

# Consolidation of RDSB Educational Support Services



*December 15, 2015*



## **Consolidation of RDSB Educational Support Services**

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### **1. Lansdowne Public School site**

- **New building**

### **2. Wembley Site**

- **Demolish the school and build on existing foundation**
- **New building**
- **Renovate existing school**

## LANSDOWNE PUBLIC SCHOOL SITE NEW BUILDING

Total Project Budget: \$8.5M



### LANSDOWNE PS

SITE INFORMATION  
ZONE: INSTITUTIONAL  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LANDSCAPED AREA: 15%  
LOT SIZE: 133,316 SQ.FT. (3.07 ACRES)  
PARKING REQUIREMENTS: 85 SPOTS

BUILDING INFORMATION  
EXISTING BUILDING FOOTPRINT: 13,952 SQ.FT.  
NEW BUILDING FOOTPRINT: 10,500 SQ.FT.  
NEW OVERALL BUILDING SIZE: 31,500 SQ.FT.

SCALE: 1"=100'

### Considerations:

- Site does not accommodate the required parking
- The play area for the students would be reduced





## WEMBLEY SITE

# BUILD ON EXISTING FOUNDATION

Total Project Budget: \$8.8M ++



**WEMBLEY PUBLIC SCHOOL**  
SITE INFORMATION  
ZONE: INSTITUTIONAL  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LANDSCAPED AREA: 15%  
LOT SIZE: 134,757 SQ.FT. (3.09 ACRES)

BUILDING INFORMATION  
EXISTING BUILDING FOOTPRINT: 12,640 SQ.FT.

SCALE: 1"=100'

## Considerations:

- Confirmation of location, size, reinforcing and depth of all existing foundations is required.
- Demolition of the interior slab-on-grade, dig down to expose the footings on both the interior and exterior is required. OR
- Will have to wait until demolition of the building occurs to verify existing structural foundations.
- Forced to use a similar layout structurally based on existing foundations – limited architectural design
- Must conform to current Ontario Building Code. Potentially may have to upgrade the existing foundations to meet new wind and seismic loads.
- This option is as costly as a new building and potentially more, due to the unknown conditions. It is therefore not recommended.



## WEMBLEY SITE NEW BUILDING

Total Project Budget: \$8.76 M



### WEMBLEY PUBLIC SCHOOL

**SITE INFORMATION**  
ZONE: INSTITUTIONAL  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LANDSCAPED AREA: 15%  
LOT SIZE: 134,757 SQ.FT. (3.09 ACRES)

**BUILDING INFORMATION**  
EXISTING BUILDING FOOTPRINT: 12,640 SQ.FT.  
NEW BUILDING FOOTPRINT: 10,500 SQ.FT.  
NEW OVERALL BUILDING SIZE: 31,500 SQ.FT.

**SCALE: 1"=100'**





## WEMBLEY SITE RENOVATE EXISTING SCHOOL

Total Project Budget: \$7.3M



### WEMBLEY PUBLIC SCHOOL

SITE INFORMATION  
ZONE: INSTITUTIONAL  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LANDSCAPED AREA: 15%  
LOT SIZE: 134,757 SQ.FT. (3.09 ACRES)

BUILDING INFORMATION  
EXISTING BUILDING FOOTPRINT: 12,640 SQ.FT.  
EXISTING BUILDING AREA: 36,000 SQ.FT.

SCALE: 1"=100'



## WEMBLEY SITE EVALUATION CHART

|   | Renovate Existing School   | New Building   |
|---|--|--|
| <b>Total Project Cost</b>               | \$7,300,000  | \$8,760,000  |
| <b>Operating Cost</b>                   | \$2.50 per sq.ft.  | \$2.00 per sq.ft.  |
| <b>Space and Programming Efficiency</b> | <ul style="list-style-type: none"> <li>• Must design within the existing building framework; limited flexibility</li> </ul>  | <ul style="list-style-type: none"> <li>• Flexibility to design to meet programming needs</li> </ul>  |
| <b>Project Schedule</b>                 | <ul style="list-style-type: none"> <li>• 12-18 months total project period</li> <li>• Can start construction immediately</li> </ul>  | <ul style="list-style-type: none"> <li>• 18-24 months total project period</li> <li>• Site Plan Agreement required</li> </ul>  |
| <b>Advantages/Disadvantages</b>         | <ul style="list-style-type: none"> <li>• Lower capital costs</li> <li>• Shorter total project period</li> <li>• Utilizing existing building asset</li> <li>• Higher operating costs</li> </ul> | <ul style="list-style-type: none"> <li>• New building</li> <li>• Greatest flexibility</li> <li>• Ability to incorporate green technologies</li> <li>• Lower operating costs</li> </ul> |



## **Consolidation of Alternative Programs on the Wembley Site**

Restart program at Barrydowne College

- Currently in a space with third party oversight
- No room to grow

Children and Youth in care program at O'Connor Park

- Currently in a tentative location





## Preferred Option

Renovate the existing Wembley site

- Lower capital cost
- Allows for a phased approach
- Relocation of the student programs to the Wembley site allows for the use of school renewal capital funding

