



**NANAIMO LADYSMITH PUBLIC SCHOOLS  
BUSINESS COMMITTEE  
PUBLIC MEETING  
INFORMATION SHEET**

DATE: December 11, 2024  
TO: Business Committee  
FROM: Mark Walsh, Secretary-Treasurer  
Pete Sabo, Executive Director Facilities & Planning  
SUBJECT: Building Envelope Repairs

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### Background

Recently the facilities department has identified several building envelope related issues (failures) including:

- **Nanaimo District Secondary School** – *failing stucco*
- **Forest Park Elementary**– *rotten beam in hallway*
- **Ladysmith Intermediate School** – *rotten beams and posts at main entry*
- **John Barsby Community School** – *rotten floor structure*

These issues have multiple causes, but fundamentally, water penetration resulting from a failure in the building envelope is the primary factor.

This information sheet will discuss some specifics of the above projects, however, is more focused on informing trustees of past and current directions with respect to planning and repair.

The Ministry of Education and Child Care, Building Envelope Program (BEP) was established in 2002 to help B.C. school districts with remediation of schools suffering damage from water ingress due to premature building envelope failure. School facilities that are eligible for funding under the BEP are facilities built between 1985 and 2000 and supported by a risk assessment report facilitated by B.C. Housing. A total of 12 schools were on the official program of which 8 have been repaired: Gabriola, Ladysmith Secondary, Bayview, Quarterway, Syuwén'ct, Dover Bay, North Oyster, and Mountain View. Two are currently underway: Forest Park and John Barsby and 1 is pending at Ladysmith Intermediate School.

### Discussion

- The area of failure at Forest Park was constructed in 1997 and is the result of premature envelope failure. This area was made safe and referred to the Approved for Construction BEP project.

- The area of failure at Ladysmith Intermediate School was constructed in 1995 and is the result of premature envelope failure. This area was made safe and is actively being rebuilt by the District's Capital Implementation Department (CI) utilizing a combination of Insurance funding and if required emergent AFG.
- At John Barsby, the area needing repair is part of the 1955 section of the building and is caused by aged out wood windows and trim. This work is underway funded out of emergent AFG.
- At NDSS the areas are part of the 1951 and 1965 sections of the building and are the result of stucco failure due to age. This repair work is currently in the design phase and plans to be completed out of next years AFG funding.

Given the pending completion of the official Ministry BEP program for our District and recent changes in the Facilities organization structure staff have been revisiting maintenance, planning and repair processes.

The District has several longstanding programs which assist with building envelope repairs which are essentially ensconced in the Annual Facilities Grant (AFG) program. Staff vary the funding allocated to each program continually to attempt to keep up with required health and safety, regulatory requirements, funding realities and best practice.

As projects are now delivered by the Capital implementation (CI) department, the maintenance department has the opportunity to focus more on maintenance of existing space vs renovations or creating changes to space. However, it should be noted that even with prudent maintenance, portion or entire envelopes eventually reach the point of replacement. Based on this, and the size of the building inventory, there are always new building envelopes being created, portions recently upgraded, upgrades being planned, upgrades being constructed and unfortunately unaddressed portions that are aged out. This cycle of aging and renewal is continuous.

Staff are in the process of forming a new local building envelope program for the 25/26 AFG. This new program would be supported by regular detailed reporting of maintenance activities and conditions, move to planning review, triaging, prioritizing, budgeting, then carrying out the building repairs.

Careful coordination between areas of responsibility – maintenance, planning and construction is envisioned to result in an improvement in the delivery of building envelope upgrades. A further benefit of completing all three steps "in house" is the connection of staff in each area sharing their experience and learning to improve the overall process.

The focus on this work will likely affect funding availability to other programs in the AFG.

Attached are photos of the 4 repair projects mentioned above.



John Barsby Secondary School



Forest Park Elementary School



Ladysmith Intermediate School



Nanaimo District Secondary School