



COWICHAN VALLEY SCHOOL DISTRICT

Community Consultation on the

FUTURE OF COWICHAN SECONDARY SCHOOL

WELCOME

The Cowichan Valley School District recognizes and gives thanks that we gather today on the lands of the Quw'utsun peoples. We are grateful that we can come together to have these conversations on their lands.



COWICHAN VALLEY

School District



AGENDA

1

HISTORY AND FUTURE VIEW

Overview of the current Cowichan Secondary and the announcement and creation of Quw'utsun Secondary.

2

CLOSURE CONSULTATION

What are the effects of potentially closing the school?

3

DISPOSAL CONSULTATION

What should be done if the Board closes Cowichan Secondary School?

4

TABLE TALK

We want your feedback.



A NEW SCHOOL FOR COWICHAN

ANNOUNCEMENT
DECEMBER 2019



COWICHAN SECONDARY

Cowichan Secondary School was built over 70 years ago and has served generations of Cowichan Valley families since its opening.



BOARD ENGAGEMENT

DECIDING THE FUTURE OF COWICHAN SECONDARY

CONSULTATION ON CLOSURE

"That the Board of Education gives notice of intent to close Cowichan Secondary School following the opening of Quw'utsun Secondary School and immediately commences the consultation process required under Policy 14 Consolidation and Closure of Schools."

BOARD ENGAGEMENT

DECIDING THE FUTURE OF COWICHAN SECONDARY

CONSULTATION ON DISPOSAL

“That the Board of Education concurrently with the Consolidation and Closure of Schools process consults on future uses of Cowichan Secondary School following the process required under Administrative Procedure 519 Disposal of Land and Improvements.”

BOARD ENGAGEMENT

DECIDING THE FUTURE OF COWICHAN SECONDARY

CONSULTATION ON DISPOSAL CONTINUED

“That the Board of Education of School District No. 79 (Cowichan Valley) will consult with the public before making decisions about:

1. The advisability of keeping Cowichan Secondary School in reserve for future educational purposes;
2. Alternate public use of Cowichan Secondary School by a local government or a community organization;
3. Use of the Cowichan Secondary School by an Independent School;
4. Use of the Cowichan Secondary School by Conseil Scolaire Francophone;
5. The advisability of entering into a long-term lease of the property to a private interest; and
6. The advisability of selling the property for fair market value to any other person.”

STARTING THE

CLOSURE CONSULTATION

CONSIDERATIONS

CLOSURE CONSIDERATIONS

ENROLMENT

Will Cowichan Secondary be required to deal with increased enrolment pressures?

PROGRAMMING

Will any programming be affected by the closure of Cowichan Secondary?

CATCHMENT EFFECTS

Will the closure of Cowichan Secondary affect catchment area boundaries?

CENTRAL ZONE SCHOOLS

Alex Aitken Elementary	K-7
Alexander Elementary	K-7
Drinkwater Elementary	K-7
Ecole Mount Prevost *	K-7
Khowhemun Elementary	K-7
Maple Bay Elementary	K-7
Tansor Elementary	K-7
Quamichan School **	8-9
Quw'utsun Secondary **	10-12

* French Immersion

** Dual Track English / French

ENROLMENT

PROJECTED ENROLMENT IN CENTRAL ZONE

There are many factors that affect enrolment

- Birth Rates
- Capture Rates
- In and Out of District Migration
- Transition Rates (Grade to Grade Transitions)
- Size of Cohorts (Numbers in Each Grade)

ENROLMENT

PROJECTED ENROLMENT IN CENTRAL ZONE

Birth Rates

Birth Rate Trends								
Central Zone								
School	2014	2015	2016	2017	2018	2019	2020	2021
Alex Aitken	18	13	20	22	26	24	22	14
Alexander	62	77	94	86	77	68	59	72
Drinkwater	40	55	45	52	48	39	35	49
Ecole Mount Prevost	District Program							
Khowhemun	106	100	101	91	102	81	87	102
Maple Bay	41	29	41	48	44	41	41	31
Tansor	29	44	44	52	37	39	31	42
<u>TOTALS</u>	<u>296</u>	<u>318</u>	<u>345</u>	<u>351</u>	<u>334</u>	<u>292</u>	<u>275</u>	<u>310</u>
Year Starting Kindergarten	2019	2020	2021	2022	2023	2024	2025	2026

