

Abbotsford Traditional Secondary

Seismic Mitigation Project

Board Update

May 28, 2019



ATSS Seismic Project

Project Report Submission Requirements

- Seismic upgrade options considered by the school district
 - 4 options presented in original report to the Ministry
 - Updating the business case
 - Reviewed the utilization of the entire facility (both middle & secondary schools)
 - Amended options 1 & 2, PLUS created 2 new options
 - Revised cost estimates are substantially complete (January 2019, updated May 2019)
 - Other considerations:
 - Long Term Facilities Plan (LTFP)
 - Consideration of current & projected enrolment
 - Surrounding school analysis (utilization rates)
 - Facility Condition Index (FCI) for the school

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Project Options

- **Option 1 – Seismic Upgrades Only**

- **\$16.4 M (revised) (Capital project \$11.5M + Supplementary costs \$4.9M)**
 - Cost estimate revised to include \$100,000 for temporary accommodations. (4 existing portables)
 - The provision of **on-site** “swing space” will be required during the upgrade. (portables, existing space)
 - Advantages:
 - No extraneous renovations other than seismic upgrade means Option 1 is the least costly.
 - Disadvantages:
 - Seismic upgrades do not address the fact this school’s design & construction date as back to 1959.
 - The building envelope will not last as long as the seismic upgrade.
 - Energy costs due to inefficient mechanical & electrical services will continue to rise.

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Project Options

- **Option 2 – Seismic Upgrades + Building Envelope / Renovations**
 - **\$29.6 M (revised) (Capital project c \$11.4M + Supplementary costs \$18.2M)**
 - Identified as the “**preferred option**” in original PDR submission
 - Cost estimate revised to include \$100,000 for temporary accommodations. (4 existing portables)
 - The provision of **on-site** “swing space” will be required during the upgrade. (portables, existing space)
 - Advantages:
 - Addressing all school building deficiencies concurrently maximizes the investment & minimizes the overall budget.
 - Most cost effective for necessary work to be complete.
 - Disadvantages:
 - Renovations will be disruptive to the school.
 - This option is not the least cost option, therefore will not be supported by the Ministry and/or a significant financial contribution from the school district may be required.

ATSS Seismic Project Project Options

- Option 3 – Partial School Replacement
 - **\$48.7 million dollars**
 - Not a viable option

- Option 4 – Full School Replacement
 - **\$71.6 million dollars**
 - Not a viable option

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Project Options

- **Option 6 – Seismic Upgrades + Demolition of Block 1 / Building Envelope / Renovations**
 - **\$26.5 M (Capital project \$6.9M + Supplementary costs \$19.6M)**
 - This option identifies the demolition of Block 1 (2-storey classroom wing) and re-purposing the existing middle school administrative space into 2 classrooms.
 - Combined Grade 6-12 school with single administration team.
 - The school will be linked by covered walkways for a campus style layout.
 - This reduces the overall capacity of the site to 750 from 1,000.
 - Advantages:
 - This option saves the cost of seismic and other building upgrades for Block 1.
 - Block 1 may be used as swing space during the renovation period.
 - Disadvantages:
 - Overall building capacity is reduced.
 - Some areas are linked by exterior walkways.

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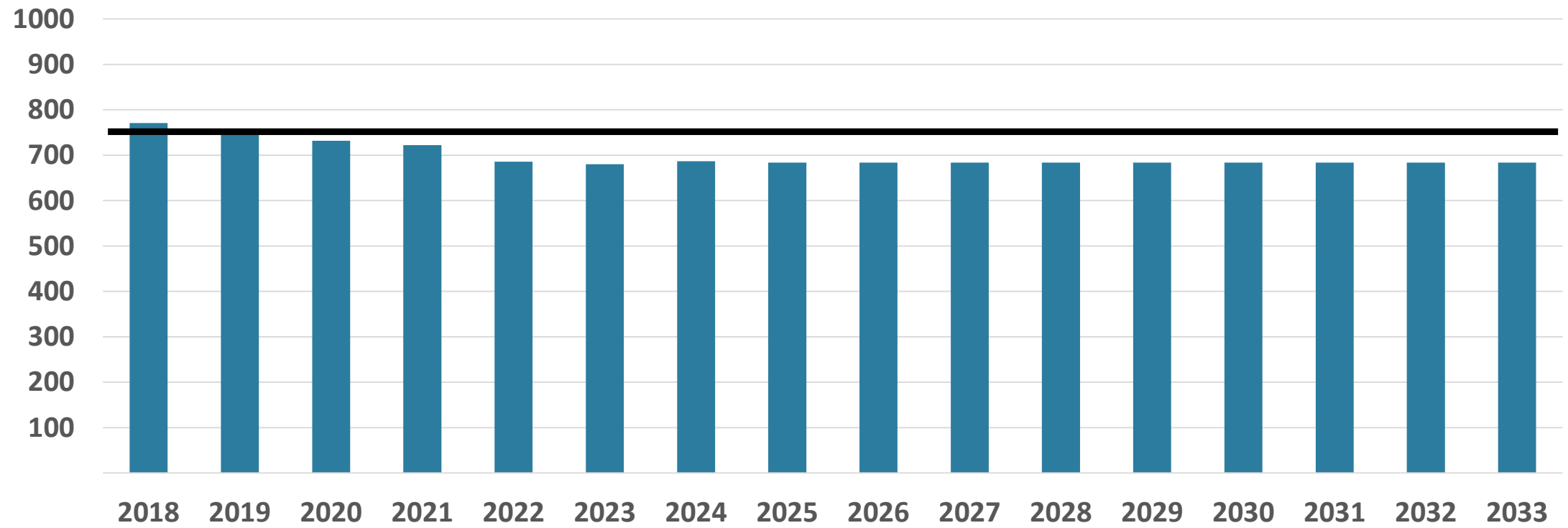
Project Options

- **Option 7 – Seismic Upgrades + Demolition & partial replacement of Block 1 / Building Envelope / Renovations**
 - **\$31.5 M (Capital project \$12.0M + Supplementary costs \$19.5M)**
 - This option identifies the demolition of Block 1 (2-storey classroom wing) and replacement with a new 1-storey classroom block.
 - This only slightly reduces capacity.
 - Advantages:
 - This option saves the cost of seismic and other building upgrades for Block 1.
 - Provides some new modern classroom space.
 - School remains connected fully as one building.
 - Block 1 may be used as swing space during the renovation period.
 - Disadvantages:
 - Increases overall project costs.
 - Requires replacement classrooms that are not supported by current school population.

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Enrolment Information – Revised (May 17/19)

Grade 6-12 Combined School



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Next Steps

- **Next steps**
 - Submission & discussions with Ministry
 - Capital Plan submission
 - For 2020 our Capital Plan will include requests for funding from “School Enhancement Program (SEP)” of \$2.0M
 - Building envelope, mechanical and electrical upgrades
 - Earliest anticipated start – Late fall 2019/winter 2020