



School District No. 53 (Okanagan Similkameen)

Long Range Facilities Plan 2021-2030



Okanagan Similkameen
School District Area
- 53 -

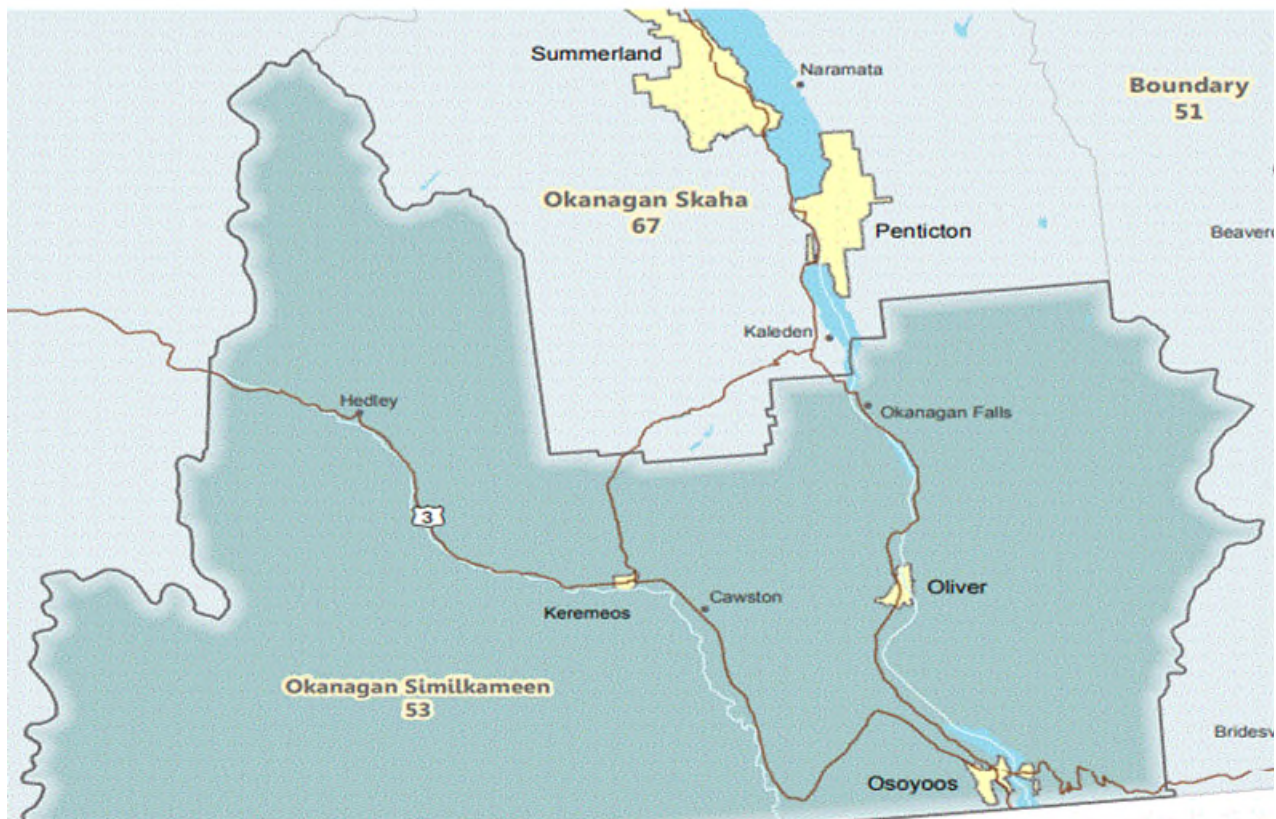


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Executive Summary

School District No. 53 (Okanagan Similkameen) faces challenges with aging facilities. Most of the schools and other facilities are close to or past their service life and mechanical and electrical systems at some locations require remediation. The District pursues minor capital funding from the Ministry of Education to ensure that these systems are upgraded and kept serviceable.

Student enrolment across the District has seen some movement in the last few years with student numbers (headcount) going from 2,509 in 2017-18 to 2,402 in 2020-21. The long-term trend is a decline in student numbers with small spikes in enrolment every few years.

In response to these challenges this Long-Range Facilities Plan (LRFP) has been developed by School District No. 53 (Okanagan Similkameen). The focus of this plan is to provide a framework for the following:

- Decisions with regards to the upgrade of building systems (mechanical, electrical, interior/exterior finishes, roofs, etc.)
- Provincial funding decisions regarding building systems enhancements, renovations, etc., and
- Decisions with regards to efficient utilization of District facilities

Over and above, providing a framework for decision making the LRFP is an important communication tool that:

- Communicates the Board of Education's intentions to all stakeholder and rightsholder groups
- Displays the efficient and effective management of District facilities in a way that supports educational goals
- Conveys to the Ministry of Education the District's rationale for the inclusion of specific projects in its capital plan

Guiding principles of this LRFP are:

- It is important that District schools are welcoming and inclusive centres of learning and family involvement as families and communities play a key role in the education of children
- Community schools are important and District schools will remain community based
- District programs will be located to maximize utilization rates of schools
- Generation of operational efficiencies from capital investments in renovating facilities
- Supporting stability and predictability through the plan horizon by meeting the needs of students

- Maintaining all facilities at the highest standard possible and providing healthy, safe, welcoming and well-equipped learning environments
- Understanding that schools are community assets, the District will support joint use of facilities to enhance community education and development

Population growth within the communities is projected to remain static over the next decade and this necessarily impacts the decline in student numbers with enrolment projections going from 2,216 in 2021 to 2,035 in 2030. Both elementary and secondary student projections are static in the first few years of the planning period and declining to just over 1000 students at the elementary level and below 1000 students at the secondary level. Adjusted total operating capacity of the District is 3,175.

The District operates 1 primary, 4 elementary, 2 secondary, 1 elementary- secondary schools and 1 distance/continuing education centre. Building condition assessments were completed in 2018 as part of a provincial assessment program. The assessed condition index ranged from 0.15 to 0.58 for schools. The assessments confirm that the District is making progress in upgrading and renovating school facilities and is utilizing the available building renewal funding in an effective manner as seen in the reduction of Facility Condition Index (FCI). The assessment index information will drive future upgrades and renewals in schools.

Capacity utilization analysis determines how efficiently the District utilizes its capital assets. The District is quite dispersed geographically and schools have been grouped by the communities in which they are located. Two groupings of schools are in the South Okanagan Valley – Okanagan Falls/ Oliver schools and Osoyoos schools. The third group of schools is made up of the schools in Cawston and Keremeos in the Similkameen Valley. Capacity utilization analysis indicates that while three of the elementary schools are operating at maximum adjusted capacity or close to it (CPS, OKF, OSE) there is surplus capacity at all other schools.

The focus of capital investments during the period covered by this LRFP will be on extending the service life of schools by upgrading building systems, including mechanical & ventilation, electrical & fuel distribution systems. This focus on maintenance will provide welcoming learning environments for all students over the plan period. The School District will strive to make best use of existing capacity, ensuring that services provided to students and communities are aligned with the District Strategic Plan.

Introduction

School District No. 53 (Okanagan Similkameen) is situated in the area south of Penticton and comprises the towns of Okanagan Falls, Oliver, Osoyoos, the villages of Cawston and Keremeos (Similkameen Valley), Hedley, and areas of the Regional District Okanagan-Similkameen (RDOS) adjoining these towns and villages. The School District operates on the traditional territories of the Osoyoos Indian Band, the Lower Similkameen Indian Band and the Upper Similkameen Indian Band.

As with most rural districts in the province, School District No. 53 has experienced enrolment declines in the past decade. In September 2009 enrolment in brick-and-mortar schools was 2,378 students. In September 2020 this number had declined by 145 students to 2,233 students.

It is now a mandatory requirement that school districts have a Long-Range Facilities Plan (LRFP). The LRFP identifies and rationalizes current and future capital requirements of the school district be it for new schools, school expansion and consolidation, school replacement or upgrades to schools based on building condition, ongoing maintenance and life cycle costs, seismic vulnerability and new government initiatives. The LRFP provides the context for discussion with Ministry with regards to project funding requests and at the same time show cases how the District is managing its capital assets.

