

# NEW MIDDLE SCHOOL PROJECT PLANNING

LCS SOCIETY VOTING INFORMATION PACKAGE



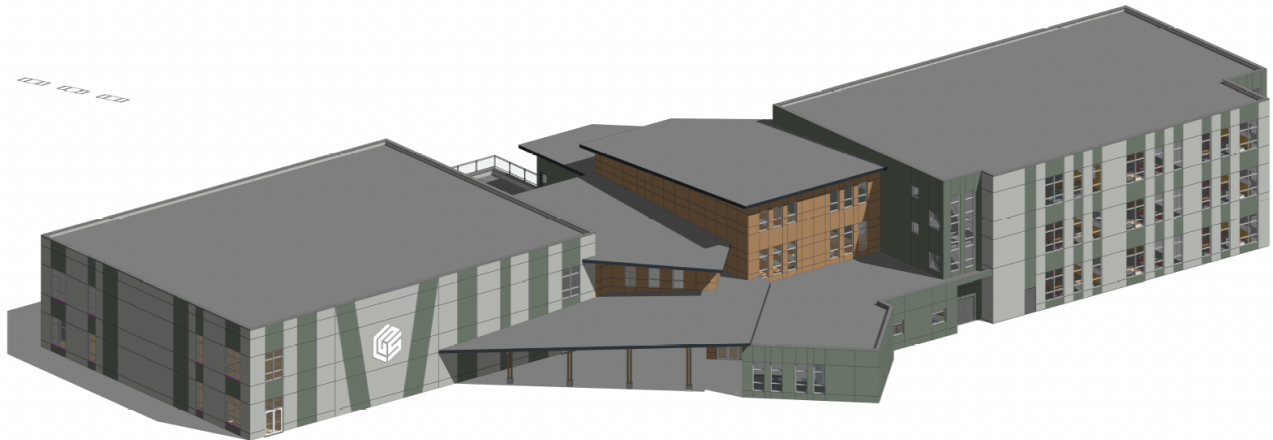
**EXTRAORDINARY SOCIETY MEETING**  
**FEBRUARY 26, 7:00 PM**  
**MIDDLE SCHOOL GYM**



**LANGLEY  
CHRISTIAN  
SCHOOL**

LCS is expanding our reach and impact again...  
Members of the LCS Society are invited to vote on the approval of a new  
50,000 sq. foot middle school campus scheduled to open in 2026.

**IN-PERSON MEETING ONLY**  
**7:00pm MIDDLE SCHOOL GYM**  
**EVERYONE IS WELCOME TO ATTEND**



**LANGLEY CHRISTIAN MIDDLE SCHOOL**

Do you approve the plan to build a new middle school as  
presented by the Board of Directors of Langley Christian School?  
YES / NO

# “... HIS FAITHFULNESS CONTINUES THROUGH ALL GENERATIONS ...” PSALMS 100:5

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TODAY  
TOMORROW  
TOGETHER  
WEBPAGE  
(plans, updates,  
fundraising)



# A. LEADERSHIP & PROJECT MANAGEMENT TEAMS

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## LCS BOARD OF DIRECTORS

Eric Paquette – Board Chair  
Sarah Friesen – Vice Chair  
Tamara Vandenbrink – Treasurer  
Tim Bontkes – Secretary  
Abel Strujenco – Director  
Matt Putra (alumnus) – Director  
Melanie Folstad (alumnus) – Director  
Tracy Van Huizen – Director  
Lilian Cazacu – Director  
Nhan Luu - Director  
Dennis Martini – Director  
Brady Jespsen – Director  
Han Shu – Director  
Email: [board@langleychristian.com](mailto:board@langleychristian.com)

## FINANCE & RISK MANAGEMENT COMMITTEE

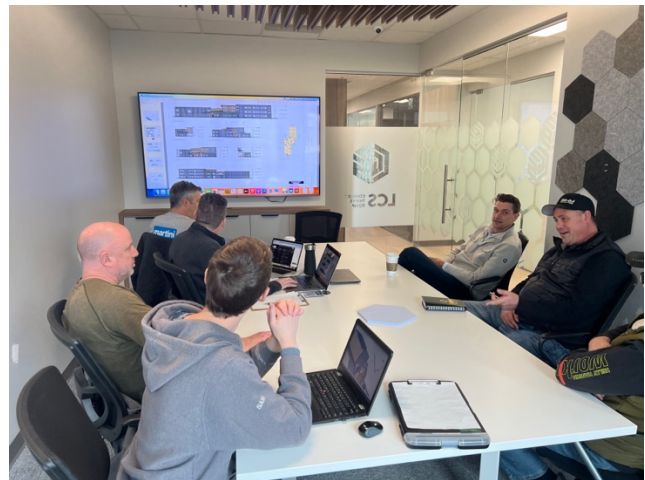
Tamara Vandenbrink – Chair  
Han Shu  
Matt Putra  
Brady Jepsen  
Doug Jensen – Director of HR & Finance  
Adam Woelders – Head of Schools

## CAPITAL CAMPAIGN PLANNING COMMITTEE

Jim Heuving – Chair  
Adam Woelders – Head of Schools  
Eric Paquette – Board Chair  
Lisa Smit – Development Coordinator  
Nhan Luu – Director  
Trisha Bennett – volunteer  
Petra Bontkes - volunteer  
Danielle Stevenson – volunteer  
Brady Ash (alumnus) – volunteer  
Peter Van Huizen – volunteer  
Carey Bornn – volunteer

## MIDDLE SCHOOL PROJECT COMMITTEE

Dennis Martini (Martini Construction) – Chair  
Tim Bontkes (Infinity Properties) – Co-chair  
Frank Wood – Director of Operations  
Adam Woelders – Head of Schools  
Station One Architects  
Fictorie Construction Management



Middle School Project Committee and Fictorie Construction Management reviewing proposed Middle School design and budget

**Our community is faithfully served by many dedicated staff and volunteers who have generously supported Langley Christian school with their time, talents and financial resources.**

## B. LANGLEY CHRISTIAN'S PURPOSE & MISSION

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Our community and its leaders prayerfully consider how decisions about our future are aligned with our mission, vision and core values.

