



REVITALIZING RAINBOW SCHOOLS

Accommodation Review Report of the Administrative Council On Wembley Public School

September 22, 2008

Appreciation

Rainbow District School Board's Administrative Council expresses its appreciation to the Accommodation Review Committee for Wembley Public School. We value the work of the Committee. We appreciate the time that each member has devoted to this important process. The Administrative Council also thanks members of the public who have provided input and continue to do so.

Mandate of the Administrative Council

The mandate of the Administrative Council in relation to Board accommodation is to make recommendations, which will maximize student learning within the resources available to the Board, in keeping with the following guiding principles:

1. To ensure that all students continue to have access to the best programming possible in quality school facilities.
2. To reduce surplus space.
3. To ensure the sustainability of existing programs and services for all students of the Board.

Membership of the Administrative Council

Rainbow District School Board's Administrative Council is made up of Director of Education Jean Hanson, Superintendent of Business Diane Cayen-Arnold, and Superintendents of Schools Norm Blaseg, Ada Della Penta, Lesleigh Dye, Fred Law and Sharon Speir.

Mandate of the Accommodation Review Committee

The mandate of the Accommodation Review Committee has been to develop options for student accommodation, which maximize student learning within the resources available to the Board, in keeping with the following guiding principle: *to ensure that all students continue to have access to the best programming possible in quality school facilities.*

It is not the role of an Accommodation Review Committee to produce a technical report or a detailed business plan.

Membership of the Accommodation Review Committee

The Accommodation Review Committee was made up of two parent members of School Council, the teacher representative on School Council, a business representative, a municipal representative, the principal and the school superintendent.

Data

The following data provided the impetus for the review of facilities at Wembley Public School.

RAINBOW DISTRICT SCHOOL BOARD										
Accommodation Review										
2007-2008										
		Utilization Rating:		FCI (Facility Condition Index) Rating:						
		> 79%	Good	> 79%	Good FCI Rating = Less Than 5%					
		70% to 79%	Fair	70% to 79%	Fair FCI Rating: 5% to 10%					
		50 to 69%	Poor	50 to 69%	Poor FCI Rating: 10% to 30%					
		< 50%	Critical	< 50%	Critical FCI Rating: Greater Than 30%					
					Prohibitive to Repair: 65% or Greater					
Utilization										
Year of Construction	Size of Facility (Sq. Ft.)	ADE Estimated (Average Daily Enrollment) 2007-2008	OTG (On The Ground Capacity) 2007-2008	% Utilization 2007-2008	ADE 5 year (Average Daily Enrollment) 2011 - 2012	% Utilization 2011 - 2012	FCI (Facility Condition Index) 2007 - 2008	5 year FCI (Facility Condition Index) 2011 - 2012	Cumulative Capital Projects 2007 - 2008	5 year Cumulative Capital Projects 2011 - 2012
Central Sudbury										
Wembley JK-8	1943	35,941	278.5	328	85%	232	87%	93%	\$3,958,007	\$4,209,527

The expansion of Princess Anne Public School was presented as a possible option at Public Meeting No. 3 and was the impetus for sharing the Princess Anne data with the Accommodation Review Committee.

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Accommodation Review											
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			> 79%	Good	> 79%	Good FCI Rating = Less Than 5%					
			70% to 79%	Fair	70% to 79%	Fair FCI Rating: 5% to 10%					
			50 to 69%	Poor	50 to 69%	Poor FCI Rating: 10% to 30%					
			< 50%	Critical	< 50%	Critical FCI Rating: Greater Than 30%					
						Prohibitive to Repair: 65% or Greater					
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			Utilization								
				Utilization				Facilities Criteria			
Central Sudbury											
Princess Anne JK-6	1950	19,999	177.5	190	93%	184	97%	90%	119%	\$2,633,501	
										\$3,490,892	

The Facility Condition Index (FCI) is an industry standard used by the Ministry of Education to ensure a consistent evaluation of all schools across the province. The FCI is calculated by dividing the total of major capital and repair costs by the replacement cost of a school. The FCI is also used by the Ministry of Education to establish funding for new schools and / or renewal projects. The calculation of the FCI allows facilities to be rated according to the following scale:

	FCI (Facility Condition Index) Rating:
	Good FCI Rating = Less Than 5%
	Fair FCI Rating: 5% to 10%
	Poor FCI Rating: 10% to 30%
	Critical FCI Rating: Greater Than 30%
	Prohibitive to Repair: 65% or Greater

Prohibitive to Repair (PTR) schools are defined as those whose costs of bringing the school up to Ministry standards would be greater than 65 per cent of the replacement cost of the school.

