



The Board of Education of School District No. 83 (North Okanagan-Shuswap)

BRIEFING NOTE

TO: Board of Education **DATE:** June 15, 2021
FROM: Travis Elwood, Director of Operations
RE: Pleasant Valley Secondary School (PVSS) - Building Condition Update

Background

- 1) In March a public tender for an interior renovation of the gym at PVSS was posted. Maddocks Construction was the successful bidder and was awarded the contract.
- 2) During the early stages of the project the contractor raised concern when evidence of fire and structural damage was discovered in the ceiling of the gymnasium.
- 3) Using the engineers and architects involved in the renovation project, structural assessments of the gymnasium were conducted in order to determine the severity of the perceived damage.
- 4) An adjuster from the Schools Protection Program was contacted to arrange for a structural assessment to determine the degree and cause of the damage. The damage was determined to have occurred more than 2 years prior and therefore is not eligible for support through the SPP program.
- 5) Both structural reports deem the gymnasium unsafe for use until major repairs are completed. There is a strong indication that the cost to repair will outweigh the cost to completely replace the gym.
- 6) The Regional Director of Capital Planning and both Capital Planning Officers have been contacted and are advising school district staff on the required steps needed to remediate the issues discovered.

Item

The significant structural damage of the PVSS gym has led us to question the integrity of the entire building. We are currently in the early stages of evaluating the building and putting together a business case for the repairs needed to present to the capital branch in order to achieve financial support for the project.

Two options must be presented to the capital branch:

- 1) Cost for repairs to the existing structure including roof, walls and foundation that would make the structure meet current code requirements.
- 2) Total cost to demolish and reconstruct the gym around the existing structure.

After considering the Long Range Facilities Plan (LRFP) and past capital plan requests, we are looking for input from the Board in regard to a third option that could benefit the long-term educational needs in the community of Armstrong.

- A) The entire PVSS building shows signs of settlement and the ground under the soil conditions suggest ongoing degradation of the building.



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- B) The Len Wood Middle School (LWMS) structure is experiencing similar ground issues and is undergoing foundation repairs now to mitigate existing damage.
- C) The LWMS gymnasium has been a capital request for replacement for the past several years.

The third option that could be investigated and pursued is to replace both the LWMS and PVSS schools with one facility that would serve the area's long-term needs. This option has a lot of good things but does have some complicated considerations:

- 1) This would delay the gym reconstruction and necessitate the need for a temporary gym facility or other arrangements that would meet the needs of the school for 1-5 years.
- 2) This option would only be considered by the ministry if a strong business case was presented that showed the benefits both educationally and financially. A professional firm would need to be used to formulate a clear report that addressed all the capital branch's questions and concerns. For projects over \$25M, a concept design is required along with the request submission. The cost for this service will be over \$75K and a public tender process to determine the best option. The costs for such services must be paid for by the School District up front and can be repaid once support for the project is awarded. Annual Facility Grant Funds or local capital are funding sources that could support this type of work.

Recommendation

No action; for information and discussion purposes only.

Respectfully submitted,

Travis Elwood

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Director of Operations