How do we see God moving and expanding the mission of Langley Christian School through all generations?

The purposes of our school are outlined in the LCS CONSTITUTION:

- (a) To advance Christian education by establishing and operating schools and services that provide Christian curriculum and pedagogies in all areas of study and programming, and that support the instruction of children to empower them to live a life of excellence and purpose in service to the Kingdom of God;
- (b) To recruit, hire, train and employ teachers and other staff members to direct, advise on, and carry out Christian education based on the principles set forth in Part 1 of the Bylaws;
- (c) To advance religion to adherents of the faith or the public through teaching and promoting the tenets, doctrines, and observances associated with the Christian faith;
- (d) To serve vulnerable individuals or families;
- (e) To enter into an agency or other arrangements for cooperation, joint venture or otherwise with any other entity, organization, society or national or international agency, carrying on or engaged in any activity directly or indirectly related to the purposes of the Society;
- (f) To provide facilities, services and programs that address specific education, recreation, health and childcare needs faced by families and youth in our community; and
- (g) Any other purpose beneficial to the community that has been recognized as charitable by law.

### OUR MISSION STATEMENT

Summarizes the purposes of the school society set forth by the constitution.

- Equipping Students. Transforming Lives. **Our mission is to educate, inspire and equip students in Christ-like discernment, to discover their gifts and to seek their calling so together we can transform lives and communities.**

### OUR EDUCATIONAL VISION

Describes the kind of distinctive independent school we are striving to become.

- Greater Purpose. Greater Community. **A thriving Christian learning community, connected outward and inward, serving together as leaders to empower students to have an impact in a changing world, for the Glory of God.**

## OUR CORE VALUES

Describe who we are and what we do on behalf of the students and families we serve.

- **Connect:** We foster strong community and Christian relationships built on connection with dedicated, collaborative faculty, where every student is known and supported by a caring adult.
- **Thrive:** We provide faith-forming experiences to encourage the values and attributes that promote wholeness and help students flourish as unique, confident individuals made in the image of God.
- **Equip:** We strive for excellence in teaching and learning to provide every student opportunities for growth and to develop the skills, knowledge and identity in Christ to live a life of purpose and impact.



**“The story begins in a living room with a few people imagining what it might be like to have a Christian school in Langley. With very few resources and no teacher, these founders took a huge leap in faith. Without their conviction and foresight literally thousands of families in Langley would have gone without the blessing of LCS over the last 60 years...”**

Former Superintendent, Henry Vanderveen

# C. THE LCS GROWTH & DEVELOPMENT STORY

Langley Christian school’s impact on young lives has grown from 17 students in 1955, to over 1250 students.

Today, we deliver a reliable, high-quality education connecting students in a thriving Christian community with outstanding teachers and families committed to helping you equip your child to grow confidently in their faith and find their purpose in the world.

The LCS Board has engaged the community since 2016 to explore all possible solutions to the blessing of growth in families’ hopes to enroll their children in a Christian school.

<b>1955</b>	...	Langley Christian School opens with 17 students at Shannon Heights Community Church. Elementary campus opens 1957.
<b>1982</b>	...	K-7 Elementary campus opens in Langley at current Langley Fundamental Elementary site beside Immanuel Christian Reformed Church.
<b>1995</b>	...	Langley Christian opens middle and high school campus on 48 <sup>th</sup> avenue. School grows to 700 K-12 students by 1999.
<b>2005 - 2006</b>	...	West wing annex added to high school for a 6-8 middle school to allow for a distinctive, stand-alone program. Design requires some sharing of spaces with high school for arts and technology. “Growing in God’s Faithfulness” \$2.5M capital campaign begins with “the dream for three distinct campuses in the future.”  Board hires Aplin-Martin consultants in 2005. Report concludes that in “10-15 years” middle school would move to “new site” on elementary campus property and high school would become stand-alone, “4-track” campus (100+ students per grade).
<b>2007</b>	...	LCS sells former elementary property (current site of Langley Fundamental Elementary) to SD35 and opens new elementary campus on 48 <sup>th</sup> avenue (current location purchased in 2003). LCS conducts capital campaign to raise \$2.1M for the middle school and elementary projects.
<b>2014</b>	...	The Fort adds 8 classrooms to the elementary campus to temporarily expand access for families on the LCS waitlist. Elementary grows to between 80-90 students per grade.
<b>2016 - 2017</b>	...	Growth & Development Committees (GAD 1 & GAD 2) formed to research options for long term solution to the Fort portables and “make room for more families.” Society membership endorses the option to pursue construction of a new (approx. \$29M) intermediate/middle school (grades 4-8) on the south side of elementary property. CHP Architects begin design of a new school.
<b>2018</b>	...	LCS board conducts a feasibility study (KCI) to determine readiness and capacity for a major capital campaign and building project. Board begins a strategic planning process.
<b>2019</b>	...	KCI feasibility study reported back to the Board and determines while there is “support and willingness for a major campaign... the infrastructure and leadership staff is not ready for a major capital campaign

or building project, and that LCS would need to build capacity by establishing a more robust central office department that will shape a campaign but also develop a long-term sustainable effort.” The Board delays the project while engaging a search process for a new Head of School.

The LCS Society approves addition of 6 modular classrooms at MS/HS campus as short-term, low-cost solution to the challenge of 90-100 students per grade, however it did not fully meet all requirements for middle school programming. Current campus facilities were built for 70-75 students per grade.

