Additions to Schools

Addition to Brocklehurst Middle School

Site Acquisitions

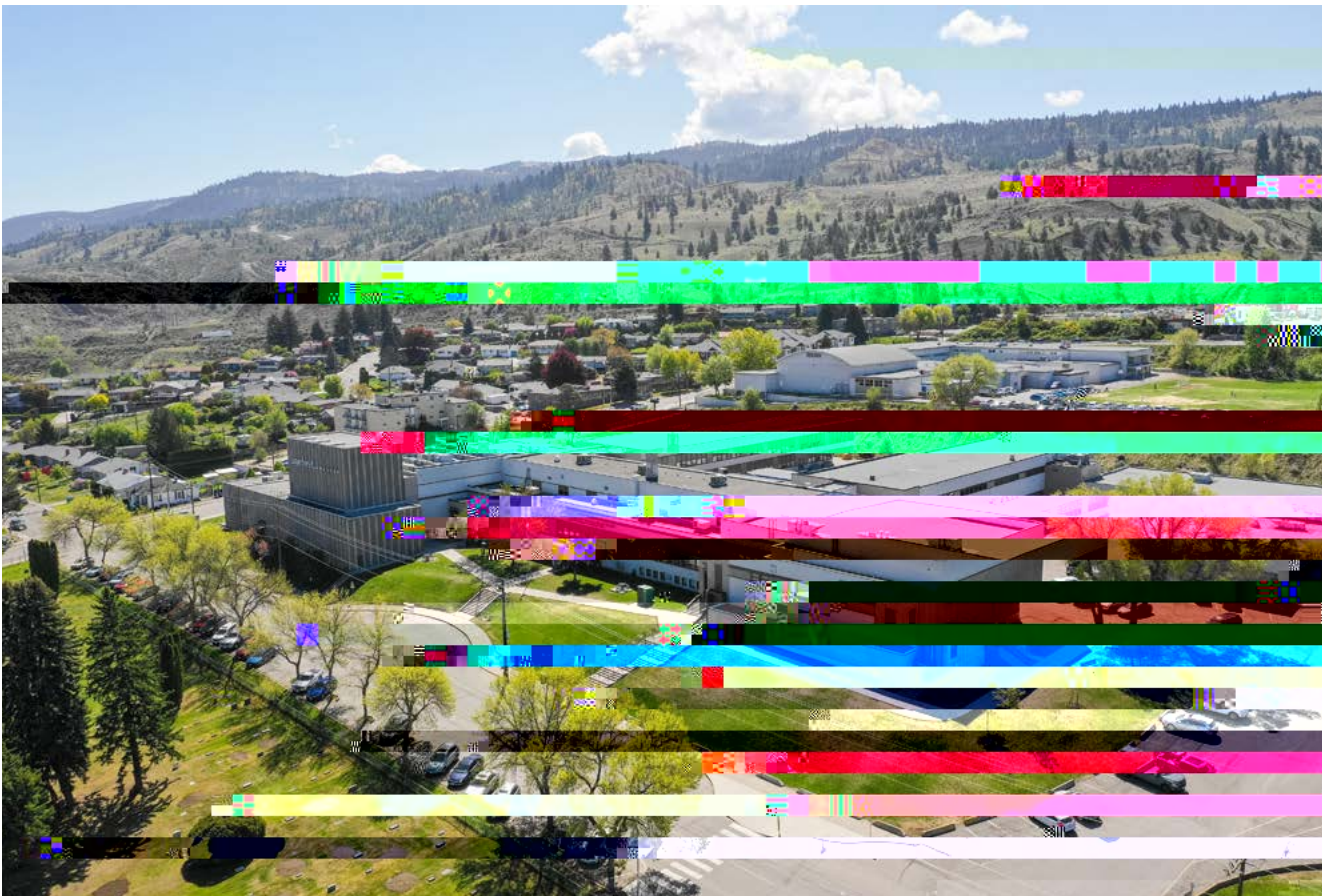
Secondary school site in Aberdeen

Elementary school site in Aberdeen East

Elementary school site in Aberdeen West

Beattie Elementary and Marion Schilling Elementary need to be monitored as capital projects may be required for these schools in the future.

Refer to Appendix F - Overcapacity and Capital Plan Guiding Principles to see the general decision-making process used to determine what type of project is requested when looking to mitigate enrolment pressures.



