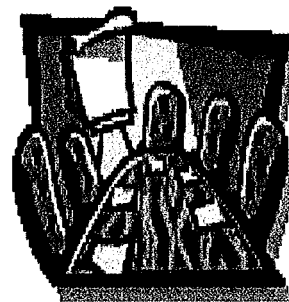


THE BOARD OF EDUCATION OF  
SCHOOL DISTRICT NO. 19 (REVELSTOKE)

TO: All Trustees  
FROM: Mike Hooker, Superintendent of Schools  
DATE: March 14<sup>th</sup>, 2014  
INFORMATION: Disposition of Surplus Schools Update



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**Big Eddy Elementary School Site**

*Chronology of events related to our applications....*

With respect to the chronology of events related to the sale of the Big Eddy Elementary School site, we remind Trustees that we filed our rezoning application on February 19<sup>th</sup>, 2013, over one year ago.

To garner appropriate feedback from area residents, we convened an Open House, in Big Eddy, on March 13<sup>th</sup>, 2013. The feedback from our rezoning plan was unanimously positive and we sent that information to the City immediately following the Open House, to append to our rezoning application.

First and Second reading of the rezoning application, by the City, took place on May 14<sup>th</sup>, 2013.

During the rezoning referrals, queries were raised by Interior Health, regarding water supply and sewage percolation. We engaged two consultants to address the IHA issues raised at the time of the rezoning application. We felt that if we were to provide the information to support our application for subdivision, that we could regain some time on our initial timeline, as we knew there would be another referral process by the City regarding subdivision. We filed our request for subdivision on Friday September 6<sup>th</sup>, 2013 and referrals to the appropriate agencies regarding that application were sent on October 23<sup>rd</sup>, 2013.

*Interior Health Issue Identified in December, 2013*

In the second week of January 2014, we were advised by City staff via email that the City had been advised by Interior Health of problems with water supply that may impact the development in the Big Eddy. We contacted both the Environmental Health Officer: Healthy Built Environment - Health Protection and the Specialist Environmental Health Officer for further information.

The Environmental Health Officer sent us a copy of the Interior Health Inspection Report that had been sent to the City in the third week of December. In a lengthy conversation with the Specialist Environmental Health Officer provided detail summarizing the issues.

Big Eddy Water District (BEWD) Requirements

What is BEWD required to do:

1. A study of the groundwater source and how it is impacted by surface water.
2. Provide plans showing the pipe replacements that have been done.
3. Over the longer term, BEWD must develop a plan for improvements that will need to be done on aging wells, reservoir and the distribution system – and the funds to undertake these improvements.

Clearly there are issues related to Big Eddy Water District that may hold up any subdivision plans, by any developer for months, or potentially years. Considering the underdetermined nature of the issue with Big Eddy Water Works, we have updated our timelines to show no projection for approval of the subdivision, or anticipated approach to disposition of the lots.

Next Steps

It appears, that despite our best efforts, we may not be able to proceed with the sale of lots at the Big Eddy for quite some time.

There is no cost to the district to leave the property as is, other than any further costs of redevelopment, which would be financed from the sale of the property.

BIG EDDY REDEVELOPMENT PROJECT																		
Updated Schedule																		
	2013												2014					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Obtain Minister's Approval																		
Tender & Award Hazmat and Demolition Contract																		
Hold Public Info Meeting																		
Complete rezoning application																		
Undertake Hazmat removal & demolition																		
Statutory approval process																		
Survey & prepare for subdivision																		
File subdivision application																		
Obtain requisite studies for water and septic systems																		
Obtain Preliminary Layout Approval - Determine next steps for disposition																		

**Mountain View Elementary School Site**

We are pleased to advise that we are adhering to the timelines shared with Trustees last fall. We are have now finalized a Request for Proposals (RFP) described in item nine. We expect

that the RFP will be advertised later this week. The intent of the RFP is to garner formal interest in aspects of the redevelopment of the site, as we have received a number of queries from interested parties.

	Task	Explanatory Notes
1.	Obtain Minister of Education approval for the disposition	Received February 15 <sup>th</sup> 2012
2.	Provide an update to the City Planning Department	Provided in June 2012
3.	Engage with citizens regarding the historical 1914 school	Meeting with Heritage Commission and interested citizens June 11 <sup>th</sup> , 2013
4.	Obtain hazmat assessment for demolition tender	Received October 23 <sup>rd</sup> , 2013
5.	Provide an update to the City Planning Department	September 23 <sup>rd</sup> , 2013
6.	Prepare a Statement of Significance for 1914 Building	October 29 <sup>th</sup> , 2013
7.	Assess the Significance of the 1938 Building	October 29 <sup>th</sup> , 2013
8.	Invite the community to attend a public information meeting to present plans for the redevelopment of the Mountain View Elementary site	November 16 <sup>th</sup> , 2013
9.	Determine interest in all or portions of the property, or ownership of the 1914 building through an RFP Process	December - April 2014

Key elements of the RFP include:

- Redevelopment of the Mountain View site is expected to result in a site retaining the 1914 Mountain View School building, a significant park dedication and reconfiguration and residential redevelopment. The specific requirements for the park to be dedicated or conveyed to the City (including the size and location of such park) are unknown. It will be the responsibility of the successful proponent to negotiate an arrangement acceptable to the School District and the City in this regard.
- Through a separate tender, the School District will be undertaking an abatement of hazardous materials on the site. It is intended that all building additions to the 1914 Mountain View School building will be demolished as part of that tender, leaving the original school as a freestanding structure.
- A key objective of this RFP is to secure a new owner for the 1914 Mountain View School building and site. The successful proponent will recognize the historical importance of the 1914 Mountain View School building and must be prepared to commit the necessary rehabilitation costs for adaptive reuse.
- Through this RFP, the School District is prepared to dispose of its interest in the Mountain View site through a single sale of the entire site or two or more partial sales. A proponent may submit a proposal to acquire the 1914 Mountain View School building only, part or all of the lands available for redevelopment, or the entire site (excluding land to be conveyed or dedicated to the City as parkland).

## **Mount Begbie Elementary School**

Potential uses of the Mount Begbie site will be assessed once the outcomes of Big Eddy and Mountain View dispositions are known.