

## NORTHERN LIGHTS PUBLIC SCHOOLS

# Vera M. Welsh Elementary School

### #1 Capital Priority

#### Urgent Considerations

- Deteriorating condition as per facility condition reports:
  - Mould
  - Asbestos
  - Artesian well in boiler room
  - Water Damage
  - Roofing membrane is deteriorating and needs replacement
  - Aging infrastructure
  - Proximity to railroad (~100 feet)
  - Trains hauling dangerous goods, like oil, distillates, and other toxic chemicals
  - Low lying playground subject to melt waters
  - Potentially dangerous interactions with homeless population



- Top 3 capital priority since school board amalgamation in 1995
- NLPS continues to request a replacement school for Vera M Welsh Elementary
- Poor investment of IMR funds to maintain existing facility (e.g. mould abatement at Vera M Welsh Elementary was estimated at \$194,000+GST in April 2021 and does not include restorative/rebuilding)
- Deferred maintenance costs of \$11.7 M based on an independent architectural assessment (2016)

#### Solution Focused:

Central School—already declared surplus to NLPS needs

Dr. Swift—upcoming motion to declare it surplus





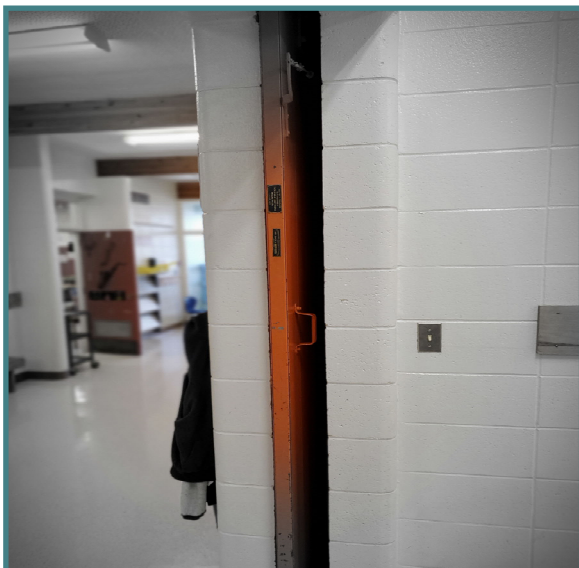
Single pane windows



Undersized gym



Close to railroad track and dangerous goods



Fire wall



Classroom unusable for instruction due to railway