



**Accommodation Review
Wembley Public School**

**Board Meeting
November 17, 2008**



REVITALIZING RAINBOW SCHOOLS

Accommodation Review Final Report of the Administrative Council On Wembley Public School

November 17, 2008

The Administrative Council invites the Board of Trustees to review the details of the Administrative Council Report dated September 22, 2008.

The September 22, 2008 report included the following sections:

Appreciation to Accommodation Review Committee members
and members of the public who provided input
Mandate of the Administrative Council
Membership of the Administrative Council
Mandate of the Accommodation Review Committee
Membership of the Accommodation Review Committee
Data
The Accommodation Review Process
Recommendations
Rationale
Next Steps

In the September 22, 2008 report, Rainbow District School Board's Administrative Council endorsed the findings of the Accommodation Review Committee and presented the following 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.

The Board received further public input related to the accommodation of students at Wembley Public School on October 20, 2008.

Trustees had an opportunity to ask questions at the Policy and Finance Committee meeting on November 3rd, 2008 where Tim James of Castellan, James + Partners made a presentation on the repairs required to Wembley Public School and Louis Bélanger of Yallowega Bélanger Architecture made a presentation on the proposed expansion of Princess Anne Public School.

After considering public input, the Board's Administrative Council is reaffirming its original recommendation related to the accommodation of students at Wembley Public School:

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

Rationale contained in the September 22, 2008 Administrative Council Report remains constant. Please refer to the September 22, 2008 report attached at tab 1.

An overview of the Board's circumstances is required when weighing options for the future.

Rainbow District School Board has 48 buildings to maintain with fewer renewal dollars. We need to be strategic in how we address our capital needs so we can impact the greatest number of schools and students possible. The way we can best achieve this is by maximizing our limited resources.

Maximizing resources involves repairs to aging buildings and giving our students the best learning environment possible in quality school facilities.

The Ministry of Education has stated: "While not the most important factor, there is a strong link between the standard of the physical environment and good outcomes, such as better student performance and higher teacher retention."

We remain committed to long-term, sustainable solutions.

Rainbow District School Board, like 60 of 72 school boards in Ontario, is in a state of declining enrolment. Enrolment in 2008-2009 is 15,150 students, a loss of 439 students from October 31st, 2007 to October 31st, 2008.

In order to maintain the very best education for all students – in Sudbury, Espanola and Manitoulin – we need to decrease the number of buildings that we operate, make them as efficient as possible, and realize administrative synergies.

Both Wembley Public School and Princess Anne Public School require a significant investment. Tim James of Castellan, James + Partners shared photos with trustees at the Policy and Finance Committee meeting on November 3rd, 2008 and outlined the extent of the work required at Wembley Public School. A copy of this presentation is attached to this final report at tab number 2.

Administrative Council does not recommend keeping both Wembley Public School and Princess Anne Public School open and completing repairs to both schools. We believe the students of both Wembley Public School and Princess Anne Public School are deserving of the best education possible in quality school facilities.

There are financial efficiencies for capital costs and operating costs in consolidating the Wembley students and Princess Anne students.

Total capital costs to consolidate Wembley and Princess Anne are \$7 million.
Total capital costs to repair Wembley and Princess Anne are \$9 million.

Wembley Public School does not have site or vertical expansion potential. The revitalization of Princess Anne Public School presents synergies, including 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 savings for the Board.

Administrative Council has continued to review present and future operating costs contained in the September 22, 2008 report and remains committed to a long-term solution.

In summary, this investment of \$7 million will address the primary class size pressures at Princess Anne Public School, accommodate all the students from Wembley Public School, and address the capital needs at Princess Anne, using green technology wherever possible.

Public input has failed to convince the Administrative Council of any option more viable or responsible than a combined revitalization of Princess Anne Public School and Wembley Public School, as recommended by the Accommodation Review Committee.

The school will provide an ergonomically sound environment, with optimum lighting and air quality to support learning.

The expanded facility will have a better library, gymnasium, play area and

computer access than what currently exists at either school.

There will be larger cohorts of students per grade, which may increase the likelihood of more straight grades.

The combined schools will ensure more grade level collaborative learning opportunities for teachers.

There will be more staff to collaborate in respective divisions in support of student success. For example, there is one Grade 6 teacher at Wembley Public School and one Grade 6 teacher at Princess Anne Public School. In the new school, there will two Grade 6 teachers who can work together, mentor and coach each other, share resources, group children for instruction, and collaborate for special events.

Teachers will share resources garnered by Wembley's experience as a "turn-around school", including the JK – Grade 3 balanced literacy program and combined book rooms.

The expansion will provide better wiring to accommodate improved assistive technology for students with special needs.

Social inclusion of both schools will be enhanced with the special education programs and diverse student population.

Princess Anne students will have the opportunity to participate in Ojibwe classes, which are currently offered at Wembley Public School.

There will be enhanced accommodation for the music program.