- 2019 - 2020** ... New Head of School (Adam Woelders) hired in June 2019 to work with LCS Board to re-engage strategic planning. Head administrative office team, including a new Director of Operations (Frank Wood) and Director of Development (Carey Bornn) hired by HOS and new strategic plan approved by the Board. Upgrades to high school planned and completed (Phase 2).
- Ad hoc Facilities Planning Task Force formed from industry professionals in the LCS community. Original concept of grade 4-8 intermediate/middle school is abandoned in favour of a 3-phase plan.
- Board creates an ad hoc Fort Replacement Committee to design a new elementary wing to replace the “fort” (Phase 1). Township of Langley temporarily extends the permit to operate the fort until new wing completed.
- 2021** ... Society endorses Board to further develop a 3-phase facilities plan. Fort Replacement Committee (Tim Bontkes, Dennis Martini, Frank Wood, Adam Woelders) sends out requests for proposals and interviews architect and construction management professionals. New elementary wing is designed by Motiv Architects and Fictorie Construction Management is contracted to build as directed by LCS. The committee tenders, issues contracts and directs all aspects of the project.
- 2022** ... Fort Replacement Committee presents Phase 1 plan (\$7.8M) for new elementary wing and it is approved by the Society in February (99% in favour). Construction begins in spring. Capital Campaign Committee created to conduct fundraising feasibility study and develop a fundraising strategy. Board and HOS make initial one-time or multiyear pledges to the capital campaign.
- 2023** ... Fort is decommissioned and removed. New elementary wing is completed on-time and \$1M under budget, with increased scope (new offices, enhanced grounds and playground features, meeting room, +1500 square feet from original design). Board approves Fort Replacement Committee to continue in their work as “Middle School Project Committee” and the committee engages Station One Architects and Fictorie Construction Management to begin collaboration on a new middle school design.
- 2024** ... Middle School Project Committee completes preliminary design and construction budget for new middle school (50,000 sq. feet, 3-stories). LCS board approves the plan and recommends the plan for society vote as required.

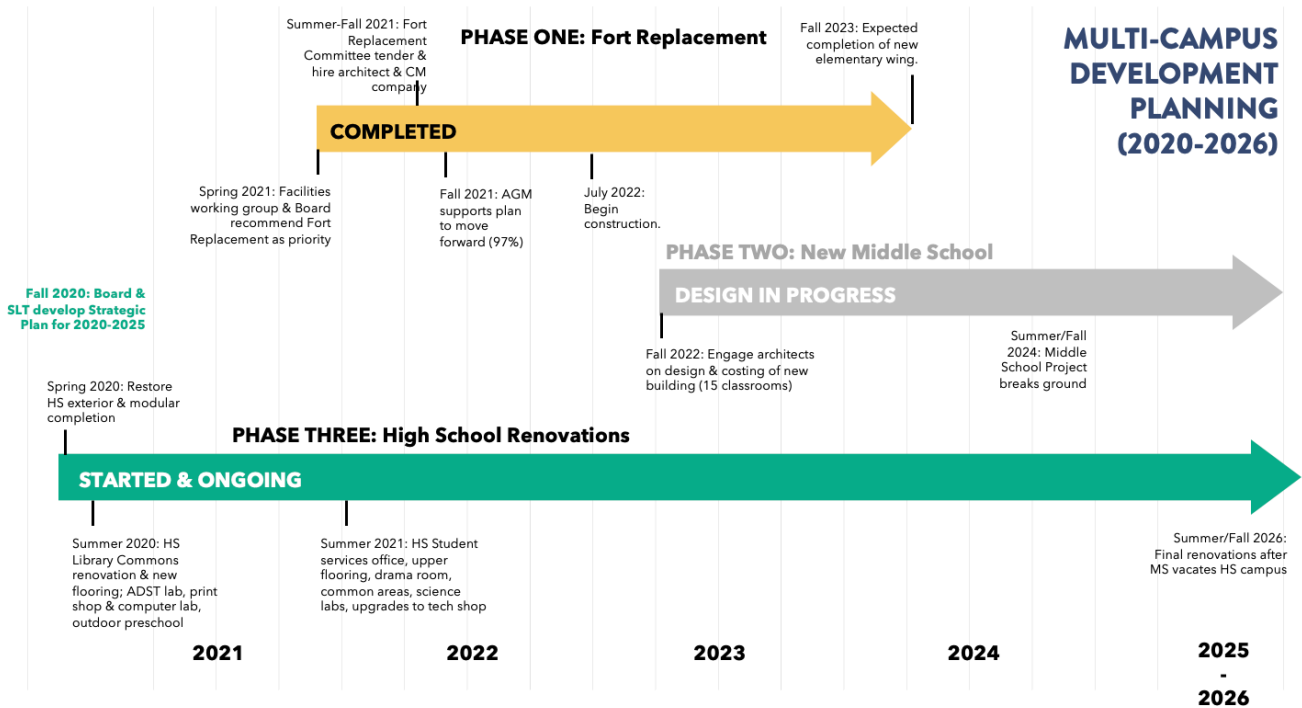
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The current recommendation to approve the new middle school project is based on several years of study and community engagement. We’ve grown from just over 1000 students in 2019, to 1250+ students today. Yesterday’s middle and high school facilities were not built for the 21<sup>st</sup> century educational program needs and students we welcome today.



# THE LCS GROWTH & DEVELOPMENT SINCE 2019: "HIS FAITHFULNESS CONTINUES"

The Growth and Development Story continues with our three-phase facilities development plan started in 2020. Phase Three began with high school improvements funded through the Impact and Innovation Fund and operational budgets. Phase One was completed in August 2023. Phase Two is scheduled to begin in summer 2024.



<p><b>PHASE ONE: ES</b></p> <p>The 8-classroom addition replaced the Fort and allowed the pre-school to move closer to the playground and outdoor spaces it uses.</p> <p style="text-align: right;"><b>COMPLETED 2023</b></p>	<p><b>PHASE TWO: MS</b></p> <p>New middle school will realize the vision of three distinct campuses and relieve the space and capacity challenges on the current MS/HS campus. Construction is planned to begin in 2024 and be completed in 2026.</p> <p style="text-align: right;"><b>PLANNED</b></p>	<p><b>PHASE THREE: HS</b></p> <p>From 2020-2023 we replaced flooring and redesigned the library commons, drama room, and science labs. The exterior was updated and modular classrooms added. We are planning for gym upgrades. When the middle school exits in 2026, the high school will expand into the east wing (MS).</p> <p style="text-align: right;"><b>ONGOING</b></p>
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## D. WHY BUILD A NEW MIDDLE SCHOOL?