The School Valuation Framework adds qualitative data to the planning process. The School Valuation Framework for Wembley Public School focuses on the value of the school to the student, the community, the school board and the local economy. The School Valuation Framework provides a picture of the school's current status with a focus on these four areas.

Principal Colleen McDonald led the completion of the School Valuation Framework with the involvement of the School Council members and the teacher from the Accommodation Review Committee.

The School Valuation Framework is not an architectural report. It is a snapshot of the school, which is designed to build public understanding around shared values and assist with planning.

The Facility Condition Index (FCI) at Wembley Public School is 87%.
The FCI at Wembley Public School will be 93% in five years.

The Facility Condition Index at Princess Anne Public School is 90%.
The FCI at Princess Anne Public School will be 119% in five years.

What does this data mean and why was Wembley Public School recommended for an accommodation review with an FCI lower than that of Princess Anne?

Wembley Public School's FCI reflects substantially higher costs for building repairs versus site repairs. There is also some urgency in addressing the needs of Wembley Public School.

In five years, Wembley Public School, a building of 35,941 square feet, will require \$4.2 million in capital repairs. This includes \$172,114 of site work and \$4,037,413 in building repairs. If building repairs are not carried out in the near future, there will be a risk to the health and safety of students. Wembley Public School, therefore, was placed under review because it required immediate attention.

The picture at Princess Anne Public School is much different.

In five years, Princess Anne Public School, a building of 19,999 square feet, will require \$3.5 million in capital repairs. This includes \$1,355,495 million of site work and \$2,135,397 million in building repairs. There is no immediate health and safety risk at Princess Anne Public School.

In summary, there is urgency in completing the work at Wembley Public School. There is no urgency in completing the work at Princess Anne Public School.

Furthermore, Princess Anne Public School received \$1.3 million in Primary Class Size funding from the Ministry of Education to alleviate space pressures in JK to Grade 3. Some of the capital needs, which have resulted in the FCI of 119% in five years, will be addressed this year, with this funding. Wembley Public School did not qualify for Primary Class Size funding.

How can we be assured of the accuracy of the data?

During public input, there was a suggestion made that this data was "flawed". Administrative Council has every confidence in the integrity of the data.

It is important to note that it is not the Accommodation Review Committee's role to act as engineers or architects. It is up to us to retain professional advice to determine if the options presented are viable.

The Facility Condition Index (FCI) numbers were produced by the Ministry of Education and validated by a third party (Castellan James + Partners) who carried out an indepth review taking into consideration current costs of construction in the North. This third party review was not required. It was completed in order to validate the numbers. The numbers will continue to be used as the basis of this accommodation review.

In school construction projects, engineers - be they structural, mechanical, or electrical - do not deal with architectural elements. It's critical that we understand the distinction between who does what in order to ensure that we have credible information. In school renewal or new building projects, the architect oversees the entire project design and calls upon engineers, as needed, to address specific components of the project.

Process

Superintendent of Schools Fred Law facilitated the meetings of the Accommodation Review Committee for Wembley Public School. Members of Rainbow District School Board's Administrative Council attended public meetings.

PUBLIC MEETING NO. 1

Wednesday, March 5, 2008

6:30 pm

Wembley Public School

Shared the data and the School Valuation Framework.

PUBLIC MEETING NO. 2

Wednesday, April 9, 2008

6:30 pm

Wembley Public School

Explored What is.... What could be.

PUBLIC MEETING NO. 3

Wednesday, May 7, 2008

6:30 pm

Wembley Public School

Presented options developed by the Committee.

PUBLIC MEETING NO. 4

Monday, June 16, 2008

6:30 pm

Wembley Public School

Received public input on options developed by the Committee.

The draft report of the Accommodation Review Committee was posted on rainbowschools.ca on July 18, 2008. The public was invited to provide input on the draft report until August 15, 2008. The deadline was extended to August 22, 2008 in response to individual requests.

The production and vetting of the draft report was not part of the accommodation review process. This step was over and above Ministry requirements. The Accommodation Review Committee decided to issue a draft report to encourage further public input.

The Board's Administrative Council met with the Accommodation Review Committee on September 2, 2008 to review public input received and respond to questions arising from that input.

The Administrative Council received the final report of the Accommodation Review Committee on September 5, 2008. The final report was posted on the Board's website.