The District LRFP does the following:

- Establishes a framework and rationale for capital plan submission.
- Provides guidance for determining maintenance priorities and the opportunity to act in a manner to avoid or minimize negative impacts to District assets.
- Communicates the Board's intent of being proactive and anticipating future challenges to partner, stakeholder/rightsholder groups.
- Demonstrates to the Ministry and others that the District is managing its facilities efficiently and economically supporting the District's educational goals.

An LRFP provides a rationale for the District's capital submissions to the Ministry. The LRFP will assist Ministry staff to support and prioritize the District's projects. Though identifying a project on an LRFP does not guarantee funding it does allow a certain nimbleness on the part of the District to act when funds are made available.

Having a clearly stated LRFP helps senior management by linking the District's educational vision with decision making around District facilities. It gives senior management and the Board an indication as to future outcomes around service delivery and facility options.

By providing a clear view of the role of each facility the LRFP helps provide maintenance priorities. Maintenance funds are limited, and the priority set by the LRFP will drive the optimal utilization of scarce funds towards facilities maintenance.

Being future focused the LRFP will identify challenges the District will have to face in the future such as declining enrolment and deteriorating facilities. Proactive action on the part of the District can reduce the impact of these challenges on operational and capital budgets.

The District completed its last facility plan in 2010, an update was provided in 2015. This current LRFP incorporates Ministry of Education directions since 2010 and also information regarding building condition assessments and educational program requirements.

The Ministry's Five-Year Capital Plan Guidelines require that capital plan submissions be based on an LRFP and that a District's financial surplus will be considered by the Ministry for project funding as well as Districts co-funding projects where possible. This District typically utilized the following minor capital funding programs:

- Building Envelope Program (BEP)
- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Bus Replacement Program (BRP)
- Playground Enhancement Program (PEP)

LRFP Development

This Long Range Facility Plan (LRFP) was prepared by the School District's senior management team. The Towns of Oliver and Osoyoos, the Village of Keremeos, the Regional District of Okanagan Similkameen, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band were consulted to gather information about population and economic growth within these communities.

An LRFP provides the following framework:

- ✓ District decisions for efficient utilization of District facilities
- ✓ District decisions for capital maintenance of mechanical/electrical systems, HVAC systems exterior/interior finishes
- ✓ Provincial decisions for enhancements, or replacement of building systems, renovations, expansions, replacements of facilities

Guiding Principles - this plan uses the following principles to guide it:

- ✓ Maintain current K-12 schools as viable educational facilities
- ✓ Utilize available space efficiently
- ✓ Maximize the safety and functionality of facilities
- ✓ Maximize sustainability of facilities by minimizing operating costs
- ✓ Enhance facilities to meet the requirements of early childhood and adult learners
- ✓ Prioritize capital improvements based on the LRFP
- ✓ Enhance facilities so they can adapt to future needs and trends

The LRFP also reflects the Board's strategic vision and values as well as the values of the communities that make up School District No. 53 (Okanagan Similkameen).

- Be an innovative learning community with strong relationships, partnerships and commitments
- Provide all learners with relevant experiences that lead to responsible citizenship and lifelong learning
- Community
- Curiosity
- Respect
- Integrity
- Leadership
- Excellence

The following principles also provide a strong foundation to the LRFP:

- Communities and families play a very strong role in a child's education. The District's schools should be welcoming and inclusive and should be centres of involvement and learning.
- Community schools are important and District schools will remain community based.
- School District No. 53 (Okanagan Similkameen) will continue to operate its current schools effectively and efficiently.
- The LRFP supports stability and predictability to meet student needs.
- All facilities will be maintained at an optimal standard providing safe and healthy learning environments.
- The District will work with communities to enable the joint use of facilities whenever possible.

Capital improvements in the District will be prioritized based on student and staff safety, building condition and building enhancements that support student achievement.

Challenges Facing the District:

The fundamental challenge facing the District is how to maintain and improve opportunities for students based on the continuing enrolment decline. Declines in elementary enrolment will result in a downstream decline at the secondary school level. This may negatively impact course and program offerings at the secondary school level to a smaller number of students disbursed over three communities and may impact the quality of education provided by the District.

Aging facilities also pose a significant challenge for facilities maintenance and the provision of a safe and welcoming learning environment for students.

Demographics

The School District has an estimated population of 26,677 people in 2021; an approximate 2.83% growth is projected for 2030 with an estimate of 27,432 people.

The two large population centres of the District are Oliver with a population of 5,094 (2021) and Osoyoos with a population of 5,556 (2021). The Hamlet of Cawston has a population of 1,040 (2021), Keremeos a population of 1,608 (2021) and Okanagan Falls of 2,266 (2021) people. The total population of those sections of electoral areas A, B, C, D and I of the Regional District of Okanagan Similkameen that are within the boundaries of the School District is 12,336.

Approximately half the population of the communities is made of people aged between 45 and 74 years. In Oliver, 52.5% of the population falls within this age group, which is much higher than the provincial average of 41.3%.

Population growth is estimated to be relatively flat over the plan horizon. The population of school-going children will be relatively small leading to enrolment declines over the planning period.

In developing this document, District staff consulted with community planners and representatives of the towns and village who provided an understanding of the vision of these communities as well as with senior staff at the three Indigenous Bands within the School District. Presented below is an overview of the direction that these communities will take over the next few years.

Keremeos: Population growth in Keremeos will remain stagnant for the foreseeable future. The focus of the Village as far as housing is concerned is for low income, disabled and senior housing through infill of vacant properties. No major changes to infrastructure are planned in the near term.

Oliver: The Town is surrounded by Agricultural Land Reserve and there is no plan to change this. The focus in Oliver is the infill of existing vacant properties. A new 46-unit affordable housing project under the aegis of BC Housing, containing 1 and 2 bedroom units is underway. Several new town house projects have also been approved with the goal of providing more housing for families.

There is no proposal at this time to upgrade transit or the existing infrastructure of the Town. There is however desire on the part of the Town to attract businesses to the community.

Osoyoos: The focus in the Town of Osoyoos is very similar as far as housing is concerned. The Town is looking at infill of vacant properties with a focus on low income and senior housing.

Lower Similkameen Indian Band: The Band has experienced a small increase in population in the past five years with twenty-five children born. The Band currently operates a K-4 school and is in the preliminary stages of developing a new K-7 school to be situated behind the Band Office. The primary focus of the school will be on Reserve children with some space for off-Reserve children. The Band envisions a future expansion to K-12 with a capacity of 100 students. There is no proposal at the current time of housing development. Transportation needs of Band students attending District schools are being met and there is no change required.

Upper Similkameen Indian Band: The Band has approved funding for a daycare facility which will go into construction within a year or two. A feasibility study is underway for a water treatment plant to be constructed. Once constructed this may result in new housing subdivisions being built on the Reserve to attract Band members back. At this time, it is not known what impact this will have on the school-going population. There is a move to make Mascot Mines a major tourist attraction in the area and this may once again attract more Band members back, as well as others to the area. Currently, it is estimated that out of the 250 Band members an estimated 75 members live on the Reserve.

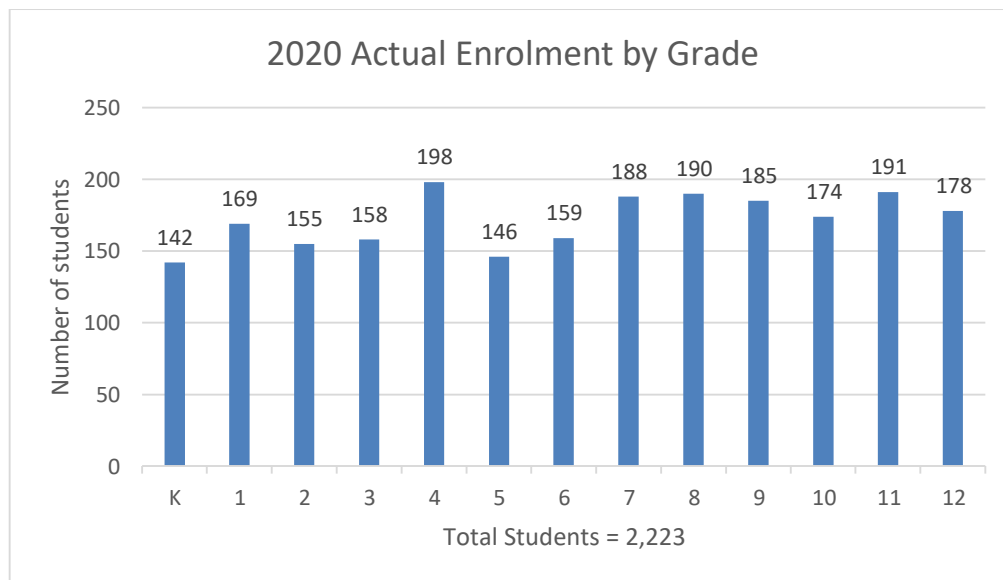
Osoyoos Indian Band: The Band is currently exploring low income housing opportunities on Reserve land in Oliver and Osoyoos. The Osoyoos project is in the planning stages but ground has not been broken yet. The impact of this on the on-Reserve population is not known yet. The on-Reserve population is estimated at 545 members and is predicted to grow in the near term.