The vision for a new middle school has been present in planning conversations since 2005. The case today is stronger and more urgent than ever.

### TODAY

LCS middle school and high school facilities were built for grade cohorts of 75 students and today are short on the spaces needed for the educational demands of our program.

### TOMORROW

Christian schools make a significant difference in the lives of students and are communities that nurture thriving young people who will give, serve and lead tomorrow.

### TOGETHER

Together, previous generations of the LCS community have always sacrificially supported what was needed for the mission of Christian education.

**Now it is our turn to ensure LCS is an option for future generations of Christian families.**

The case for a new middle school is based on **practical, urgent needs today, the right timing and opportunity, and an inspiring vision for Christian education** that we would be a thriving Christian community serving together to empower students to have impact in a changing world, for the Glory of God.

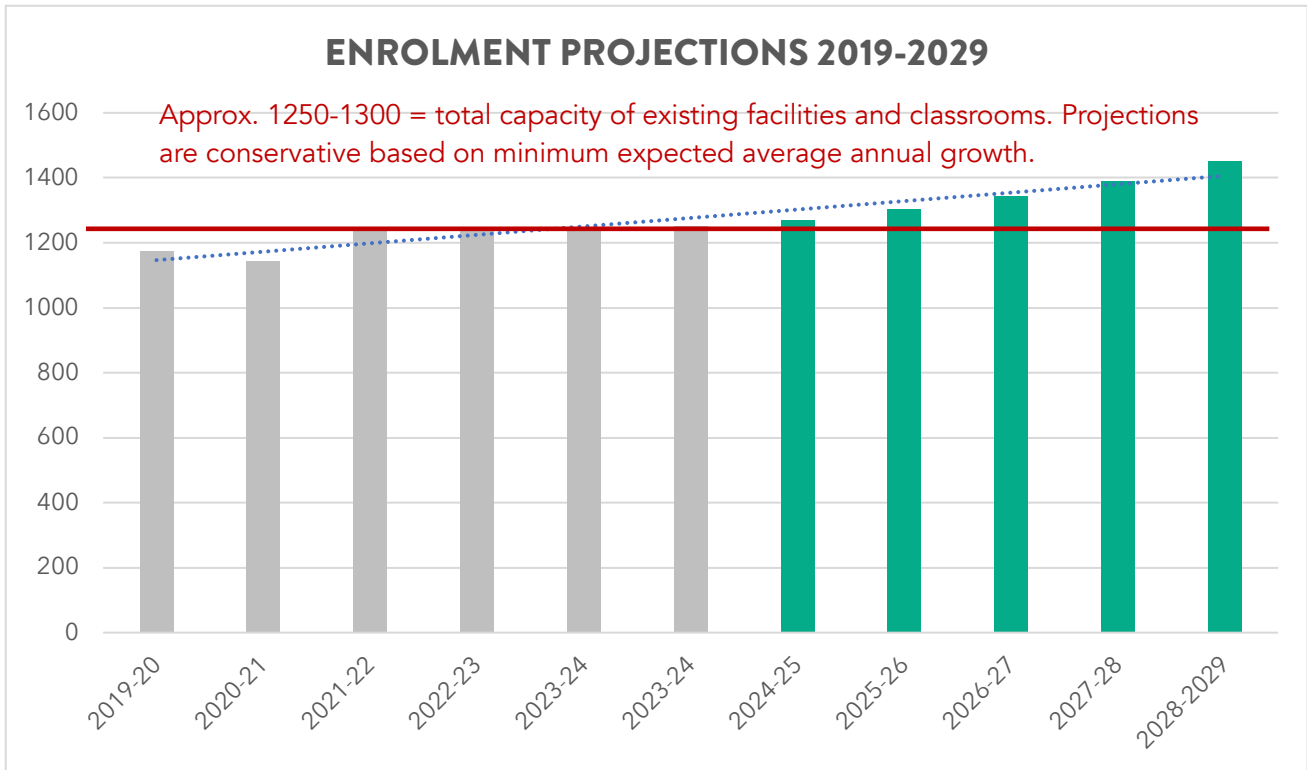
Campus	Current physical capacity	Current student enrollment	Future enrollment at completion of middle school (2026)
<b>ELEMENTARY (K-5)</b>	100 students per grade 600 students total	541 students (90 students/grade)	600 students
<b>*MIDDLE (6-8)</b>	75 students per grade 225 students total	306 students (102 students/grade)	375 students
<b>HIGH (9-12)</b>	75 students per grade 300 students total	390 students (98 students/grade)	500 students

\*The new middle school would accommodate an addition of 25 extra students per grade at 6-12 for future growth, if desired and "mission appropriate" according to the LCS Board Admissions Policy.

- The middle school needs additional space to deliver current programs.** The MS was built for 225 students and today has 300+ students. There is growing interest in middle school in Langley as other middle schools are now 1000+ students. In 2005, the plan was to share trades, library, music rooms and meeting spaces with the high school, but those spaces are now full with high school students.
- The high school needs additional specialty and elective spaces,** including a choir room, music practice spaces, upgraded kitchen, weight room, more staff room space, meeting spaces, learning assistance room, international program classroom, and more gym and performance space. Building a new middle school will free up space in the middle school wing to allow the high school to better deliver programs and electives.
- Previous boards and committees (GAD) determined through community consultation that LCS should grow as the demand for Christian education expands.** Building a new middle school and creating more space for the high school program will allow LCS to remain sustainable and flexible in the future.
- Langley Christian is one of B.C.'s largest Christian schools in population, but facilities have not kept pace with other similarly sized schools with grad classes of 100+.** Pacific Academy (125), Vancouver Christian (125), Abbotsford Christian (125), and MEI (165) have updated facilities to accommodate more graduates and updated programs as needed. The demand in Canada for access to independent, Christian education has steadily increased as a percentage of total school-aged population over the past 20 years and the trend is currently strong. The "right size" according to educational research and the experience of North America's best schools, is to build middle schools of 300-400 students, and high schools of 400-500 students – small enough for intentional community, but large enough to offer a range of high-quality arts, academics and athletics programs and electives.
- The quality of facilities and capacity to deliver strong programs is a significant factor in recruiting and retaining the staff and families** who make Langley Christian a strong school community.
- A new middle school would best utilize the value of the properly LCS owns and fulfill the vision for dedicating it for future expansion of facilities.** Combined with plans for a new church on 48<sup>th</sup> and the ongoing partnership with Southridge Church, we will collectively enhance opportunities for this neighbourhood to be **a hub of Christian teaching and Gospel formation in our region.**
- Previous generations of LCS families and stakeholders made bold, scary, faith-informed decisions to sacrifice and invest in the facilities our kids are blessed with today.** Now it is our turn to ensure LCS remains sustainable and viable for future generations of Christian families.
- Phase one is evidence that the best opportunity to build is now.** The team serving LCS today has proven together we can build a school that is elegantly simple, highly functional and responsibly managed to come in on-time and on-budget. Fundraising efforts to date have signalled a high degree of confidence and support for the plan.
- A new middle school would build greater community.** We imagine an easier and healthier transition from grade 5 to grade 6, and stretching out the time that parents are more fully involved in the life of the school. Middle school students will have opportunities to serve and lead as the oldest students on their campus.