Following receipt of the Accommodation Review Committee's recommendations, the Board's Administrative Council reviewed the mandate of the Administrative Council in relation to Board accommodation, studied the data related to Wembley Public School and Princess Anne Public School, and examined the School Valuation Framework, the minutes of public meetings, and the Accommodation Review Committee report for Wembley Public School. The Accommodation Review Committee report included all public presentations and public input in their original form, attached to the document as appendices.

The Wembley Public School School Council was kept informed as the accommodation review process evolved. The accommodation review was a standing item on the School Council agenda for Wembley Public School beginning in January 2008.

During public input, some people asked why Princess Anne Public School was not included in this accommodation review since the Ministry of Education Guidelines and Board Policy indicate that, "Wherever possible, accommodation reviews should focus on a group of schools within the board's planning area".

This particular review was not about excess space at Princess Anne Public School, Wembley Public School, or any other school in the area, but about the condition of the Wembley building. As a result, we did not want to create undue anxiety among other schools in the area.

When the option of revitalizing Princess Anne Public School was raised at Public Meeting No. 3, a letter was sent home to the parents/guardians of Princess Anne Public School students. The letter gave some background and indicated "One of the options presented by the Committee was to build an addition to Princess

Anne Public School.” The letter also invited input on the options, described how this could be done, and outlined important dates.

A letter was recently sent home to the parents/guardians of Wembley Public School and Princess Anne Public School to remind them of next steps and important dates as the accommodation review process continues.

Preamble to the Administrative Council Recommendations

In making recommendations for student accommodations, which will maximize student learning within the resources available to the Board, Administrative Council considered student learning as the first and foremost priority.

Administrative Council also considered the sustainability of existing programs and services for all students of the Board and long-term cost savings. We were united in our commitment to avoid deferred maintenance and to maintain life cycle planning. We were also united in our commitment to maximizing the use of green technology as part of our focus on sustainability for future generations.

Recommendations

That Princess Anne Public School be revitalized, using green technology wherever possible, to accommodate JK to Grade 8 students from Wembley Public School and students from Wembley’s three Intensive Support Programs.

That Wembley Public School be closed.

Rationale

In recommending the revitalization of Princess Anne Public School, the Administrative Council, like the Accommodation Review Committee, considered a number of options.

The first option considered was to repair Wembley Public School.

The option to repair Wembley Public School has been dismissed, despite a suggestion that Wembley Public School could be repaired for far less than the projected costs.

Castellan James + Partners conducted a thorough review of the wall system at Wembley Public School and concluded that significant work would be required to bring the structure up to standards.

The work entails repairing the exterior brick, repairing a section of the roof, replacing all windows, replacing exterior doors, upgrading interior stairs, adding a fire separation to interior doors, completing some ceiling work and some millwork, and painting.

All costing is based on life cycle planning. The work may not need to be done today, but, in a life cycle analysis, would need to be done in the near future.

Deferring maintenance is not an option. In the long-term, deferred maintenance will prove more costly.

It is also important to note that this work must be done well so it is sustainable over the long-term, using green technology wherever possible. We are not looking for a short-term solution, which would serve to compound this situation in years to come.

Architect Tim James of Castellan, James + Partners has been invited to provide input on what he found at Wembley Public School that would lead us to conclude that this work cannot be completed for \$300,000 as suggested during public presentations.

Given the data, we do not believe there is value in repairing Wembley Public School to maintain the “status quo”. We believe the students of Wembley Public School are deserving of the very best education possible in a quality green school.

Another suggestion was to build an addition to Wembley Public School to accommodate the students of Princess Anne Public School.

The Wembley Public School site is approximately 3.06 acres.
The Princess Anne Public School site is approximately 7.5 acres.

When the Ministry of Education’s facilities audit was validated by Castellan James + Partners, an assessment of site expansion potential was performed at the same time.

It was determined that Wembley Public School did not have site expansion potential, and that Princess Anne did.

Another floor cannot be added to Wembley Public School. An addition or portables would take up the play and parking areas required for the school.

The next option is the one being recommended - to revitalize Princess Anne Public School, using green technology wherever possible, to accommodate JK to Grade 8 students from Wembley Public School and students from Wembley's three Intensive Support Programs.

Why this option?

The revitalization of Princess Anne Public School presents opportunities to enhance the use of the property, expand the building, and incorporate green technology into a sustainable school for the future. This will improve the learning environment for students and staff and produce long-term cost savings for the Board.

Independent of the Accommodation Review process, work was already being considered for Princess Anne Public School.

Following receipt of \$1.3 million in Primary Class Size funding, Yallowega Bélanger Architects developed a proposal to add four classrooms to the school. The proposal was received in March 2008.