RDOS: The focus of the discussion was towards enhancing recreational opportunities which are being managed through a joint user agreement. There is a proposal on the development of a new Recreation/Aquatic Centre, but at the time of the discussion a location for the centre had not been determined.

Cawston Primary School and Similkameen Elementary-Secondary School fall within area G of the Regional District. Area G is the second largest electoral area in the Regional District and covers the Village of Keremeos, Cawston, the unincorporated communities of Hedley and Olalla as well as the Upper and Lower Similkameen Indian Bands. There are no large housing starts anticipated in the near future and the Regional District anticipates an addition of 30-40 new units to accommodate a modest population growth over the next twenty years.

Actual and Projected Enrolment

The graph below shows the September 2020 actual enrolment (headcount) by grade District wide. The average number of students by grade is 171 with the graph showing a fluctuation of 25+ students above and below the average.



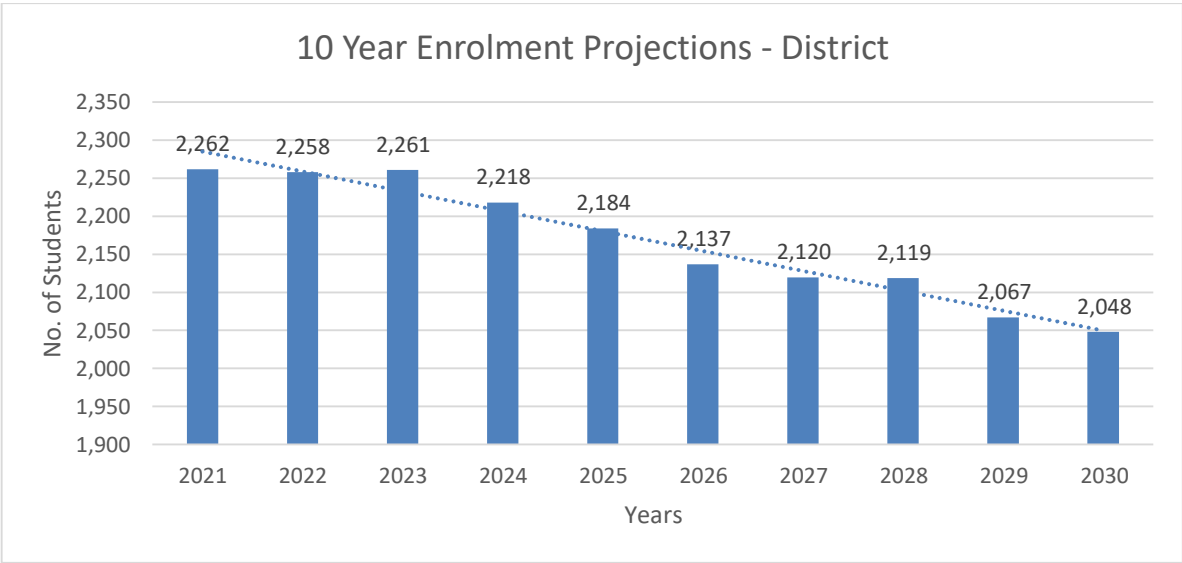
Typically, the District prepares enrolment projections using the cohort retention method. This involves rolling forward current students in schools and estimating kindergarten students entering the system each year. The challenge with this method is in estimating the number of kindergarten students coming to each school each year.

To overcome this challenge the District entered into a contract with Baragar Systems to utilize a product called 'Demographic Dynamics' to prepare enrolment projections. This is an interactive software that facilitates analysis of enrolment projections as well as future staffing and capacity requirements. The software incorporates information from the following sources to develop long-term enrolment projections up to 15 years:

- District's SIS Data
- The Provincial Birth Registry's current and historic files
- CRA's current and historic Canada Child Benefit databases

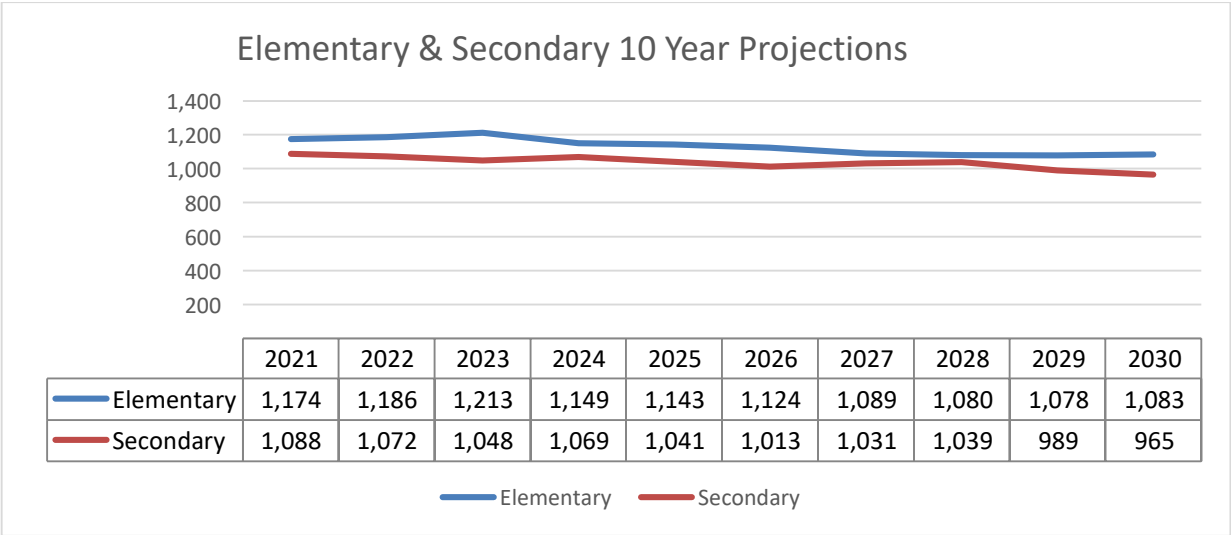
Data is calculated as of September 30 of each year and projections are calculated effective September 30 of each future year. This methodology does not use census data as it is not accurate enough for enrolment projection purpose.

The next graph shows the projected enrolment District wide over a 10-year period using Demographic Dynamics:



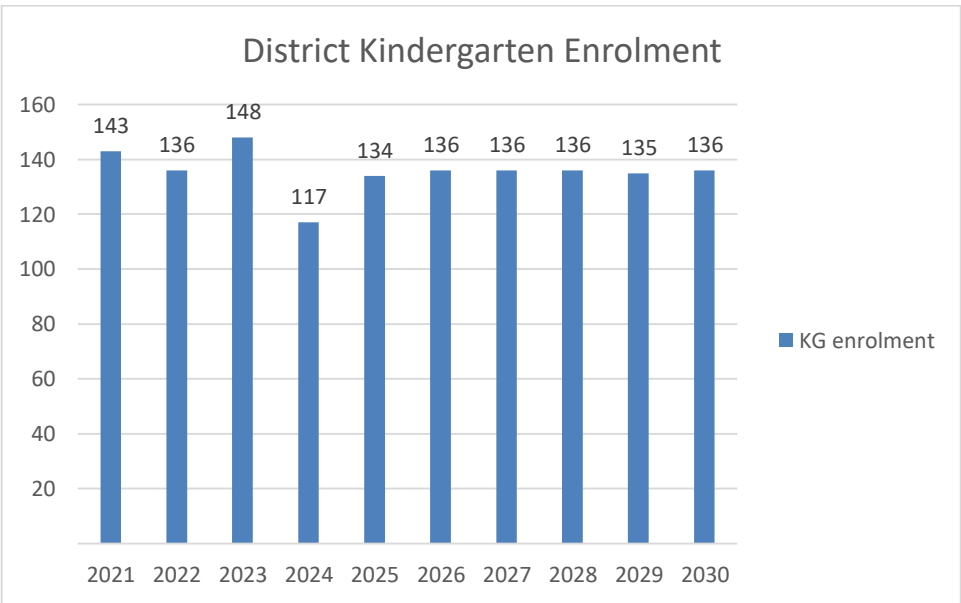
There is a relative stability over the near term between 2021 and 2023 with the long-term trend being a decline in enrolment as shown in the graph. However, one must keep in mind that much may and can happen over the long term by way of enhancements to the local economy, birth rates, residential development to mitigate the projected enrolment decline. The previous LRFP study projected a 2019 enrolment below 2,000 students when in fact actual enrolment at September 2019 was 2,214 students. The District will continue to update and monitor enrolment trends every year to facilitate adjustments to the LRFP.