ENROLMENT

ACTUAL ENROLMENT IN CENTRAL ZONE

Cohorts

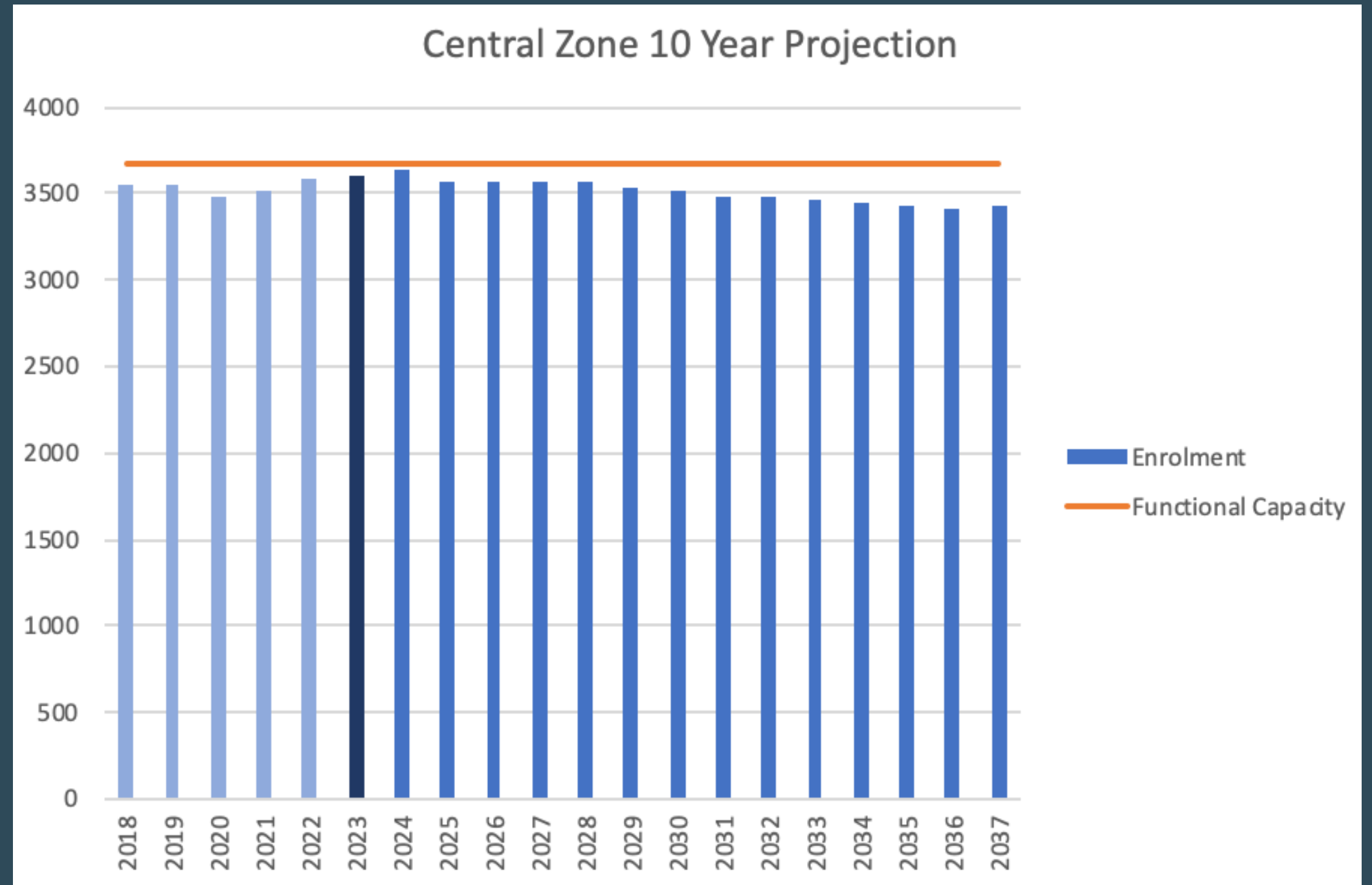
	K	1	2	3	4	5	6	7	8	9	10	11	12	<u>TOTALS</u>
Alex Aitken	23	16	22	21	25	22	29	27						<u>185</u>
Alexander	27	39	43	34	25	43	52	29						<u>292</u>
Drinkwater	47	44	43	53	49	65	50	56						<u>407</u>
Ecole Mount Prevost	56	54	54	48	46	43	40	50						<u>391</u>
Khowhemun	33	44	38	37	33	35	50	37						<u>307</u>
Maple Bay	42	47	38	35	49	45	34	49						<u>339</u>
Tansor	27	23	30	36	48	48	48	37						<u>297</u>
Quamichan School									292	263				<u>555</u>
Cowichan Secondary											283	303	243	<u>829</u>
<u>TOTALS</u>	<u>255</u>	<u>267</u>	<u>268</u>	<u>264</u>	<u>275</u>	<u>301</u>	<u>303</u>	<u>285</u>	<u>292</u>	<u>263</u>	<u>283</u>	<u>303</u>	<u>243</u>	<u>3602</u>