## SCHOOL DEMOGRAPHICS

Langley Christian has historically grown at a steady rate of 1-2% each year. There is currently no capacity to accommodate more students at middle and high school than are enrolled now. The current total enrolment on MS/HS campus is approximately 700 students on a site designed for approximately 500-550 students.



## SHOULD WE BUILD AGAIN? OTHER OPTIONS CONSIDERED & REJECTED

- ✘ Do nothing. Status quo.
- ✘ Create staggered schedules and different arrival/departure times for middle school and high school so spaces can be shared.
- ✘ Eliminate middle school program. Reduce grade cohorts by 20-25 students in grades K-7 and create a K-7 elementary program on the east campus and create grade 8-12 program on the west campus.
- ✘ Move some classes/courses off-campus temporarily for 2-3 years to allow for demolition and renovation of middle school and high school campus facilities.
- ✘ Transition to a hybrid program at grades 6-12. Students would do some courses online, off-site, and some courses in-person, on-site.

## E. PHASE ONE: COMPLETED ON TIME & UNDER BUDGET

The Society voted 99% in favour in 2022 to approve a \$7.8M plan for a new elementary wing to replace the Fort modular classrooms. Approval was also granted for a \$1.6M project to improve the school grounds and complete the pan handle access from 228<sup>th</sup> Street.



### ELEMENTARY ADDITION SPECIFICATIONS

- Budgeted at 17,000 square feet at \$7.8M, but completed final design much larger and \$1M under budget
- 18,600 square feet added to replace the Fort modular building: 8 classrooms, meeting spaces, storage, large multipurpose room, new preschool, head administrative offices and playground and landscaping enhancements.
- Site development to open panhandle access on 228<sup>th</sup> Street.
- Completed on-time in August 2023 to welcome grades 2 and 4 back to school.

⇒ The Langley School District is currently awaiting provincial funding for an 8-classroom addition to Nicomekl Elementary. This is a fair comparable to our completed elementary addition. The projected cost of this public school expansion project is estimated at \$28,030,139.

<https://vancouver.citynews.ca/2024/02/13/langley-school-expansion-funding/>

**FORT REPLACEMENT BUDGET (COMPLETED AS OF NOVEMBER 2023)**

	Budget	Final	Difference
Building	\$7,823,200	\$6,584,000	\$(1,239,200)
Site Development	\$1,610,360	\$1,610,360	\$0
Total	\$9,433,560	\$8,194,360	\$(1,239,200)



LINK TO THE  
ELEMENTARY  
EXPANSION  
UPDATE VIDEO





## F. PHASE TWO: THE MIDDLE SCHOOL DESIGN

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### DESIGN FEATURES:

- \$27.6 million projected construction cost (inclusive of 15% contingency)
- 49,000 square feet building with efficient land use footprint
- Enhanced middle years exterior play features
- 3-story building with one grade per floor to create collaboration and community
- Learning stairs and gathering space designed into the foyer area
- 5 specialty teaching spaces for explorations: music room, arts room, technology classrooms
- High school specifications size gymnasium
- Library learning commons
- Learning support and administrative spaces
- Outdoor learning and community event space on second floor patio