The following graph shows the District wide 10-year enrolment projection as it pertains to elementary and secondary schools.



While elementary projections stay above the 1000 student mark through the 10-year plan horizon, secondary student numbers drop below the 1000 student mark at the end of the plan horizon.

The next graph shows the District-wide kindergarten enrolment over the planning horizon.



Kindergarten enrolment projections are volatile over the near term until 2024 and tend to stabilize over the rest of the plan horizon at under 140 students. This will have a ripple effect, all things being equal, to other grades in the following years.

Enrolment projections by schools:

District schools can be categorized into three groups by general area:

- Oliver area schools – Oliver Elementary School (OES), Tuc-el-Nuit Elementary School (TEN), Southern Okanagan Secondary School (SOSS). Okanagan Falls Elementary School (OKF) is part of this grouping as it feeds Southern Okanagan Secondary School.
- Osoyoos schools – Osoyoos Elementary School (OSE) and Osoyoos Secondary School (OSS).
- Keremeos/Cawston schools – Cawston Primary School (CPS) and Similkameen Elementary Secondary School (SESS).

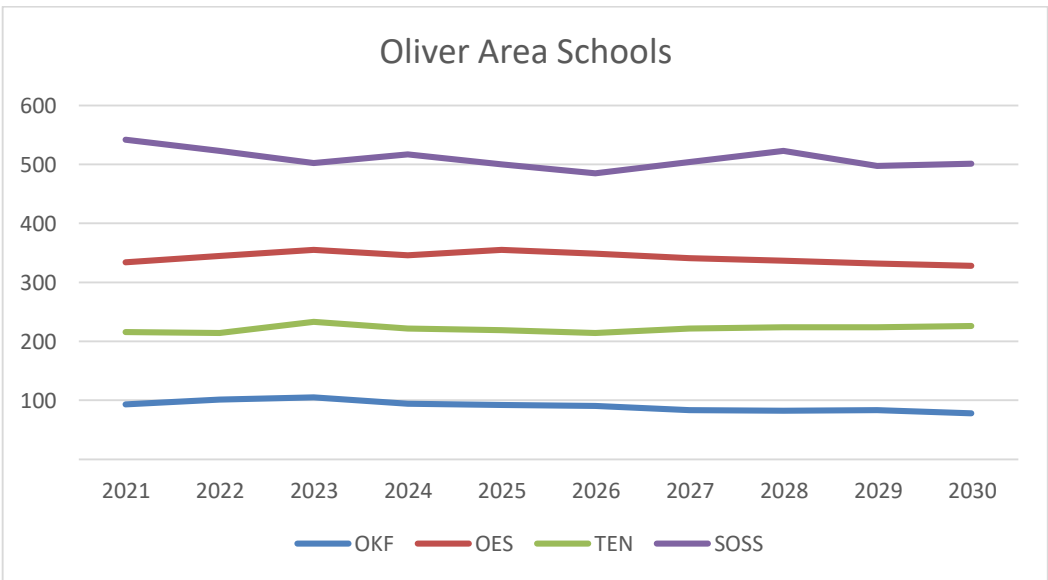
Oliver area schools’ enrolment numbers are low but for the most part are stable over the planning horizon without showing large variances.

Okanagan Falls Elementary will hover around the 100-student enrolment limit over the next 10 years.

Oliver Elementary School will continue with enrolment in the mid-300 student level for the first half of the planning horizon and will taper off towards the low 300s in the latter part of the planning horizon.

Tuc-el-Nuit Elementary School will continue with enrolments around 200 students through the 10 years.

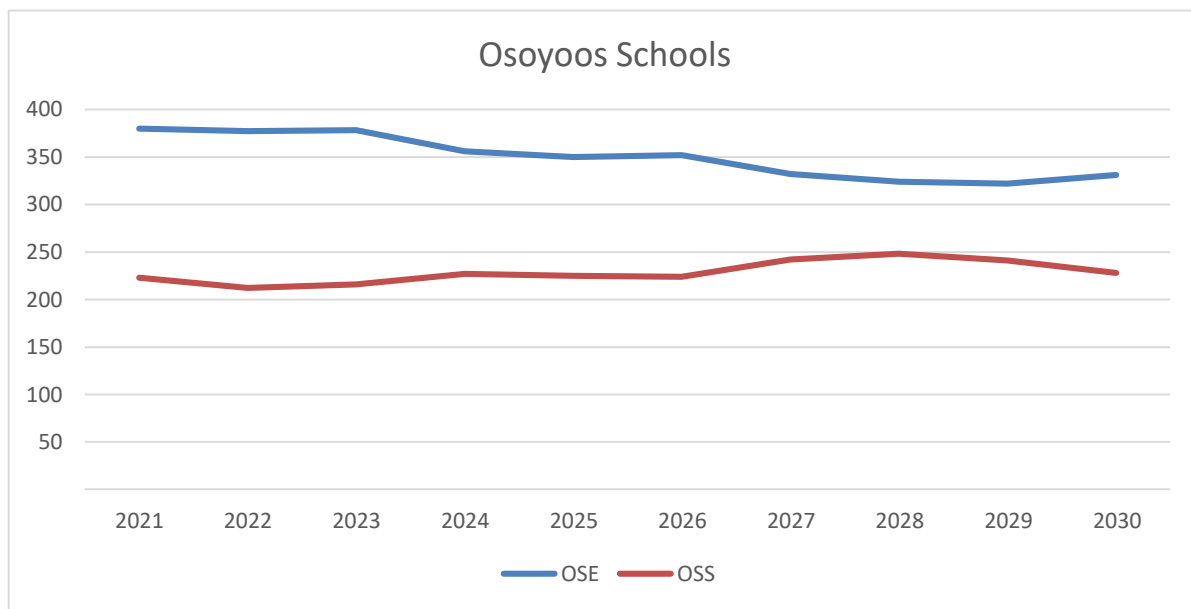
Southern Okanagan Secondary School is projected to have a slight dip below the 500 student mark in 2026 but will bounce back to about 500 students for the rest of the planning period.



Osoyoos schools will see some stability in the near term with some changes over the rest of the planning horizon.

Osoyoos Elementary School will remain stable with enrolment between 350 and 400 students in the near term; in the mid term between 2024 to 2026 enrolment is projected to decline to about 350 students and then dip to between 350 and 300 students.