Facilities Renewal



The District's Capital Plan is based on delivering energy efficient, safe, and modern schools that include environments that are conducive to positive learning experiences for all students.

School buildings are considered to have a useful life of about sixty (60) years. Currently, approximately eighty-seven percent (87%) of the District's school buildings are over forty (40) years old, and fifty-eight percent (58%) are over fifty (50) years old.

This means that a large portion of SD73's school buildings will be at the end of their useful lives in less than ten to twenty (10–20) years. The District has a long history of using all available funding for maintenance upgrades of its schools to the highest extent possible. As a result, SD73's buildings are in good condition relative to their age.

Currently, SD73 relies upon the Annual Facilities Grant, some operating funds, and grants such as the School Enhancement Program and the Carbon Neutral Capital Program to maintain buildings to the highest standard possible, given the available funding. However, based on information in the Ministry of Education Capital Asset Management System (CAMS), a significant gap still exists between the funding provided versus required. As its school buildings continue to age, this gap will make it impossible for the District to maintain its buildings to current standards.

Given the length of time it takes to construct or replace space, facilities replacement is a medium- to long-term process. However, the District is working to identify needs so that replacement projects can be queued.

Knowing that facilities renewal is a long-term process, the District must lobby the Ministry for increased Annual Facilities Grant and School Enhancement Program funding to ensure that SD73 can continue to have its buildings maintained in a condition that provides good learning environments, until school building replacement funding becomes available.

2021-2022 (1) new bus routes. These requirements may impact future District
2023-2024 (2) new bus routes. Due to the District's large geographic area, approximately 5,000 students use SD73's transportation system to
2022-2023 (2) new bus routes. Although the Ministry indicates that there is no requirement to provide students
with transportation, the Ministry is targeting funding for support of school district transportation departments so
that they can provide enhanced services (without fees) to students who require school services.

Appendix A - List of Schools and Educational Programs



Appendix B - List of Administration and other Facilities

Administration Buildings		Notes
Board Office		
Kamloops Maintenance		
Kamloops Transportation		See page 28
Barriere Transportation		
Clearwater Maintenance and Transportation		
Henry Grube Education Centre		
Closed Former Schools	Date Closed	
Barriere Ridge Primary	2003	Building rented to District of Barriere and YHCS
Chase Primary	2003	Building vacant
Dutch Lake Elementary	2003	Building leased to District of Clearwater
George Hilliard Elementary	2010	Building houses Parkcrest Elementary
John Tod Elementary	2010	Building leased to City of Kamloops
1111 Tranquille Rd	1989	Building leased to Chris Rose Therapy Centre for Autism
Pineridge Elementary	2003	Building houses SD73 International Student Program and Online Learning
Tranquille Valley Elementary	2007	Portables removed; site vacant
Other Buildings		
Old Barriere Board Office		Building vacant
Old Clearwater Board Office		Used by schools
Holway Road	Kamloops	Leased to Child Development Centre

