

NANAIMO LADYSMITH PUBLIC SCHOOLS

**BUSINESS COMMITTEE
PUBLIC MEETING**

INFORMATION SHEET

DATE: January 12, 2022
TO: Business Committee
FROM: Mark Walsh, Secretary-Treasurer
Pete Sabo, Executive Director Planning & Operations
Kelsey Bakewell, Manager of Facilities Planning
SUBJECT: Major Capital Projects Update

Background

Nanaimo Ladysmith Public Schools (NLPS) currently has 3 major projects that have been approved for construction by the Ministry of Education – Ecole Hammond Bay Expansion, Cilaire Elementary Seismic Upgrade and Pleasant Valley Elementary Seismic Upgrade. All three projects are well underway in construction, with completion expected in the summer of 2022.

In addition to the projects approved for construction, the Dover Bay Secondary expansion design is complete and NLPS is awaiting approval from Ministry of Education to proceed to tender.

Discussion

All major capital projects are proceeding within budget, with contingencies still available to carry the project through to the end of construction. Planning has flagged the schedules for the construction delivery as a “risk” for each of these projects. The current construction market is facing extreme supply chain issues, beginning with COVID and increasing in effect from the latest flooding disaster on the mainland. The Hammond Bay expansion project schedule has been addressed and adjusted, while the two seismic projects are currently holding to the original schedules. The project schedules are being discussed with contractors and consultants and carefully monitored by NLPS staff. Any changes to the official completion dates have and will continue to be communicated to senior leadership for departmental planning purposes.

It's also important to mention the significant work that is being done to address synergistic projects. These are projects funded elsewhere and done in concert with these major capital projects. Planning has investigated old building systems, important inclusivity items and general school operation items and in working with stakeholders have approved projects to assist providing a more comprehensive upgrade or addition.

Although Hammond Bay Elementary expansion is currently scheduled for completion on July 4, 2022, current schedule will allow for the school to move into the space in the summer of 2022. Currently, the steel frame of the building and the timber have been installed, and about half of the parking lot construction is complete. The next phase of the project will see the exterior shell of the building constructed, so interior works can begin. Significant systems upgrades include the fire alarm and PA system. Facilities has been working closely with the school administrators to ensure a minimally impacted school operation and has incorporated some items into the project such as:

- A temporary traffic circle to accommodate the pick-up/drop-off congestion, until the construction of the permanent traffic circle is complete (spring break)
- Installation of a doorbell camera for the temporary entrance, connecting to the office
- Construction of a new path around the play field to allow a safer and easier access to the school
- Agreement with/by the City to utilize the tennis court as additional hard surface play area for the duration of the project.

Synergistically, Hammond Bay will have both the interior and exterior painted, the lead in water concern addressed, IT infrastructure upgraded, and consideration for a new VP office.

Cilaire Seismic Upgrade is expected to be delivered on schedule and is within the approved budget. This past summer, with COVID pressures and restrictions in place, Woodlands Secondary renovations were completed on time and budget. Through a combination of departmental efforts and additional coordination, Cilaire was moved and set up in the new swing space in time for school to start in September. Overall, the transition was smooth, with a few “lessons learned” that will be applied in future transitions. The seismic upgrade is currently scheduled for completion by the end of June, allowing for the transition of Cilaire back to the upgraded school. Synergistically, Planning has lined up some exciting synergistic projects:

- Cilaire will receive a full HVAC upgrade, including ventilation with MERV13 filtration and boiler upgrade. This project was initially to be funded from School Enhancement Program (SEP), and higher than expected tender pricing was funded via a combination of efforts by NLPS and Ministry staff
 - Carbon footprint will be reduced by 26 tCO₂e annually
- The old ‘lift’ is being completely removed and replaced with a fully functional commercial grade elevator
- Each floor of the school will have an accessible and gender inclusive washroom

- A request for Cilaire as the #1 Playground Enhancement Project request for 2022/23 was submitted in the 5-year Capital Plan – this would potentially see the upper-level playground replaced
- A request for a Building Envelope upgrade to Cilaire was submitted in the 5-year Capital Plan – this would potentially see the upgrades of the exterior in phases
- Planning has started on a parking lot expansion design

Additionally, Cilaire will have both the interior and exterior painted. The PA, fire alarm system, and IT infrastructure will be upgraded.

Pleasant Valley seismic upgrade is expected to be delivered on schedule and is within the approved budget. Similar to Woodlands, Rutherford renovations were completed on time and budget this past summer in enough time to coordinate efforts into transitioning Pleasant Valley into the swing space. This transition went smoothly, with positive comments about how well the temporary space is working. The seismic upgrade is currently scheduled for completion by the end of June, allowing for the transition of Pleasant Valley Back to the upgraded school. Synergistically, Planning has included some big synergistic projects for Pleasant Valley:

- The Pleasant Valley gymnasium will receive a HVAC upgrade. The project was initially to be funded from Carbon Neutral Capital Program (CNCP), and higher than expected tender pricing was funded through previous years' SEP and Local Capital
 - Carbon footprint will be reduced by 16 tCO2e annually
- Three new washroom facilities are being constructed, to enhance accessibility and inclusivity
- The Garavanta lift has been removed from the stairwell and a commercial grade elevator is being installed in a new enclosure on the building – keeping in mind potential future expansion possibilities
- Planning has started on a parking lot expansion design
- The Franklyn Gym floor was intended to be used to replace the gym floor in Pleasant Valley, but further investigation concluded that the floor would not be suitable. However, the team saw other potential, and the flooring will be re-purposed into flooring upgrades within the building

Additionally, Pleasant Valley will have both the interior and exterior painted, the fire alarm system will be replaced, IT infrastructure will be upgraded, and the gym will see a new floor.

The Planning Department has had an incredibly busy year and has dealt with some extreme staffing shortages. 2022 looks to be another very busy year, but with some additional staff on-board. This summer, these 3 projects and presumably the Dover Bay expansion will be completed, leading to an incredibly busy schedule of ensuring all these spaces are ready for the 2022/23 school year.