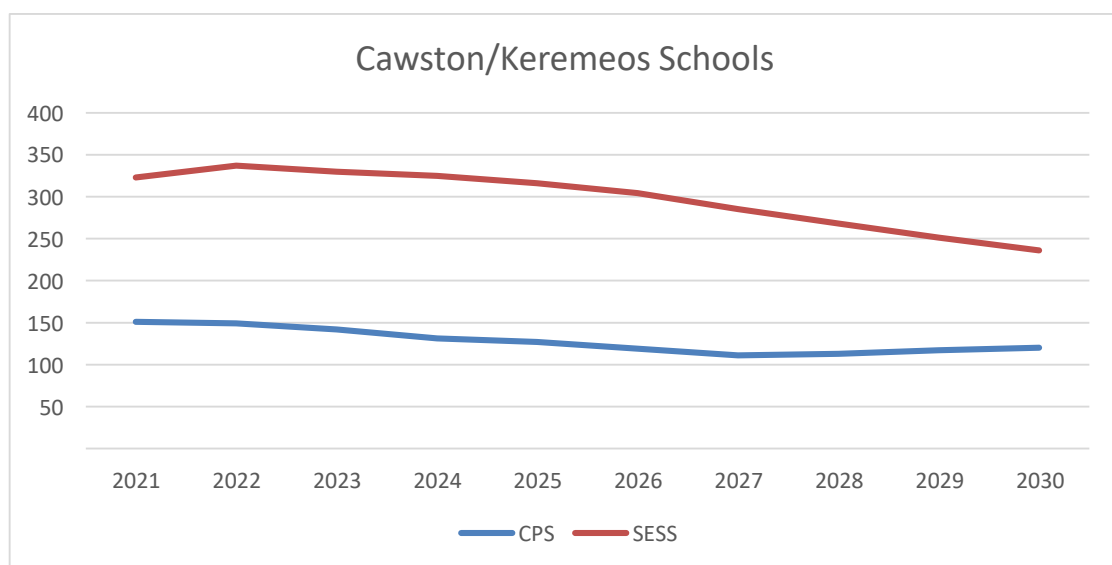
Osoyoos Secondary School is not projected to go past 250 students for the 10-year duration of the planning period.



Cawston/Keremeos schools will experience a decline over the planning horizon.

Cawston Primary School will experience a gradual decline over the planning horizon and is projected at just above 100 students for the latter part of the 10-year period.

Similkameen Elementary Secondary School will show enrolment stability for most of the planning period with enrolment in the mid-300 students' range, however the trend is a gradual decline in the latter part of the 10-year period with enrolment dropping to around 250 students mark in the last two years.



Facilities and Condition

Schools: The District is made up of eight ‘brick and mortar’ schools and a distance learning/continuing education centre. Of the eight brick and mortar schools, one is a primary school situated in Cawston; four elementary schools: one in Okanagan Falls, two in Oliver and one in Osoyoos; one secondary school in Oliver; one secondary school in Osoyoos; and an elementary secondary school in Keremeos. The distance education centre operates out of Oliver, Osoyoos and Keremeos.

Okanagan Falls/Oliver area schools are:

- ✓ Oliver Elementary School (OES) - This is a K-7 school situated in the Town of Oliver. A StrongStart program, a Seamless Day Kindergarten and a preschool are operated out of this location.
- ✓ Tuc-el-Nuit Elementary School (TEN) – This is a K-7 school also situated in the Town of Oliver. The school leases space to a daycare, toddler care and preschool space operated by a third-party service provider.
- ✓ Okanagan Falls Elementary School – This is a K-7 school that is situated in the Town of Okanagan Falls. A StrongStart program is operated out of this location. The school leases space for a preschool and an after school care centre operated by third-party service providers.
- ✓ Southern Okanagan Secondary School (SOSS) - The secondary school, Gr. 8 to 12 is situated in the Town of Oliver and is fed by the three elementary schools mentioned above. The school also accommodates alternate program students. A wing of the school houses a Neighbourhoods of Learning Centre (NOL), a childcare centre operated by a third-party service provider and also leases space to a counselling and resource centre. A wing of the school houses the Frank Venables Theatre. The theatre is owned by the School District but is operated by a third party with funding from the RDOS and the Town of Oliver.

Osoyoos area schools are:

- ✓ Osoyoos Elementary School (OSE) – This a K-7 school situated in the Town of Osoyoos. A StrongStart program and a Seamless Day Kindergarten are operated out of this location.
- ✓ Osoyoos Secondary School (OSS) - The secondary school, Gr. 8 to 12 is situated in the Town of Osoyoos and is fed by OSE. The school also accommodates alternate program students. A theatre is situated in the school premises and is used by the school and community.

Cawston/Keremeos area schools are:

- ✓ Cawston Primary (CPS) – This is a K-4 primary school situated in the Village of Cawston. A StrongStart program is operated out of this location.

- ✓ Similkameen Elementary Secondary School (SESS) – This is a Gr. 5 to 12 school situated in the Village of Keremeos. This school has an elementary wing housing Gr. 5 to 7 and a secondary wing housing Gr. 8 to 12 students. This school is fed by CPS. This school also accommodates alternate program students.

Distance Learning/Continuing Education: YouLearn (YL) the District's distance learning arm operates out of school space in SOSS and OSS. In Keremeos, YL operates out of the Keremeos Learning Centre (KLC). The KLC leases space to a provincial government ministry.

Other Buildings: The District's administrative/board office (SBO) is located in Oliver. Two maintenance yards and bus garages are in operation one each to service the South Okanagan Valley and the Similkameen Valley. They are situated in Oliver and Keremeos. In addition, there is a smaller bus garage in Osoyoos which is being utilized as a storage facility.

The District also has 2 portables situated in Cawston Primary. One portable is used for the StrongStart program and the second is utilized as a band/music room. The portables are not considered in capacity analysis.

The District operates about 38,756 sq. m. of total building area and has 33 hectares of property.

Inventory: The District's facility inventory is presented below.

Name	School District No. 53 (Okanagan Similkameen)							
	Facility No.	Year Opened	Area (M ²)	Building Area (M ²)	Nominal (Design) Capacity	StrongStart /Daycare/ Preschool	Seamless Day KG	Portables
Oliver Area								
Oliver Elementary	100509	1929	29,760	4,137	480	1/1	1	
Tuc-el-Nuit Elementary	100522	1976	38,595	3,207	390	1/1		
Okanagan Falls Elementary	100507	1962	18,495	2,576	170	1/1		
Southern Okanagan Secondary	300714	1948/2013*	47,771	10,334	750			
School Board Office	100528	1976	5,165	469	NA			
School Board Annex	121082	2000**	500	435	NA			
Oliver Maintenance & Bus Garage	100531	1974	14,907	1,543	NA			
Osoyoos Area								
Osoyoos Elementary	120039	1974	48,916	3,414	390	1	1	
Osoyoos Secondary	100525	1979	47,578	4,755	400			
Bus Garage	NA	1970	1,986	456				
Cawston/Keremeos Area								
Cawston Primary	100589	1950	13,792	2,218	145	1		2

Similkameen Elementary Secondary	100590	1950	50,590	6,650	625			
Keremeos Maintenance & Bus Garage	100598	1976	4,054	435	NA			
Keremeos Learning Centre	100594	1992	3,039	506	NA			

**SOSS main building was rebuilt in 2011 which included a new Neighbourhoods of Learning Centre (NOL) and was completed for the 2013 school year. The industrial and music buildings are the original buildings from 1978.*

*** Year of original purchase of this modular building. This was renovated and moved to the Oliver School Board Office site from Hedley.*

Facility Condition: In 2009/10 the Ministry started the capital asset management services (CAMS) and with the help of the firm VFA completed a standardized facility condition assessment (FCA) of all provincial schools. Recently in 2021, the Ministry updated CAMS to an online application platform making capital fund requests a seamless process. The FCAs of schools provide the Ministry with data to support capital planning for building renewal.

The overall condition of a school building and other buildings is indicated by the Facility Condition Index (FCI). Schools with a rating larger than 0.7 may be considered for replacement. FCI is one of many tools that is utilized to determine the need for maintenance, repairs or refurbishment of schools. Factors such as student population, new technologies for energy efficiencies, modification of space to align with 21st century education requirements also inform the scope of maintenance and repairs.

FCI of the various buildings in the District are presented below.

Name	Building Area (M ²)	Facility Condition Index
Okanagan Falls Elementary	4,137	.48
Tuc-el-Nuit Elementary	3,207	.48
Oliver Elementary	2,576	.43
Southern Okanagan Secondary	10,334	.16
School Board Office	469	.76
School Board Annex	435	.41
Oliver Maintenance & Bus Garage	1,543	.56
Osoyoos Elementary	3,414	.40
Osoyoos Secondary	4,755	.42
Osoyoos Bus Garage	456	.47
Cawston Primary	2,218	.58
Similkameen Elementary Secondary	6,650	.57
Keremeos Maintenance & Bus Garage	435	.55
Keremeos Learning Centre	506	.46
Total Building Area	41,135	

FCI data as of January 2022

The FCI table above indicates that most facilities require immediate attention to significant building system changes that are at the end of their life cycles. This is a major challenge that the District faces as far as healthy, welcoming facilities are concerned.