ENROLMENT

PROJECTED ENROLMENT IN CENTRAL ZONE

10 Year Enrolment Projection
(Prepared by Baragar
Demographics)

Functional capacity is the available
student spaces in schools.
Portables are not included.



PROGRAMMING

EFFECTS OF PROGRAMMING ON CLOSURE OF COWICHAN SECONDARY SCHOOL.

NEW PROGRAMS AT QUW'UTSUN SECONDARY

- Health and Wellness Centre
- Indigenous Language and Culture Centre
- Modernized Learning Spaces
- Learning Communities
- Science Super Lab
- Gymnasium with 1000 Person Seating
- 2 Regulation Basketball Courts
- Outdoor Learning Spaces
- Adjacent to VIU
- State of the Art Applied, Design, and Technology Facilities (wood working, metal fabrication, automotive)
- Robotics and Design Hubs

CATCHMENT

EFFECTS ON CATCHMENT AREAS

All students from Cowichan Secondary will transition to Quw'utsun Secondary for September 2024. There are no catchment area implications.

STARTING THE

DISPOSAL CONSULTATION

CONSIDERATIONS

DISPOSAL CONSIDERATIONS

FACILITY CONDITION INDEX (FCI)

Cowichan Secondary has an FCI of .71.

COST OF REPAIRS

Deferred repairs required to extend the useful life of the school.

SEISMIC RATING

All areas of the school with the exception of the music building are rated as H-1, which is the highest seismic structural risk assigned by the Province.

DISPOSAL CONSIDERATIONS

CONTINUED

ENROLMENT

The 10 year enrolment projection does not at this time indicate the school will be required for future operations. The new Quw'utsun Secondary has been designed to allow for a 400 student addition if required in the future.

ANNUAL COST OF OPERATING

This includes Utilities and Maintenance.

NORTH COWICHAN LOCAL AREA PLAN

North Cowichan has developed a 30-year University Village Local Area Plan.

FACILITY CONDITION INDEX

THE FACILITY CONDITION INDEX TELLS US WHAT SHAPE OUR BUILDINGS ARE IN AND HOW MUCH REPAIR IS NEEDED.

The purpose of a facility condition audit is to determine the equivalent age and condition of each school building. The condition includes structural, architectural, mechanical, electrical, plumbing, fire protection, equipment and furnishings and life safety. An audit of site conditions is also included.

FACILITY CONDITION INDEX

COWICHAN SECONDARY - 0.71

For practical purposes, the ratings have the following meaning:

0.60 and above – Very Poor - Does not meet requirements. Immediate attention required to most of the significant building systems. Most building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.

0.30 to 0.60 – Poor - Does not meet requirements. Immediate attention required to some significant building systems. Some significant building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.

0.15 to 0.30 – Average - Has significant deficiencies but meets minimum requirements. Some significant building system components nearing the end of their normal life cycle.

COST OF REPAIRS

WHEN WE ANALYZE THE FCI AND LOOK AT REPAIRS, WE CAN CREATE A COST ESTIMATE.

The most recent FCI report indicates that Cowichan Secondary currently requires **\$15.5M** in deferred maintenance.

SEISMIC RATING

SEISMIC RATINGS TELL US HOW THE BUILDING WOULD PERFORM IN A SEISMIC EVENT.

Changes to the 2015 National Building Code (NBC2015) reflected significantly increased assumptions for ground force motions from a Cascadia Fault subduction event off the west coast of Vancouver Island and Haida Gwaii.

Specifically, the expectations are for more intense shaking on Vancouver Island and Haida Gwaii (more than 2x the intensity in some regions) than previously assumed, as well as greater impacts in areas with soft soils, specifically Richmond.

SEISMIC RATING

SEISMIC RATINGS TELL US HOW THE BUILDING WOULD PERFORM IN A SEISMIC EVENT.