## CONSTRUCTION SCHEDULE AND EXPENDITURES

|   | <i><b>Phase 1</b></i><br><i><b>Asbestos &amp; Removals</b></i><br><i><b>(Jan –Mar 2016)</b></i> | <i><b>Phase 2</b></i><br><i><b>Gord Ewin Centre</b></i><br><i><b>for Education</b></i><br><i><b>(Mar – Aug 2016)</b></i> | <i><b>Phase 3</b></i><br><i><b>69 Young &amp; Information</b></i><br><i><b>Services Lively &amp;</b></i><br><i><b>Northeastern</b></i><br><i><b>Sep/16 – Aug /17</b></i> | <i><b>Phase 4</b></i><br><i><b>Maintenance</b></i><br><i><b>Sep/17 – Aug/18</b></i> |
|---|---|--|--|---|
| Construction                            |   |  |  |   |
| Asbestos & Removals                     | \$323,000   |  |  |   |
| Exterior Repairs/Windows/<br>Doors/Roof |   | \$166,000  | \$560,000  |   |
| Structural Work                         |   | \$490,000  |  |   |
| Mechanical/Electrical Systems           |   | \$1,000,000  | \$905,000  | \$100,000   |
| Interior Work                           |   | \$350,000  | \$1,000,000  | \$100,000   |
| General Requirements                    | \$66,000  | \$220,000  | \$458,000  | \$115,000   |
| Site Plan work                          |   |  |  | \$464,000   |
| Design/Permits/Taxes/Moving             | \$262,000   | \$270,000  | \$341,000  | \$110,000   |
| <b>Total</b>                            | <b>\$651,000</b>  | <b>\$2,496,000</b>   | <b>\$3,264,000</b>   | <b>\$889,000</b>  |



## WEMBLEY SITE

### Existing Property and Potential Severance



#### WEMBLEY PUBLIC SCHOOL

SITE INFORMATION  
ZONE: INSTITUTIONAL  
MAXIMUM LOT COVERAGE: 50%  
MINIMUM LANDSCAPED AREA: 15%  
EXISTING LOT SIZE: 134,757 SQ.FT. (3.09 ACRES)

NEW LOT SIZE: 93,907 SQ.FT. (2.16 ACRES)  
SEVERED LOT SIZE: 34,432 SQ.FT. (0.8 ACRES)

SCALE: 1"=100'



## PROPOSED FUNDING

|                                      |                 |
|--------------------------------------|-----------------|
| School Renewal                       | \$ 2 M          |
| Efficiency and Modernization Reserve | \$ 4.2 M        |
| Proceeds of Disposition              | <u>\$ 1.1 M</u> |
| Total                                | <b>\$ 7.3 M</b> |





| Site   | 15/16<br>OTG | Educational Support<br>Services   | Revised<br>OTG | 15/16<br>ADE | Utilization |            |
|--|--------------|---|----------------|--------------|-------------|------------|
|  |              |   |                |              | Current     | Revised    |
| <b>Lo-Ellen Park<br/>Secondary School</b>                  | <b>765</b>   | <b>Gord Ewin Centre for Education:<br/>8,269 sq.ft.</b><br>- 3 shops and 1 class<br>- OTG increase by 84 pupils | <b>849</b>     | <b>572</b>   | <b>75%</b>  | <b>67%</b> |
| <b>Lively District<br/>Secondary School</b>                | <b>868</b>   | <b>Information Services:<br/>2,677 sq.ft.</b><br>- 1 class<br>- OTG increase by 21 pupils                       | <b>889</b>     | <b>384</b>   | <b>44%</b>  | <b>43%</b> |
| <b>Northeastern<br/>Elementary School</b>                  | <b>726</b>   | <b>Computer Training Lab and staff:<br/>3,085 sq.ft.</b><br>- 2 classes<br>- OTG increase by 46 pupils          | <b>772</b>     | <b>507</b>   | <b>70%</b>  | <b>66%</b> |
| <b>Lockerby<br/>Composite School</b>                       | <b>1,158</b> | <b>Maintenance Shop: 3,700 sq.ft.</b><br>- 1 shop<br>- OTG increase by 21 pupils                                | <b>1,179</b>   | <b>715</b>   | <b>62%</b>  | <b>61%</b> |
| <b>Chelmsford Valley<br/>District Composite<br/>School</b> | <b>745</b>   | <b>Carpentry Shop: 1,350 sq.ft.</b><br>- 1 shop<br>- OTG increase by 21 pupils                                  | <b>766</b>     | <b>269</b>   | <b>36%</b>  | <b>35%</b> |



## 69 YOUNG STREET RENEWAL NEEDS

***5 Year Renewal  
(2016 – 2020)***

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### Construction

|   |                    |
|---|--------------------|
| Replace windows, roof, repair exterior finishes   | \$1,020,800        |
| Repair/replace interior finishes                  | \$253,800          |
| Lunch room/reception/washroom/renovation          | \$290,000          |
| Replace hot water boiler plant system             | \$275,000          |
| Replace air handling & air conditioning equipment | \$372,300          |
| New controls system                               | \$163,400          |
| Upgrade security system                           | \$11,000           |
| Refurbish parking lot, railings, ramps            | \$101,250          |
| Design, permits, taxes                            | \$500,000          |
| <b>Total</b>                                      | <b>\$2,987,550</b> |



## Recommendation

That the funding for the RDSB Centre for Education at the Wembley site be approved.

That the Wembley site be renovated to accommodate the RDSB Centre for Education.