In recent years, the Ministry has funded the District for a number of minor capital projects across the District that have improved the FCI of a number of schools, most notably Similkameen Elementary Secondary School - in 2017 the FCI was 0.72, it is currently 0.57. Another example where Ministry funding helped ameliorate facility condition was at Cawston Primary School - in 2017 the FCI was 0.61, it is currently .58. Though there has been some small improvement at these two facilities there is still a long way to go to bring these facilities to an Average reading of 0.15 to 0.30 FCI.

This LRFP will help provide the context to ongoing annual capital funding requests to the Ministry so that the District can continuously work on the betterment of facility conditions at schools.

The conditions at non-school facilities are a further challenge to the District as the Ministry does not fund the repair and maintenance of these locations through minor or major capital projects. This leaves the District in the situation of having to fund repairs through either local capital or through the very limited resources of the Annual Facility Grant.

The chart below represents a general facility condition assessment rating for buildings, and a definition of each rating.

Range	Rating	Definition
0.00-0.05	Excellent	Near new condition. Meets present and foreseeable future requirements
0.05-0.15	Good	Good condition. Meets all present requirements
0.15-0.30	Average	Has significant deficiencies but meets minimum requirements. Some significant building system components nearing the end of their normal life cycle.
0.30-0.50	Poor	Does not meet requirements. Immediate attention required to some significant building systems which are at the end of their life-cycle. Parts no longer in stock, or very difficult to obtain. High risk of failure of some systems.
0.50+	Very Poor	Does not meet requirements. Immediate attention required to most significant building systems which are at end of their life-cycle. Parts no longer in stock or very difficult to obtain. High risk of failure of most systems.

The District's maintenance department is staffed with custodians, groundskeepers, skilled and semi-skilled tradespeople funded from the operating budget who provide service and repairs to normal wear and tear of buildings and grounds.

The District utilizes the Annual Facilities Grant (AFG) as well as minor capital project grants to address maintenance projects such as flooring, roofing, mechanical and electrical system

upgrades by engaging contractors. In recent years, the District has focused on system upgrades with a view to increase system efficiency and effectiveness and to reduce utility costs.

Capacity Utilization

Capacity utilization is a means of determining efficient use of District class space. Capacity utilization not only identifies overcrowding at particular schools but also identifies where surplus space is available.

Capacity utilization is calculated as follows:

$$(\text{Enrolment/Operating Capacity}) \times 100\%$$

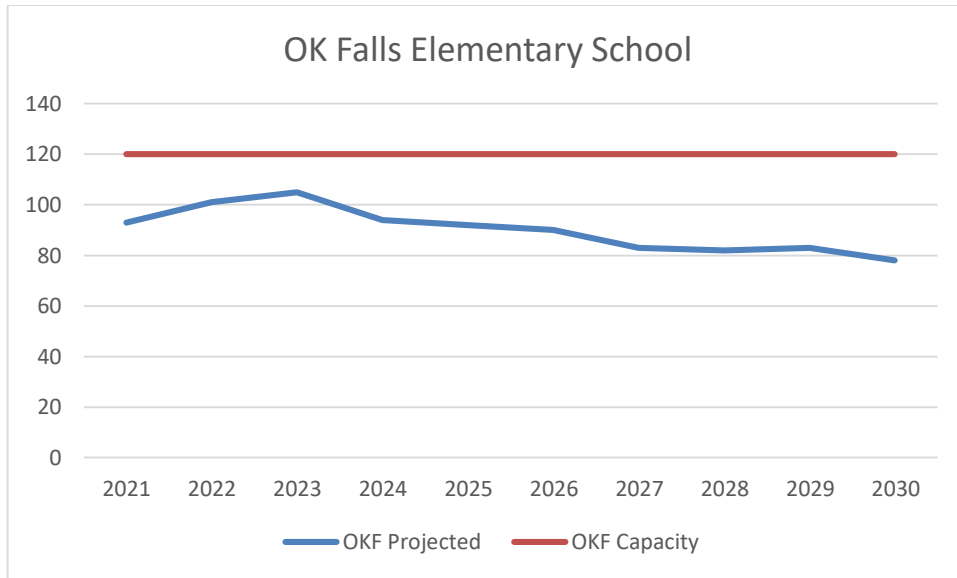
Capacity is adjusted where StrongStart and Daycare and Preschool programs are in place.

School	Grades	Nominal (Design) Capacity 1 -12	StrongStart	Daycare/ Pre/After School	Adj. Operating Capacity
OKF	K to 7	170	1 – 25 spaces	1 – 25 spaces	120
OES	K to 7	480	1 – 25 spaces	1 – 25 spaces	430
TEN	K to 7	390		1 – 50 spaces 1 – 37 spaces	303
SOSS	8 to 12	750			750
OSE	K to 7	390	1 – 25 spaces		365
OSS	8 to 12	400			400
CPS	K to 4	145	1 – 25 spaces		120
SESS	5 to 12	625			625
		3,350			3,138

The District's total operating capacity after adjusting for StrongStart is 3,138 seats. The following section shows the adjusted operating capacity and projected enrolment for the 10-year planning period. Schools have been grouped by communities for ease of use.

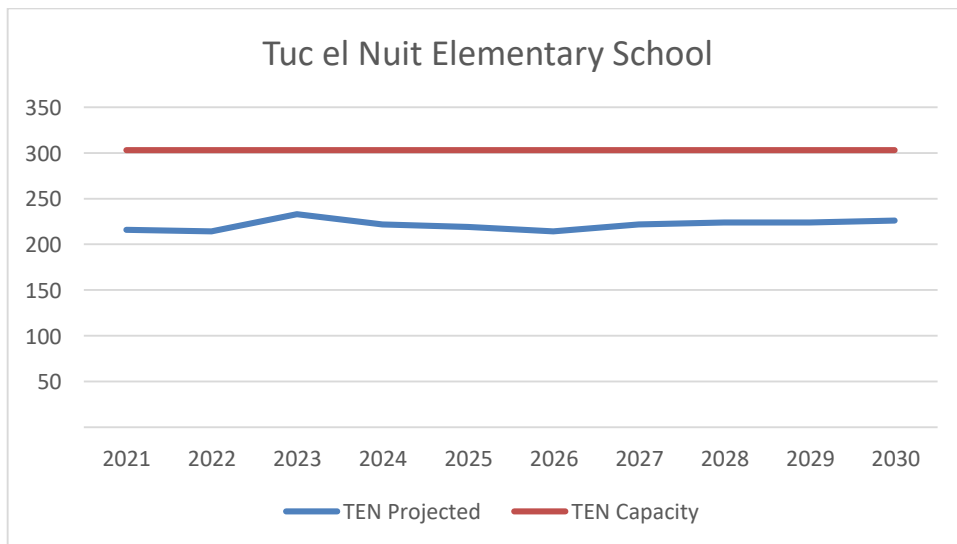
a) OK Falls/Oliver Schools:

OK Falls Elementary School



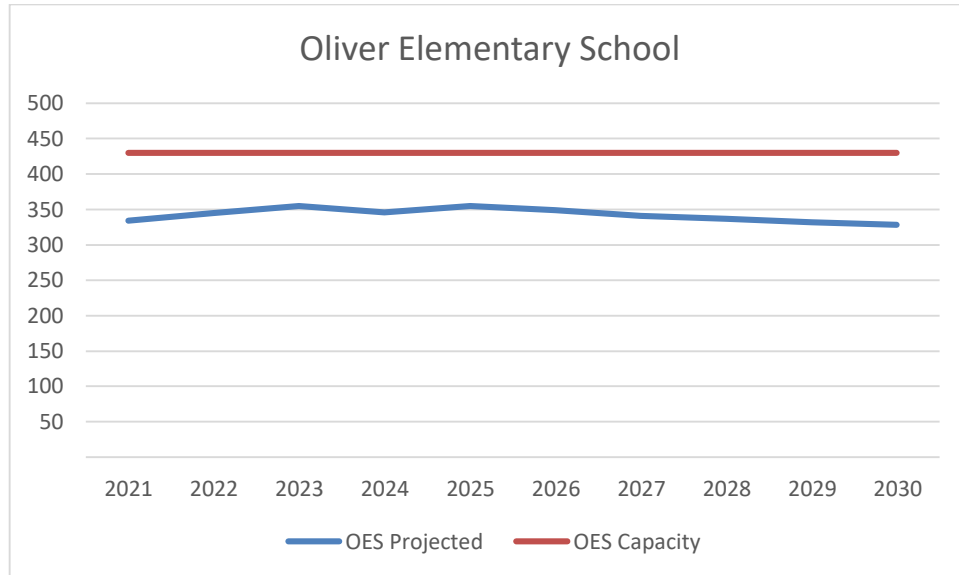
- Utilization at OK Falls Elementary ranges from a high of 88% (2023) to a low of 65% (2030), with an average capacity utilization of 75% over the planning period.

