

# JOHN R. HAMALAINEN

2166 ARMSTRONG STREET, SUDBURY, ON P3E 5G9  
(705) 522-5745, FAX (705) 522-5650  
E-MAIL [john@consultingengineers.ca](mailto:john@consultingengineers.ca)

## Wembley Public School Comments to ARC Draft Report Dated July 8, 2008

August 22, 2008

First of all, I would like to start off by expressing my disappointment in the process for submitting comments to the ARC draft report. On numerous occasions when I contacted the Board for information, I received responses that people were away and to contact someone else. When I contacted someone else, I received a response that they too were away, and to contact another party. Finally on August 14<sup>th</sup> Superintendent Law responded to my request to have the deadline for comments extended from August 15<sup>th</sup> to August 22<sup>nd</sup>, which I appreciated.

While some of the data I requested has been received, some has not. Once in my possession I will send additional comments to supplement the following observations.

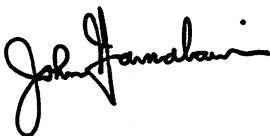
1. The majority of the draft report consists of previous information discussed at public meetings and posted on the Board's website. Out of 10 pages, there's about 2 pages of new material and even that is general and "fluffy" in nature. To quote a popular TV commercial from the 80's, "Where's the Beef"?
2. Page 2 of 10. Despite many attempts to show the ARC Committee that the numbers and FCI the Board is using are in error, they continue to ignore that fact, giving the excuse the Ministry provided those numbers and they cannot be deviated from even if they are wrong. Further comments on this to follow.
3. Page 7 of 10. At Pubic Meeting #4 a substantial presentation was made to demonstrate the numbers are flawed and that Wembley can be repaired for far less than the \$4.2 Million the Board claims is needed. No mention of this option is made in the Report.
4. Page 8 of 10. In paragraph 2, there is a sentence that states "the current building is in an advanced state of disrepair and money spent on further repairs will not halt the process". This statement is totally false, and is equivalent to saying Wembley has a terminal illness with no cure. Despite presentations by two senior consulting engineers with backup support documentation, the ARC Committee continues to ignore these professional opinions in pursuit of their goal to close Wembley and expand Princess Anne.

5. The Princess Anne option is missing several key elements:
  - a) Financial breakdown, where are the numbers, surely these need to be part of the decision making process.
  - b) Approximately 30% of the Princess Anne site is covered with rock, has this been taken into consideration and if so in what way?
  - c) A large expansion like this will require the Board to enter into a site plan control agreement with the City of Greater Sudbury. Has the City been contacted to see what conditions will likely be imposed by such a development? Some items likely to come up are sufficient water supply for fire protection, traffic control and parking, a second access for fire fighting, removal of rock to accommodate additional school buses and vehicles, and upgrading Douglas Street. All of these items will have a considerable impact on the financial plan and should be part of the planning process.
  - d) It is my understanding the Princess Anne parents and staff have had very little, if any, involvement with this process. How can the ARC Committee recommend this option without their involvement, who's input is absolutely essential, and what if they oppose the expansion plans - does the process start all over again? It is also my understanding that according to Ministry guidelines, Princess Anne should have been involved with the ARC process.
  
6. At the June 26<sup>th</sup> ARC Committee meeting I attended, I heard comments like "we're going for the moon", "we only have one chance at getting money from the Ministry so we have to make it count". Comments such as this lead me to believe the option to repair Wembley was never given serious consideration and the prime motivation of the ARC Committee has always been to come up with a plan that gets maximum funding from the Ministry, and not the needs of the community.
  
7. On August 13<sup>th</sup>, Ed Chiesa, P.Eng., who made a presentation at the June 16<sup>th</sup> Public Meeting, visited Wembley along with a well known local general contractor. They surveyed both the outside and inside of the building and came to the conclusion that the bricks, moisture penetration, windows and other architectural/structural repairs can be done for about \$300,000, compared to the Board's number of \$2.9 Million. Furthermore, they found many items on Board's repair list don't need to be acted upon as they are in an acceptable state of repair. For most organizations this would be great news but I suspect again this piece of information will be ignored.
  
8. The Princess Anne option deals with a school that has a 5 year cumulative capital project list of about \$3.5 M with an FCI of 119% (figures recently provided by the Board). This building turns out to be in worse condition than Wembley, so why is it the preferred option! Why was the 119% FCI never disclosed at any of the public meetings or information posted on the Board's website?

9. On numerous occasions I've heard that the Wembley site is not suitable for expansion. I have made several requests for documentation showing this to be the case, but have yet to receive anything quantitative or substantive in nature. It would seem to me that based on the state of disrepair of Princess Anne, the expansion of Wembley should be given more consideration than it has received, especially when it can be repaired for far less than the \$4.2 Million figure the Board is quoting.
10. According to the School Valuation Framework posted on the Board's website, Wembley can be expanded, see attached. This contradicts what the Board and ARC has repeatedly stated.
11. Following the June 26<sup>th</sup> ARC Committee meeting, I provided two follow-up submissions with a lot of relevant facts and figures, no mention of this information is made in the draft report.
12. I have had the opportunity to review the 2003 Building Condition Assessment report for Wembley as provided by the Board. I would like to draw to your attention to what I call the "\$2.9 Million Executive Summary", see attached. The \$2.9 M is a figure the Board has posted on their website for this work. Based on this executive summary, how much confidence would you have using this report as the foundation for determining the fate of Wembley? Even the validation report done in 2004 leaves a lot to be desired - there is very little substance to it, some sections are incomplete, and no company or design professional name is indicated on it.

