

Board of Education School District No. 43 (Coquitlam)

Facilities Division

History of Development of Heritage Middle School

- 1) The project was approved by Board in 2002 for addition to the Board's Capital Funding Request Plan for funding which was approved by the Ministry of Education for Funding in 2008. In the meantime, the Board completed the purchase and consolidation of the site and prepared for the rezoning, site studies, and conceptual design.

- 2) The first study was undertaken by CJP Architects who prepared a Design Vision Report that identified a number of challenges with the property that needed to be resolved (Geotechnical, Civil Works and Services, and Electrical) before proceeding with design and construction. The firm also prepared a preliminary design and a preliminary cost estimate which was used to obtain funding support from the Ministry of Education which was received in April 2009.

- 3) The District applied for rezoning of the property in December 2008 and the rezoning was granted in March 2009. The District funded Anmore Village's Traffic Study which was completed in February 2009 and subsequently revised in January 2011. Project architects were appointed in September 2009 following the District's completion of a Request for Proposal. In addition, the District funded the City of Port Moody's Sewer Analysis which was completed in March 2011.

- 4) Due to the challenges identified in the 2008 CJP engineering report, the District engaged in a due diligence site review process in late Fall 2009 to see if there might be properties that would be more suitable for the construction of a school. In August

of 2010, after the examination of approximately 6 alternative sites, the receipt of an engineering site servicing report, and several preliminary concept designs by the architect, the Board decided to proceed with the construction on the existing property but on the southern portion of the property, further away from the High Pressure Gas line.

- 5) In the fall and early winter, additional studies were completed of the site soils, transportation, and a Fire Underwriters Survey. In addition, Metro Vancouver approved the school sanitary connection subject to satisfactory service agreements being entered into with the School District, Port Moody, Anmore, and the Greater Vancouver Sewage and Drainage District.

- 6) The architectural design concept was costed in January 13, 2011 and it was determined that the site conditions of the building design exceeded funding by \$7m at which case the architects were instructed to redesign the project to bring it in line with the budget., and to include recommendations from the Soils Condition Report, the Fire Underwriters Study, the revised traffic study, and the Re-zoning covenant. The design you see tonight represents the redesigned building.