Tuc-el-Nuit Elementary



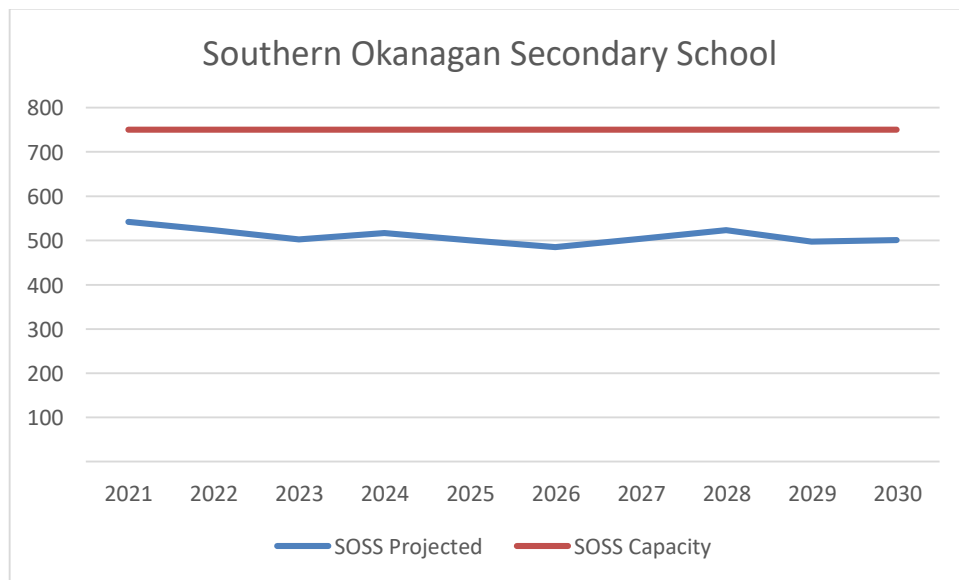
- Utilization at Tuc-el-Nuit Elementary ranges from a high of 77% (2023) to a low of 71% (2026), with an average capacity utilization of 73% over the planning period.

Oliver Elementary School



- Utilization at Oliver Elementary ranges from a high of 83% (2025) to a low of 76% (2030), with an average capacity utilization of 80% over the planning period.

Southern Okanagan Secondary School

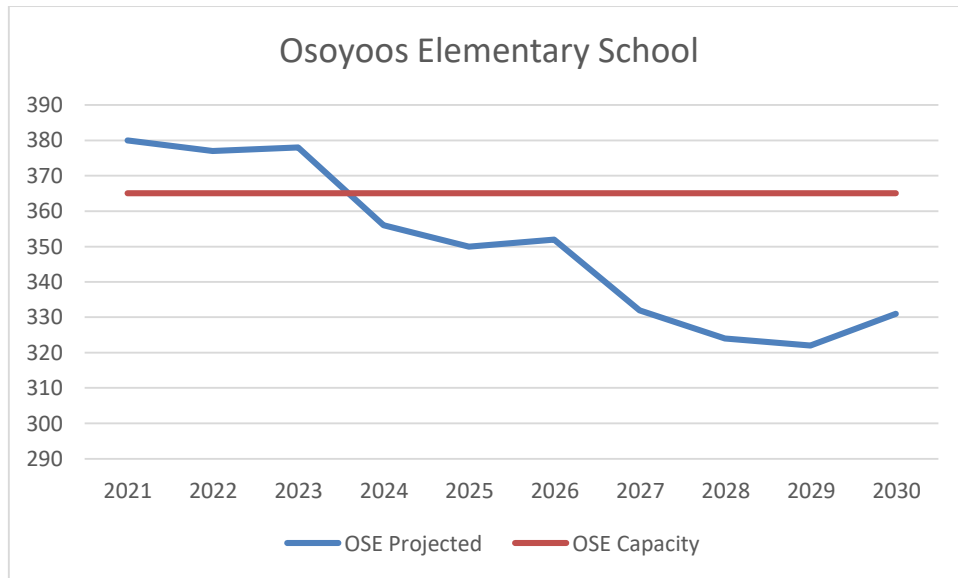


- Utilization at Southern Okanagan Secondary ranges from a high of 72% (2021) to a low of 65% (2026). With an average capacity utilization of 68% over the planning period.

Taken as a group the Okanagan Falls/Oliver schools show an average excess capacity of 73%.

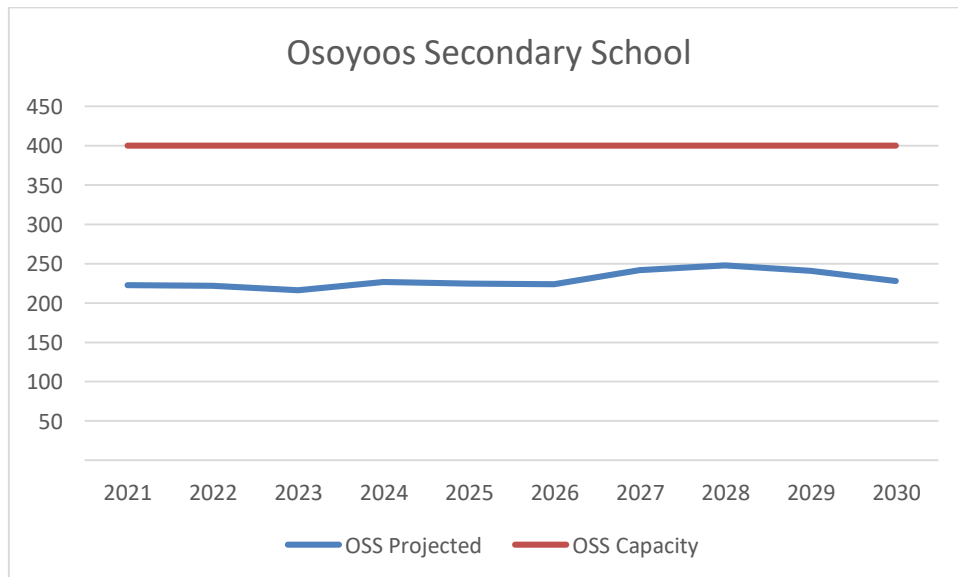
b) Osoyoos Schools:

Osoyoos Elementary School



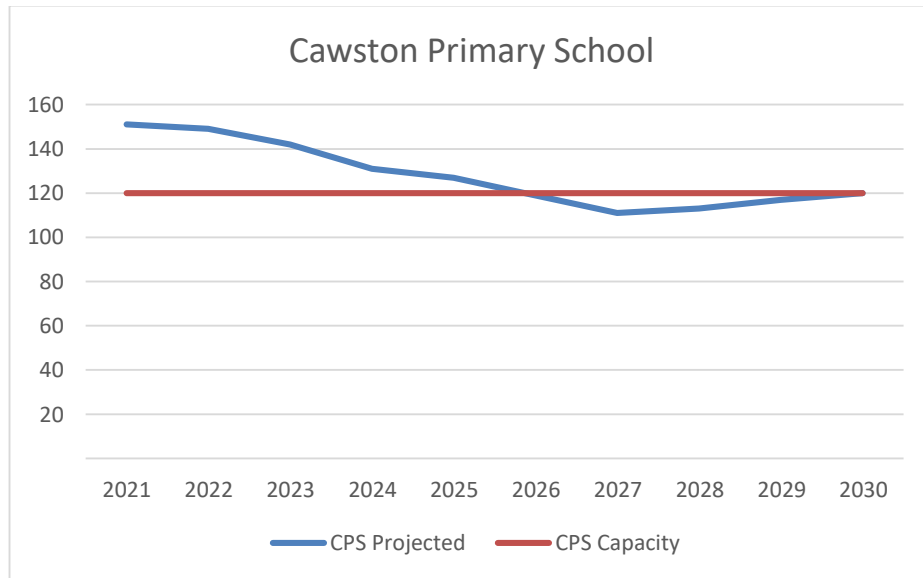
- Utilization at Osoyoos Elementary is high between 2021 and 2023 at 104% after which utilization dips over the planning period with a low of 88% in 2029. Average capacity utilization over the planning period is 96%.