When the Accommodation Review Committee began discussing the possible expansion of the school as an option, Yallowega Bélanger Architects set out to see if Princess Anne Public School was conducive to adding a second floor. At the end of April 2008, Yallowega Bélanger prepared a preliminary sketch.

Yallowega Bélanger Architects has since completed a site plan of the proposed expansion of Princess Anne Public School. Their approach creates zones within the property to separate all vehicle traffic from the children's play areas. The current site configuration at Princess Anne Public School is not very efficient and does not provide zones for bus and vehicle on-site traffic.

The plan proposes that an on-site bus route be created at the property's east side. This will enable school buses to safely access the property and will provide a safe and secure zone for children to access the buses. A parent drop off area and visitors parking are also provided in close proximity to the school's main entrance. This will leave the majority of the property, 125,875 square feet (2.9 acres), for children's play areas.

The Yallowega Bélanger report has not included a review with City staff regarding the technical implications of the proposed re-development. The firm has indicated, however, that the existing property conditions at Princess Anne Public School are typical of similar redevelopments.

During public input, the Accommodation Review Committee received a number of questions regarding the Princess Anne Public School site, including enquiries about the rock outcrop on the property.

The current property has a sloping rock outcrop equal to 43% of the property's footprint. The proposed expansion plan anticipates excavation of part of the slope at the property's north end in order to enhance the school's play area by 15,572 square feet.

There is no rock removal required for the actual addition at Princess Anne Public School. The proposal is to add a second floor on the existing footprint of the building – not to expand horizontally. There will be minimal rock removal required to accommodate additional school buses or vehicles.

There will be no reduction in the play area for students from Wembley Public School at Princess Anne Public School.

The Board's Plant Department has done a preliminary analysis of the play area per student. Presently, Princess Anne Public School has 93,866 square feet of play area or 204 square feet of play area per student. Wembley Public School has 84,740 square feet of play area or 184 square feet of play area per student.

If the Board were to build an addition and bus layby to accommodate the Princess Anne Public School students at Wembley Public School, the Wembley play area would be approximately 51,000 square feet or 110.86 square feet per student.

Once we complete the addition and bus layby to accommodate the Wembley Public School students at Princess Anne Public School, the play area will be 125,875 square feet or 273.64 square feet per student.

We have spoken to the architect and no concerns are anticipated with water supply for fire protection at Princess Anne Public School. Sprinklers will be added throughout the building, eliminating the need for a second access for fire fighting.

The proposed expansion plan provides for improved traffic flow and parking. The front drop off area will be enhanced to minimize the congestion that currently exists.

Buses will arrive via Douglas Street and leave via Isabel Street. The City of Greater Sudbury may ask us to install curbs or sidewalks. We have allowed for this in our planning.

In recommending the revitalization of Princess Anne Public School, using new green technology, Administrative Council has considered present and future operating costs.

The total operating costs for Princess Anne Public School is \$153,000 annually (\$7.65 per square foot).

The total operating costs for Wembley Public School is \$245,000 annually (\$6.82 per square foot).

The projected operating costs for the revitalized Princess Anne Public School is approximately \$224,000 per year (approximately \$5.50 per square foot).

The reduction of operating costs when new green technology is used has been demonstrated in energy savings at Valley View Public School.

The total cost of the Princess Anne revitalization project is approximately \$7 million.

There are no health and safety or structural issues at Princess Anne Public School that require immediate attention. In the Princess Anne option, we would be completing the required renewal work as part of other jobs so it is more cost effective.

Here is the breakdown of project costs:

The value of the Primary Class Size enhancements is approximately \$1.3 million. The value of the expansion to accommodate Wembley students is approximately \$4.6 million.

(Examples of work to be completed within the above expenditures – boiler, new roof, site work, sewer system).

The value of the capital maintenance portion is approximately \$1.1 million.

(Examples of work to be completed within the above expenditures – new windows, new flooring, new electrical, and heating system upgrades, all in the existing building to make it more energy efficient).

In summary, the plan addresses the primary class size pressures at Princess Anne Public School, accommodates all the students from Wembley Public School, and addresses the capital needs at Princess Anne, using green technology wherever possible.

The Accommodation Review Committee had the above information for consideration when presenting the expansion of Princess Anne Public School as their preferred option.

Next steps

Administrative Council will apply to the Ministry of Education for funds to proceed with the revitalization project. It is clearly our goal to obtain as much funding as possible from the Ministry and invest those dollars in sustainable solutions that provide the best learning opportunities possible for our students.

As the revitalization of Princess Anne Public School unfolds, Administrative Council will seek further input from the Princess Anne Public School community.