Appendix C - List of Unused Sites

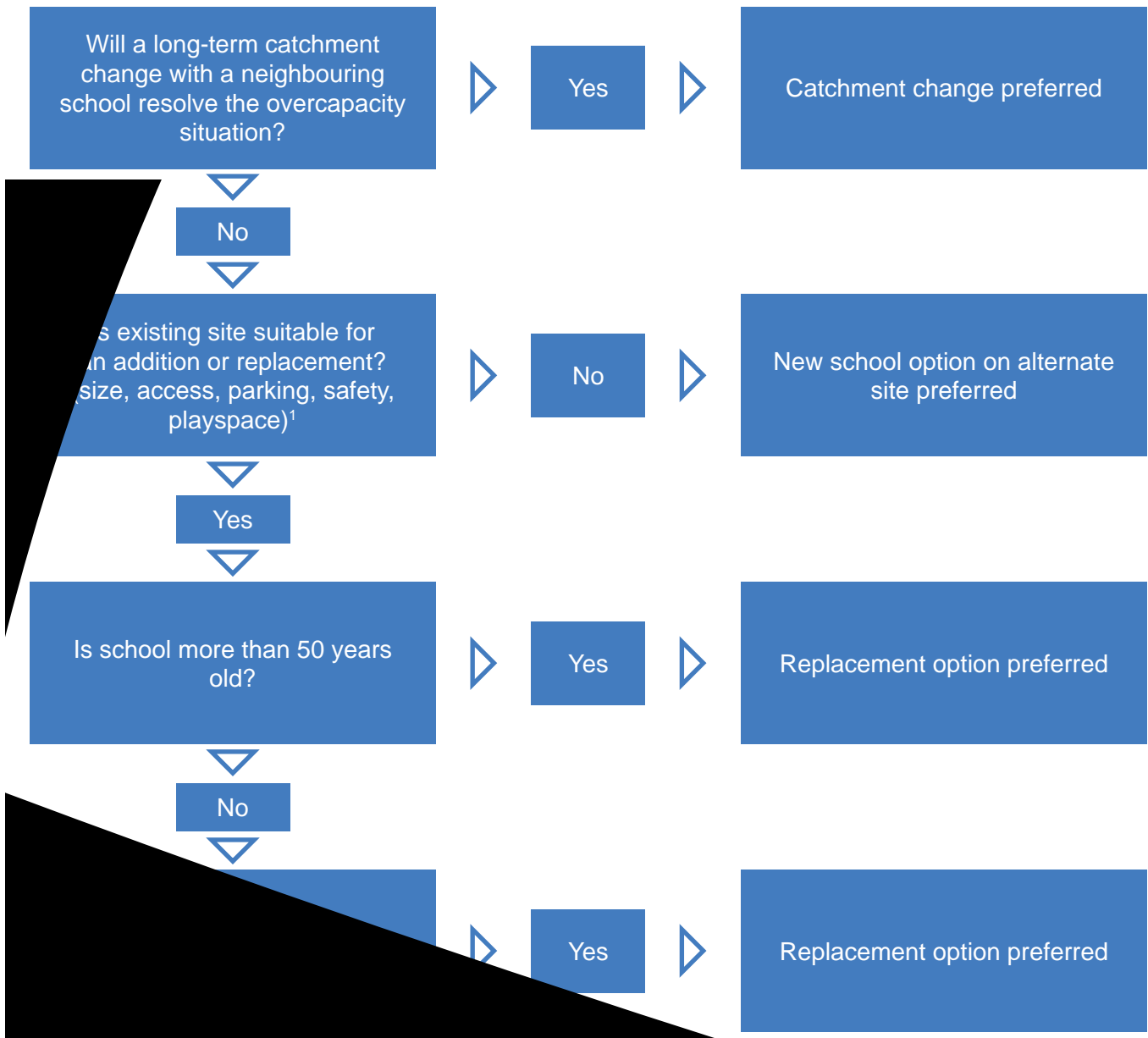
Appendix D - Projected Enrolments

	Grades	Ministry Operating Capacity	Enrolment 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<u>Brock-Norkam Zone</u>													
A. E. Perry Elementary	K-6	294	300	303	307	297	295	299	297	297	299	298	305
Arthur Hatton Elementary	K-6	317	258	250	245	250	243	237	239	241	246	253	254
Bert Edwards Science & Tech	K-6	341	251	248	252	252	251	249	247	249	249	249	249
Heffley Creek Elementary	K-3	145	17	16	17	18	18	17	14	13	14	14	14
Kay Bingham Elementary	K-6	341	290	299	285	271	277	278	273	276	277	279	283
Parkcrest Elementary	K-6	337	363	388	401	413	436	458	456	448	447	445	451
Rayleigh Elementary	K-6	298	198	201	195	189	190	186	185	184	188	193	200
Sun Peaks School	K-9	114	132	140	144	144	144	153	154	158	156	157	157
Brocklehurst Middle School	7-9	750	783	792	832	830	835	848	867	906	880	875	841
Norkam Secondary	10-12	1,025	836	853	876	910	925	943	912	918	925	923	951
<u>Barriere Zone</u>													
Barriere Elementary	K-7	271	224	221	210	222	223	225	231	219	226	236	241
Barriere Secondary	8-12	325	204	208	222	216	209	213	211	218	207	208	203
<u>Chase Zone</u>													
Haldane Elementary	K-7	271	260	251	267	260	253	239	241	230	227	221	225
Chase Secondary	8-12	375	241	251	250	256	260	261	246	244	252	251	242
<u>Clearwater Zone</u>													
Blue River Elementary	K-7	132	10	8	6	6	4	3	4	5	6	7	8
Raft River Elementary	K-7	322	302	320	327	346	349	358	356	349	332	322	316
Vavenby Elementary	K-3	166	30	37	38	39	40	44	42	42	42	35	35
Clearwater Secondary	8-12	725	194	195	184	182	170	181	187	186	215	221	228
<u>Logan Lake Zone</u>													
Logan Lake Elementary	K-4	261	116	120	130	116	121	123	122	118	130	122	122
Logan Lake Secondary	5-12	325	140	157	164	177	186	189	195	200	188	199	204
<u>Sa-Hill Secondary Zone</u>													
Dufferin Elementary	K-7	178	239	230	247	258	266	277	291	301	331	350	343
McGowan Park Elementary	K-7	267	431	443	465	480	494	515	539	569	600	620	649
Pacific Way Elementary	K-7	271	363	356	380	398	418	434	475	528	566	626	677
Summit Elementary	K-7	271	262	278	273	267	274	278	282	283	282	275	280
Sa-Hill Secondary	8-12	725	990	1044	1031	1053	1044	1055	1056	1088	1101	1124	1124
<u>South Kamloops Secondary Zone</u>													
Aberdeen Elementary	K-7	383	425	490	495	487	472	472	476	472	464	468	468
Beattie Elementary	K-7	275	282	302	317	339	365	392	395	406	422	430	429