Osoyoos Secondary School



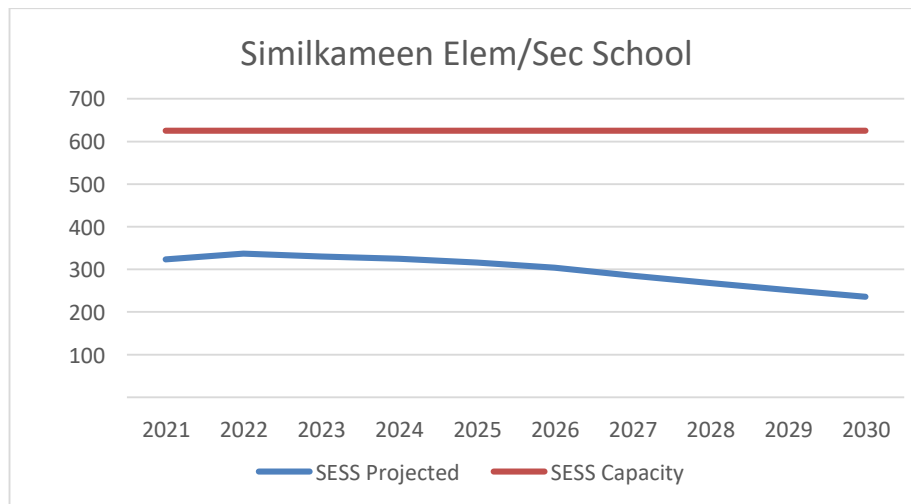
- Utilization at Osoyoos Secondary is very low with an average capacity utilization of 57%. This school shows a utilization rate of 62% (2028) and 56% (2022).
- Average capacity utilization at Osoyoos schools is 77% over the planning period.

c) Cawston/Keremeos Schools:
Cawston Primary School



- As the graph above shows Cawston Primary maximizes utilization with capacity and enrolment projection being aligned for most of the planning period with enrolment outstripping capacity in 2022 (150%). Average capacity utilization during the duration of the planning period is 106%.

Similkameen Elementary-Secondary School



- Capacity utilization at Similkameen Elementary Secondary is low with an average capacity utilization during the planning period of 48%. The school will see a high of 53% utilization in 2023 and a low of 38% in 2030.

The elementary/primary schools of the District all show high utilization rates with Osoyoos Elementary at a near 100% and Cawston Primary at 106% utilization through the planning period.

This is not the case with the District's secondary schools where enrolment numbers are projected to be lower than adjusted operating capacity resulting in excess capacity. The District will look at opportunities for maximizing space at these schools.

Capital Investment in Schools

The School District's inventory of elementary and secondary schools is adequate to accommodate enrolments over the planning horizon. Population growths in the communities of the District are projected to be stagnant or where a growth is foreseen it does not necessarily translate to a growth in the student population of the District.

The District will continue to review grade configurations, placement of programs, and joint use of space to efficiently utilize available space in its schools.

As far as capital investment in schools is concerned the majority of investment during the plan horizon will be on extending the service life of District schools. Extending the useful, service life of schools will enhance student learning and align with 21st century learning.

The following capital funding programs will be pursued by the District throughout the planning horizon of this LRFP:

Building Envelope Program (BEP): This program established in 2006 helps Districts with identifying and remediating damage to building envelope from water ingress. SESS has been a recipient of this funding in recent years.

School Enhancement Program (SEP): This program helps extend the service life of the following:

- Electrical Upgrades (power supply & distribution systems)
- Energy Conservation Upgrades
- Health and Safety Upgrades (fire systems, indoor air quality)
- Mechanical Upgrades (heating, ventilation, plumbing)
- Roof Upgrades

Project cost must be between \$100,000 and \$3,000,000. Projects costing less than \$100,000 will utilize AFG funds and those projects costing in excess of \$3,000,000 will be covered by School Replacement Programs.

Typically, the District takes on SEP projects to enhance schools' mechanical and electrical systems as well as roof upgrades. All District schools have all been recipients of this funding in the past few years.

Carbon Neutral Capital Program (CNCP): This program covers projects that are directed towards the efficient use of energy that will lower carbon emissions. Both SESS and SOSS have been recipients of this fund in the past few years.

Bus Replacement Program (BRP): New and replacement buses are funded through this capital program. The District provides student transportation with a fleet of District owned buses. These buses are replaced based on the mileage, condition and age of bus. This plan calls for seven replacement buses during the plan horizon.

Playground Enhancement Program (PEP): New and replacement playgrounds, including accessible playgrounds are partially funded through this program. Cost over-runs are typically borne by the district with local capital funds.

Through the Life of this LRFP the District will be looking at upgrading systems at schools. These will include:

SEP

- Cawston Primary – potential initiatives to apply for major capital funding to remove two portables
- Osoyoos Elementary - mechanical upgrade & potential school expansion through major capital initiative.
- Osoyoos Secondary - sewer connection – septic system currently in place is aging out

PEP

- Oliver Elementary
- OK Falls
- Tuc-El-Nuit

CNCP

- Electrification of bus fleet
- Charging stations for schools

Local Capital Fund

This is capital funding held by the district which is used for projects that do not fit neatly in the categories listed above. Capital maintenance projects related to the School Board Office, Annex, Bus Garages, Maintenance Buildings are typically funded from Local Capital. The District will focus on greening initiatives that enhance energy efficiency at these locations when maintenance works are conducted at these locations.

The chart below illustrates the focus of the District, as forecasted based on all the information gathered to date within this document.

Project timelines

Description	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Cawston Primary										
Canopy	←→									
Mechanical System review	←→									
Paving under canopy		←→								
Door & hardware Upgrade				←→						
Addition (eliminate Ptbles)					←→	←→	←→	←→		
OK Falls Elementary										
Cladding renewal	←→									
Resurfacing courtyard	←→									
Mechanical System Review	←→									
Door & hardware Upgrade			←→							
New Playground								←→		
Mechanical Upgrade						←→	←→	←→	←→	←→
Osoyoos Elementary										
Geothermal/Mechanical upgrade		←→	←→	←→	←→					
Washroom upgrade				←→	←→					
H/C Accessible path	←→									
Oliver Elementary										
New Playground		←→	←→							
Osoyoos Secondary										
Geothermal/Mechanical upgrade	←→									
Washroom Upgrade Main Lobby		←→								
Sewer Upgrade			←→	←→	←→					
SBO- Annex										
Conference Room Renovation	←→									
SESS										
Washroom Upgrade Elementary*		←→								
Lobby renovation				←→						
SOSS										
Interior Painting refresh	←→	←→								
Tuc El uit Elementary										
Mechanical System review	←→									
New Playground					←→					
Roof Replacement			←→	←→						
Mechanical upgrade				←→	←→	←→	←→	←→		
Transportation										
Mechanical upgrade	←→									
Fleet Electrification		←→	←→	←→	←→	←→	←→	←→	←→	←→

* District will make all efforts to install gender neutral washrooms as the opportunity arises

Technology in Schools:

The District recognizes the key role that technology plays in education. The speed of change in this realm requires strong infrastructure to support and protect both communication links and end-user devices.

Recommendations

Meeting student needs is at the centre of District operations; keeping this in mind, the recommendations of this Long Range Facilities Plan (LRFP) are as follows:

- 1) Maintaining all district facilities in the best possible condition.
- 2) Leveraging operational efficiencies through regular upkeep and renovation of facilities.
- 3) Optimize utilization of space.
- 4) Initiate projects outlined in the previous section, and apply for capital funding from Ministry of Education, as necessary.