### PROPOSED MIDDLE SCHOOL LOCATION ON PROPERTY





# SITE PLAN (STILL UNDER DEVELOPMENT)

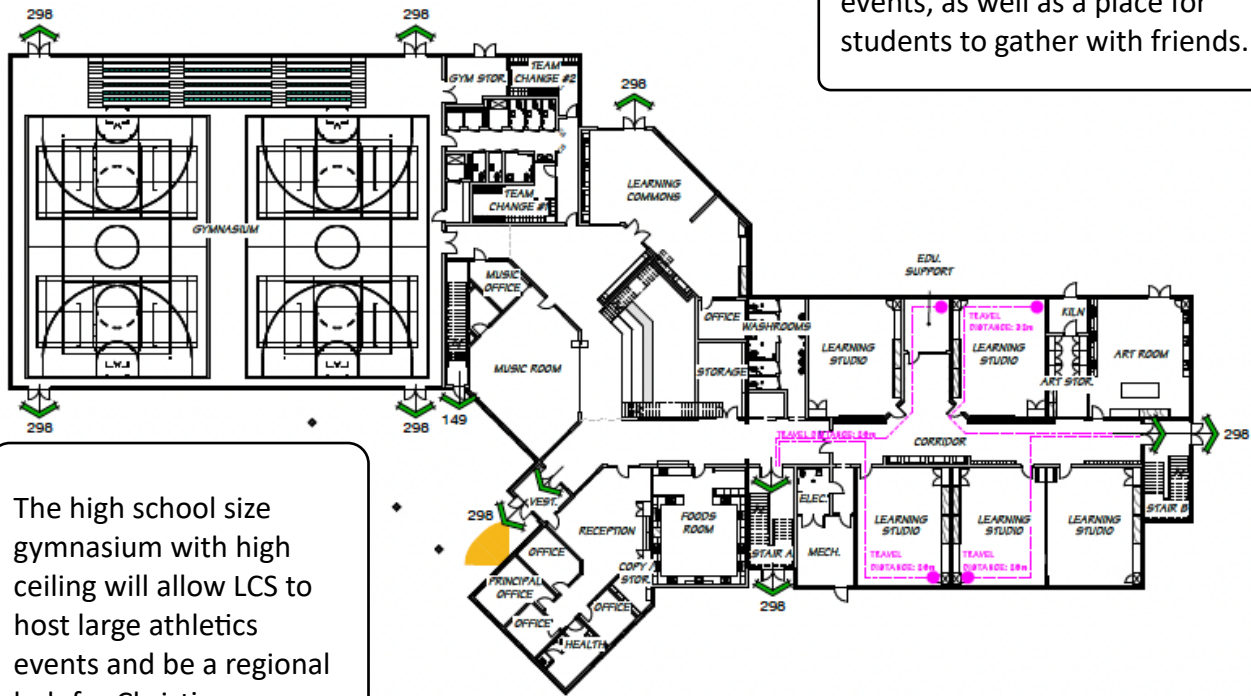


## MIDDLE SCHOOL LEARNING STAIRS



The learning stairs will serve as a space for chapels and community events, as well as a place for students to gather with friends.

## FIRST FLOOR LAYOUT



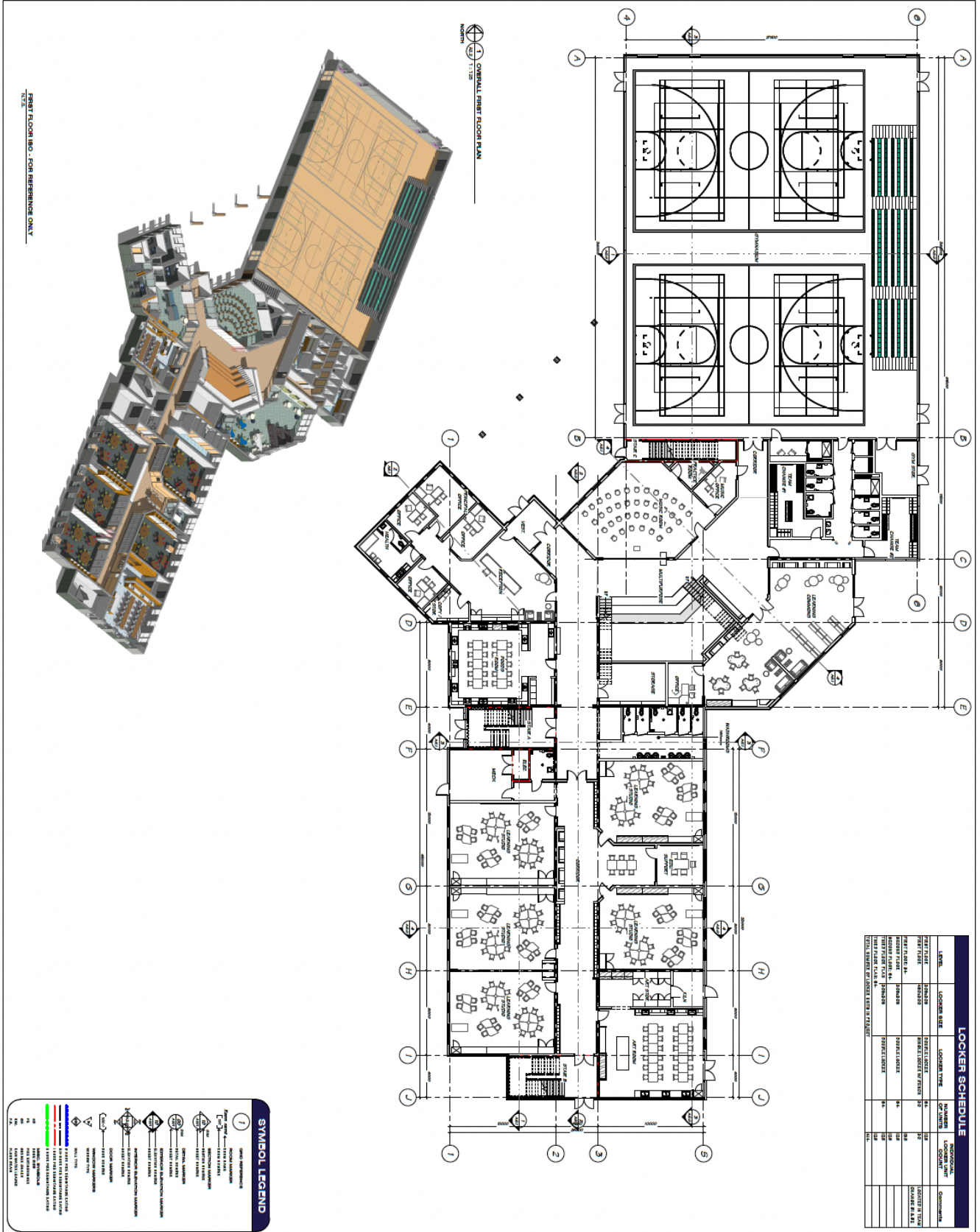
The high school size gymnasium with high ceiling will allow LCS to host large athletics events and be a regional hub for Christian teaching and learning

**LIBRARY LEARNING COMMONS**



**SECOND FLOOR HALLWAY**





Locker Schedule		Locker Schedule	
Locker #	Locker Type	Locker #	Locker Type
101	Locker	102	Locker
103	Locker	104	Locker
105	Locker	106	Locker
107	Locker	108	Locker
109	Locker	110	Locker
111	Locker	112	Locker
113	Locker	114	Locker
115	Locker	116	Locker
117	Locker	118	Locker
119	Locker	120	Locker
121	Locker	122	Locker
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183	Locker	184	Locker
185	Locker	186	Locker
187	Locker	188	Locker
189	Locker	190	Locker
191	Locker	192	Locker
193	Locker	194	Locker
195	Locker	196	Locker
197	Locker	198	Locker
199	Locker	200	Locker