The main building components of Cowichan Secondary School have been seismically rated as H1, which is the highest risk rating assigned by the Province.

The cost of seismically upgrading Cowichan Secondary School exceeds \$75M.

SEISMIC RATING

SEISMIC RATINGS TELL US HOW THE BUILDING WOULD PERFORM IN A SEISMIC EVENT.

Quw'utsun Secondary has been designed and engineered to the highest seismic standards. Soils have been stabilized with the installation of 1,700 stone columns to support the new facility.

The new Quw'utsun Secondary School is funded under the Ministry of Education and Child Care's Seismic Replacement Program. It was more cost effective to replace the existing Cowichan Secondary School than to repair it.

ANNUAL COST OF OPERATING





THERE ARE SIGNIFICANT COSTS TO OPERATING A BUILDING THE AGE OF COWICHAN SECONDARY SCHOOL.






Utility costs for Cowichan Secondary currently amount to \$150,000 per year. Quw'utsun Secondary is being constructed to Leed Gold Energy standards.

On an annual basis, general maintenance amounts to \$80,000 at Cowichan Secondary School. Annual maintenance requirements will be reduced at the new facility.

MUNICIPALITY OF NORTH COWICHAN LOCAL AREA PLAN

WHAT ARE THE WISHES OF THE COMMUNITY FOR THIS AREA?

	Multi-Family (mid-rise up to 5 storeys)
	Multi-Family (low-rise up to 3 storeys)
	Mixed Use Residential
	Mixed Use Commercial

	Institutional/Community Facility 
	Existing Institutional/Community Facility
	Green Space/Park
	Constructed Treatment Wetland



FOR YOUR INFORMATION



**WHAT WOULD HAPPEN WITH THE
MONEY FROM DISPOSAL OF
COWICHAN SECONDARY?**

FOR YOUR INFORMATION

An analysis of the original source of funding that was used to acquire the land and construct the building will determine how any sale proceeds will be allocated.

- The percentage of funds that originated from the Province of BC will be applied to the net proceeds to determine the portion that will reside in the Ministry Restricted Capital Reserve. Permission to use these funds must be requested from the Province.
- The percentage of funds that originated from the Board will be applied to the net proceeds to determine the portion that will reside in the Local Capital Reserve. The Board has full discretion over these funds but they must be used for capital.

FOR YOUR INFORMATION



**IF THE BOARD DECIDES TO SELL
COWICHAN SECONDARY, WHAT
DOES THE PROCESS LOOK LIKE?**

FOR YOUR INFORMATION

The Board at the conclusion of this consultation will give consideration to the information collected.

Should the Board make the determination that Cowichan Secondary is surplus to the needs of the School District, a motion that determines the school to be surplus and recommended for disposal will be considered.

A request to the Ministry of Education and Child Care would then be submitted, along with all of the information collected during the consultation, for approval to dispose of the school.

FOR YOUR INFORMATION (CONTINUED)

The Province, having received the request for disposal, would put the property out for 90 days to determine if any other Ministries have a desire to acquire the property.

The consultation process also requires that the Board consult Local Governments and First Nations to hear their thoughts on the property and determine whether they have an interest in acquiring it.

Finally, if there is no interest from a Local Government or First Nation the Board will be able to use a realtor to market and sell the property to the highest bidder.

TABLE QUESTIONS



KNOWING ALL OF THIS, SHOULD
THE BOARD OF EDUCATION CLOSE
COWICHAN SECONDARY SCHOOL
FOR EDUCATIONAL PROGRAMMING?

TABLE QUESTIONS



IF THE BOARD OF EDUCATION
CLOSES COWICHAN SECONDARY,
SHOULD IT DISPOSE OF IT?

TABLE QUESTIONS



IF THE BOARD OF EDUCATION
KEEPS COWICHAN SECONDARY,
WHAT SHOULD IT DO WITH IT?

TABLE QUESTIONS

1

CLOSING THE SCHOOL

Knowing all of this, Should the Board of Education close Cowichan Secondary School for educational programming?

2

DISPOSING OF THE SCHOOL

If the Board of Education closes Cowichan Secondary, should it dispose of it?

3

KEEPING COWICHAN SECONDARY

If the Board of Education keeps Cowichan Secondary, what should it do with it?

HAVE ADDITIONAL THOUGHTS?



WWW.SD79.BC.CA



HUY TSEEP Q'U (THANK YOU)

We would like to thank you for your attendance at the Community Consultation and for your ideas on the Future of Cowichan Secondary School.