Lloyd George Elementary	K-7	387	442	442	437	435	436	434	432	430	431	431	431
Savona Elementary	K-7	135	47	47	49	51	56	58	59	60	62	63	61
South Kamloops Secondary	8-12	975	930	952	1002	1043	1055	1052	1058	1088	1091	1103	1126
<u>Valleyview Secondary Zone</u>													

Appendix E - School Capacities and Capacity Utilizations

	Grades	Ministry Operating Capacity	Actual										
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<u>Brock-Norkam Zone</u>													
A. E. Perry Elementary	K-6	294	102%	103%	104%	101%	100%	102%	101%	101%	102%	101%	104%
Arthur Hatton Elementary	K-6	317	81%	79%	77%	79%	77%	75%	75%	76%	78%	80%	80%
Bert Edwards Science & Tech	K-6	341	74%	73%	74%	74%	74%	73%	72%	73%	73%	73%	
Heffley Creek Elementary	K-3	145	12%	11%	12%	12%	12%	10%	9%	10%	10%	10%	
Kay Bingham Elementary	K-6	341	85%	88%	84%	79%	81%	82%	80%	81%	81%	82%	83%
Parkcrest Elementary	K-6	337	108%	115%	119%	87%	92%	96%	96%	94%	94%	93%	95%
Rayleigh Elementary	K-6	298	66%	67%	65%	63%	64%	62%	62%	62%	63%	65%	67%
Sun Peaks Elementary	K-7	114	116%	123%	126%	126%	126%	134%	135%	139%	137%	138%	138%
Brocklehurst Middle School	7-9	750	104%	106%	111%	111%	111%	113%	116%	121%	117%	117%	112%
Norkam Secondary	10-12	1025	82%	83%	85%	89%	90%	92%	89%	90%	90%	90%	93%
<u>Barriere Zone</u>													
Barriere Elementary	K-7	271	83%	82%	77%	82%	82%	83%	85%	81%	83%	87%	89%
Barriere Secondary	8-12	325	63%	64%	68%	66%	64%	66%	65%	67%	64%	64%	62%
<u>Chase Zone</u>													
Haldane Elementary	K-7	271	96%	93%	99%	96%	93%	88%	89%	85%			

Appendix F - Overcapacity and Capital Plan Guiding Principles



Notes:

1. To place an addition or replacement school on an existing site, the existing site should have:
 - a. enough space for the addition and/or new school to maintain sufficient grassed play space, hard surface play space, and sufficient space for suitably sized playground equipment.
 - b. reasonable and safe pedestrian access to the school for the future school size.
 - c. reasonable and safe vehicle access to the school for the future school size and expected traffic volume.
 - d. sufficient parking space for the future school size.
 - e. the space to accommodate the construction while ensuring the existing school can remain operational.
2. Facility Condition Index is the cost of deficiencies requiring maintenance or replacement divided by the cost of replacing the building. The numbers are based on the Ministry of Education Capital Asset Management System.