Symbol Legend	
①	Room Number
②	Room Name
③	Room Type
④	Room Area
⑤	Room Volume
⑥	Room Height
⑦	Room Length
⑧	Room Width
⑨	Room Depth
⑩	Room Perimeter
⑪	Room Surface Area
⑫	Room Volume
⑬	Room Height
⑭	Room Length
⑮	Room Width
⑯	Room Depth
⑰	Room Perimeter
⑱	Room Surface Area
⑲	Room Volume
⑳	Room Height
㉑	Room Length
㉒	Room Width
㉓	Room Depth
㉔	Room Perimeter
㉕	Room Surface Area
㉖	Room Volume
㉗	Room Height
㉘	Room Length
㉙	Room Width
㉚	Room Depth
㉛	Room Perimeter
㉜	Room Surface Area
㉝	Room Volume
㉞	Room Height
㉟	Room Length
㊱	Room Width
㊲	Room Depth
㊳	Room Perimeter
㊴	Room Surface Area
㊵	Room Volume
㊶	Room Height
㊷	Room Length
㊸	Room Width
㊹	Room Depth
㊺	Room Perimeter
㊻	Room Surface Area
㊼	Room Volume
㊽	Room Height
㊾	Room Length
㊿	Room Width

# G. CONSTRUCTION BUDGET AND TIMELINE

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The construction budget has been reviewed by the committee working in close coordination with the architects and construction management team. Confidence in our cost projections are based on quotes already secured and our experience completing the elementary (phase one) project. We are able to build this significantly more efficiently than public school building projects proposed in our region.

**ESTIMATED TIMELINE 2024-2026**

2024	January-February	Completion of draft construction budget
	End of April-May	Application to Township of Langley
	June-July	Tender of construction work
	July-August	Site preparation and staging works
	September-October	Construction to begin on receipt of permit
2024 -2026	18-24 months	Construction period
2026	Fall	School opening

**MIDDLE SCHOOL PROJECT BUDGET SUMMARY**

Building costs	\$20,000,000
Contingency	\$3,000,000
Construction management & consultant costs	\$2,700,000
Permits & development costs	\$1,100,000
Additional costs	\$350,000
GST 5% less 68% rebate	\$436,015
<hr/>	
Total projected costs	*\$27,586,015

\* LCS has final fail safe option to pause the project when final tendered budget submitted in spring 2024.

## H. OUR TODAY, TOMORROW, TOGETHER CAMPAIGN

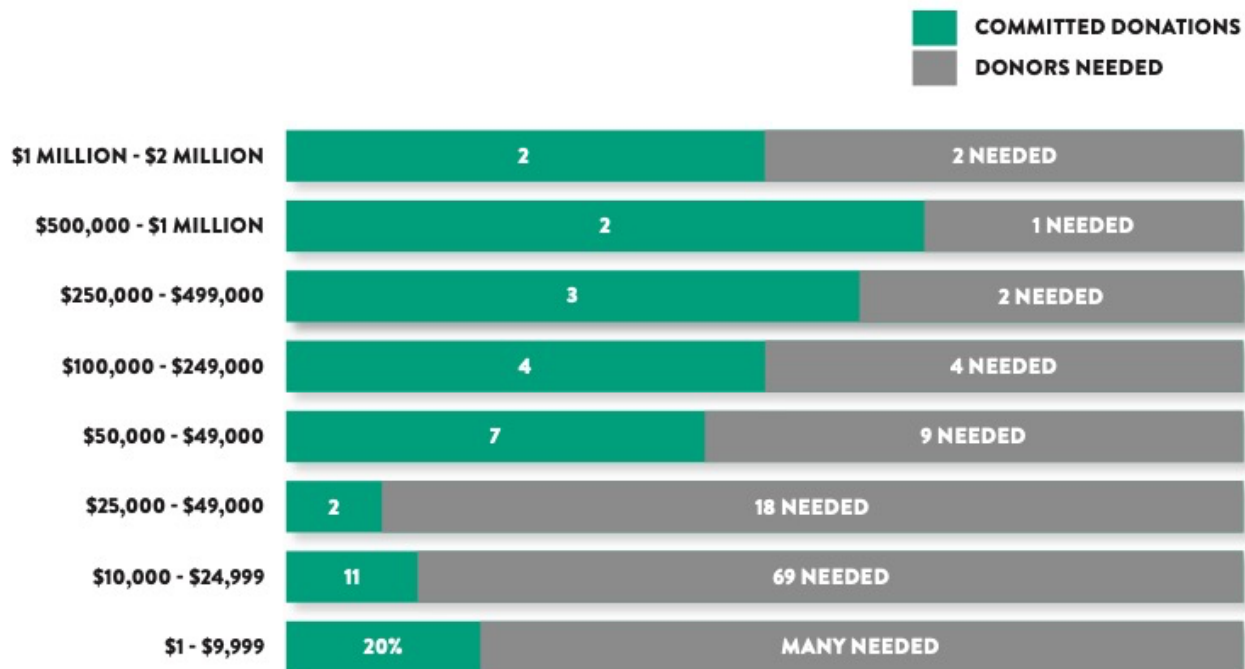
The TODAY, TOMORROW, TOGETHER campaign is led by a volunteer committee of dedicated LCS supporters who have all financially donated to the project. We began fundraising efforts in the fall of 2022 by talking to board members and families who have historically supported LCS through financial gifts.

We will make ourselves available to meet with all families and individuals who want more information about our fundraising efforts. Please reach out and email us to schedule a meeting: [development@langleychristian.com](mailto:development@langleychristian.com)



The success of our TODAY, TOMORROW, TOGETHER fundraising campaign depends on everyone in the community demonstrating their support for Christian education by prayerfully considering how they can make a stretch gift donation or planned estate gift, at every income capacity level.

We are accepting one-time donations and multiyear pledges. Everyone's gift will be thanked and recognized.