In conclusion, there should be enough doubt cast by previous submissions, this commentary and those submitted by other individuals, to warrant a review of the facts, figures and information presented by the Board and the ARC Committee thus far. I hope the Board and ARC Committee will reconsider their position and give the option of keeping Wembley open the proper consideration it deserves. I would also appreciate receiving a response to the various concerns raised herein.

Sincerely;



John Hamalainen

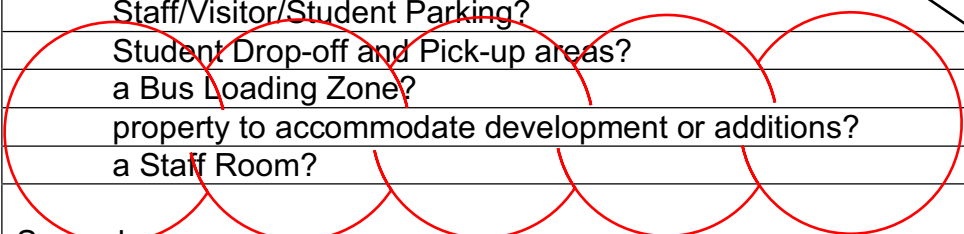
attach: School Valuation Framework Pg. 10  
Executive Summary from 2003 Condition Assessment Study

## 2. VALUE TO THE SCHOOL BOARD

### 2.1 Physical Space to Support Student Learning

<u>Elementary and Secondary:</u>		
Number of classrooms in the school: 16		
Is there currently sufficient permanent space to accommodate all students?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school have:		
a Library?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Gymnasium?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Change Rooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Storage and Equipment Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Staff Work Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Room for French Language Instruction?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
an Art Room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
an Instrumental Music Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Special Education Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Suitable washrooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Cafeteria?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Lockers/Cloak Room area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Book Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Theatre Arts Facilities/ <b>Stage</b> ?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Computer Lab?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Family Studies Room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
an Auditorium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
a Kitchen?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Staff/Visitor/Student Parking?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Student Drop-off and Pick-up areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
a Bus Loading Zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
property to accommodate development or additions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
a Staff Room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<u>Secondary:</u>		
Does the school have:		
Science Labs?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Technology Facilities?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Business Studies Facilities?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Additional Comments:</b>		
<p>The music room and library are combined at this time. Instrumental music is taught in the am and the library is used in the pm.</p> <p>The students are dropped off and picked up on side streets and in the parking lot. Significant congestion in the parking lot makes this difficult and at times dangerous. Also, due to the bus loading zone at the front of the school, parents must park on side streets to pick up students.</p>		

According to this Wembley can be expanded.



Wembley PS, 6877

Construction Year: 1943

Area: 3,339.00

### 1. Architectural & Structural Executive Summary

Original was: 1955 Sq. M.  
Addn1: 1949 Size: 1324 Sq. M.  
Addn2: 1991 Size: 60 Sq. M.

SCHOOL NAME: the original facility is a (#) storey structure of (Type) construction with(out) a full basement. The original building was constructed in YYYY and is (size) square metres.  
Addition 1 was added in YYYY and is (size) square metres.  
Addition 2 was added in YYYY and is (size) square metres.  
The site is (size) hectares.  
Overall, the architectural components appear in (specify) condition with the exception of (list exceptions.)  
Comments on exceptions:

### 2. Mechanical Executive Summary

This building was constructed in three sections.  
The original building has an area of 21,000 square meters and was constructed in 1943. Addition 1 has an area of 14,250 square meters and was constructed in 1949. Addition 2 has an area of 640 square meters and was constructed in 1991.

Overall, the mechanical equipment is in fair condition.  
Ventilation for the building is provided by seven rooftop and sidewall exhaust fans, gravity ventilators and natural infiltration.  
Originally the building was heated by steam, but this system was decommissioned and electric heating is now provided by radiation, fan coils and baseboard heaters. This equipment is in good condition.  
Air conditioning is provided to a limited area by one window A/C unit.

The building is equipped with a Dover EP6020A elevator with a capacity of 1200 kg. or 12 passengers serving 3 floors.  
The elevator appears to be in good physical condition.  
An authorized elevator inspector should inspect the complete system to assure the elevator meet current codes and standards.

Comments on exceptions:  
The existing mechanical system is in fair condition with the equipment noted below requiring repair or replacement.  
- plumbing piping and fixtures  
- electrical terminal units

### 3. Electrical Executive Summary

The building is in generally good condition electrically.  
The fire alarm system is Simplex Model 4002 with 12 zones and is in good condition.  
The emergency lighting is provided by fixtures with battery backup and is in good condition.  
The lighting within the building is in generally good condition.

Comments on exceptions;  
The existing electrical system is in generally good condition with the exception of the equipment listed below that requires replacement or repair.  
- exterior lighting