## PROJECT FUNDING ASSUMPTIONS

- There is sufficient contingency built into the construction budget to provide confidence the project will not go over budget.
- Our Board Finance and Risk Management Committee has vetted several different projections based on different variables related to final building cost and the success of a capital fundraising campaign, and has determined that the school can manage the additional cost of financing.
- LCS presented to the Society a fundraising goal of \$10,600,000 in February 2022. The Capital Campaign Planning Committee has since revised the goal to \$13,600,000 to account for a more accurate cost estimate of Phase 2.
- LCS will conduct a 12-month, \$13,600,000 fundraising campaign accepting one-time donations and multi-year pledges. LCS will conduct a future fundraising campaign at some time well after the completion of Phase 2.
- Based on 31 families who have already committed to the Today Tomorrow Together Campaign, we have sufficient financial support already raised to trust that our fundraising will be successful. There is early and strong evidence that families support the project and will make it a priority to help ensure a Langley Christian education is sustainable into the future. (31 families represent less than 5% of the total number of LCS families currently enrolled or connected to the school as alumni or other stakeholders such as grandparents of current students.)

- The entire Board of Directors, the Capital Campaign Planning Committee and Head of School have made financial commitments to the capital campaign demonstrating their unanimous support and desire to lead faithfully.
- Most of the Phase 3 high school improvements will be funded through capital planning budgets or future fundraising campaigns.
- Any debts incurred from the project will be within a comfortable threshold as a percentage of the overall capital asset valuation owned by the LCS Society when the middle school is completed. Debts will be serviced over a 25 year period.
- LCS will be able to service additional building debt load without an increase from current student population. We will continue to maintain the current Admissions policy offering enrollment to “mission appropriate” families. However, wisdom of past school building project experience informs us that we should build for more capacity than what is needed today.
- LCS will maintain a number of controls on final cost though a hands-on management of this project and strong industry experience on our board and committees.

TODAY TOMORROW  
TOGETHER WEBPAGE  
(plans, updates,  
fundraising)





# I. FREQUENTLY ASKED QUESTIONS

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We have received a number of really good questions from the community as more and more people have become aware of our plans. Please forward additional questions you have to [headofschool@langleychristian.com](mailto:headofschool@langleychristian.com)

## 1. Will the building of a new middle school result in a loss of community?

Our staff believes a new middle school will create better community for middle years students. They will have their own space to flourish. Each grade will have its own floor. Grade fives and their parents will transition to grade 6 by walking across the field building stronger connections between middle and elementary.

## 2. Will more debt and pressure to grow result in relaxed admissions or hiring standards?

At the size of school we're considering for middle and high school, recruiting talented Christian educators will be less difficult because we have more to offer and it will enhance our community.

Our current admissions policy requires that we only invite the enrollment of families who are "mission appropriate." Families and new employees want schools with a strong, Biblical identity.

## 3. What is the "right size" for a school? Will LCS get too big?

The research on effective schools across North America indicates our high school is within the range of the ideal size to provide quality instruction, a range of programs and a strong community where students have a common educational experience. Tom Vander Ark, a respected educational researcher wrote recently in *Forbes* magazine (June 2021): *"For more than 100 years, the best public and private secondary schools have organized themselves into grade level cohorts of 100-125 students. With a total enrollment of 400-500 students, a high school is small enough to maintain an intentional culture and large enough to offer a coherent curriculum..."* Building the middle school and expanding space for the high school positions LCS well to provide the ideal sized school community in the future and will allow the school to provide adequate space for the 90-100 students currently exiting grade 5 every year. We are also experiencing increasing demand for middle school and high school in Langley.

## 4. Should we wait until interest rates and the economy are more stable?

We have significant fundraising momentum now and have committed significant resources to moving this project forward. We have secured the same project management team and construction management company that completed the elementary project under budget and on time and therefore have some recent experience and success to draw upon.

Building costs are rarely more affordable in the future. Recessions and a slow economy often reduce building costs. The space needs are immediate and require some decisions now. Status quo without a clear plan would require abandoning the project.

**5. What happens if the provincial government removes funding, or the federal government removes our charitable status?**

While possible, this does not appear to be a substantive risk to LCS. The independent school system is embedded in the fabric of the provincial K-12 system and enjoys strong relationships with the Ministry of Education and Childcare. Independent schools deliver quality educational alternatives to over 13% of students in B.C. and save the provincial government millions of dollars. Independent schools also support a disproportionate number of students with diverse needs.

LCS enjoys the same status as churches, faith-based charities and other religious organizations that make up the fabric of a pluralistic, democratic Canada. Collectively we all play a role in creating healthy communities that governments rely on. There are other jurisdictions in Canada such as Ontario that do not receive any funding, yet Christian education remains strongly supported.

**6. Will LCS raise tuition to pay for the school?**

The largest expense of our annual budgets are salaries. Debt financing would increase as a share of our budget but will still be much lower than salaries. Tuition increases are set to keep the ratio of grant revenue and tuition revenue as close to 50:50 as possible.

Tuition increases have historically accounted for the cost-of-living increases to our salaries. At the conclusion of the \$13.6 million Today Tomorrow Together campaign, future fundraising campaigns will likely be targeted toward debt reduction.

**7. Why did LCS change the original fundraising goal?**

We communicated in February 2022 that the projected total cost of Phase 1, 2 and 3 would be in the range of \$32M and we would raise \$10.6 through a fundraising campaign. Since that time, we have greater certainty about building costs of the middle school, and believe the goal is too low. Our revised goal, based on better information, is now \$13.6M.

**THANK YOU FOR YOUR CONSIDERATION OF THE INFORMATION PROVIDED.**

**YOU ARE INVITED TO SEND YOUR QUESTIONS ABOUT THE PROJECT**

**OR FUNDRAISING TO [HEADOFSCHOOL@LANGLEYCHRISTIAN.COM](mailto:HEADOFSCHOOL@LANGLEYCHRISTIAN.COM)**

**WE WILL WELCOME FURTHER QUESTIONS AT THE SOCIETY MEETING.**