The Before and After School program will be maintained.

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.



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%

Facilities Criteria			
Year of Construction	Size of Facility (Sq. Ft.)	ADE Estimated (Average Daily Enrollment) 2007-2008	OTG (On The Ground Capacity) 2007-2008
		ADE 5 year (Average Daily Enrollment) 2011 - 2012	% Utilization 2007-2008
		% 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
		232	85%
		71%	\$3,966,007
			\$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.

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%	Condemned	< 50%	Condemned FCI Rating: Greater Than 30%

		Facilities Criteria								
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 (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 Suburb										
Princess Anne JK-5	19,999	177.5	190	93%	184	97%			\$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.



Wembley Public School

2004 - CJ+P completed an exterior brick repair project of the south side of existing school;

- investigated existing conditions with visual inspections and destructive testing;
- replaced exterior brick, parapets, glass block on the south facade.

Wembley Public School - presentation 2008.11.03

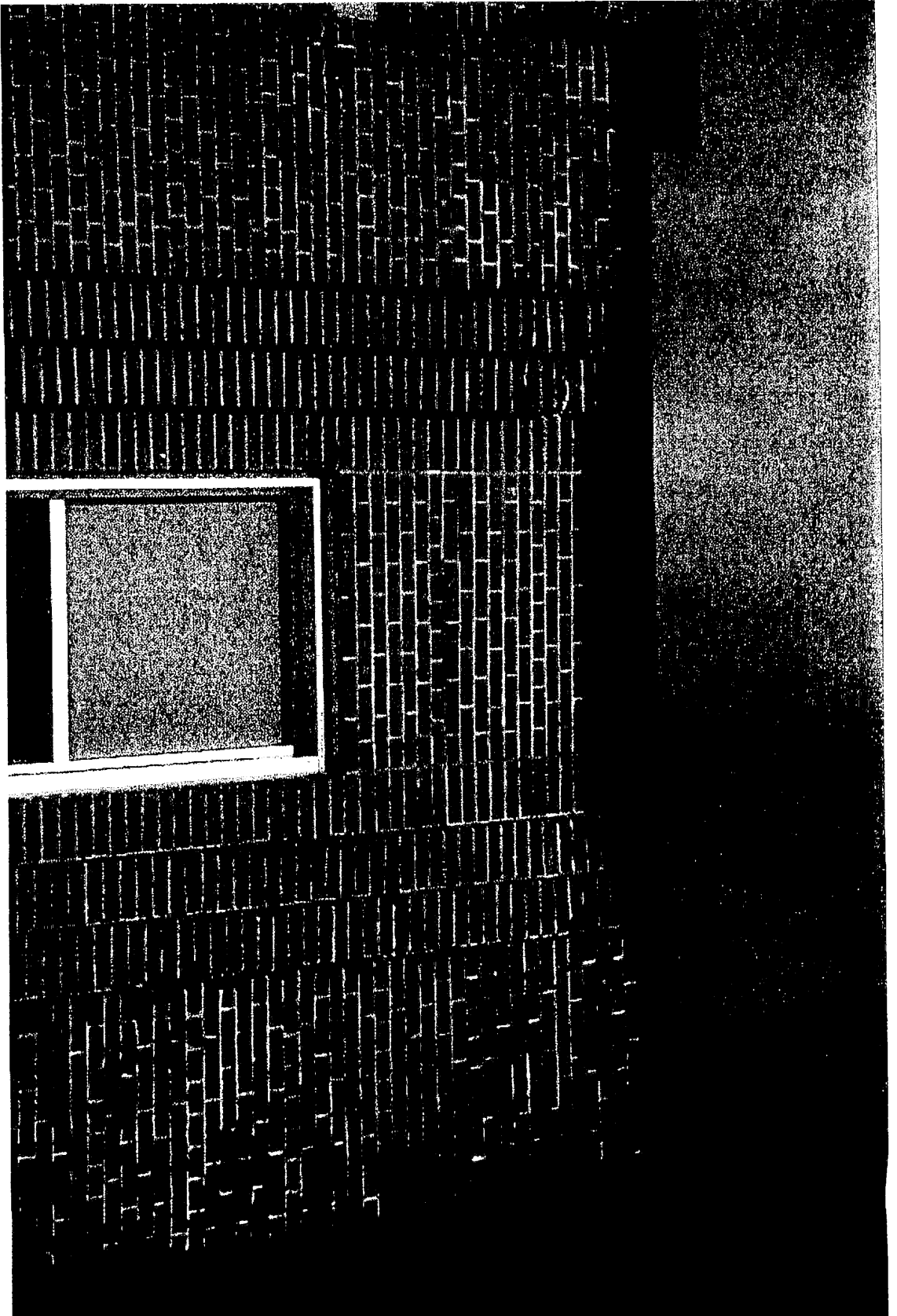
CASTELLAN JAMES + PARTNERS ARCHITECTS INC

Troublespots / Condensens;

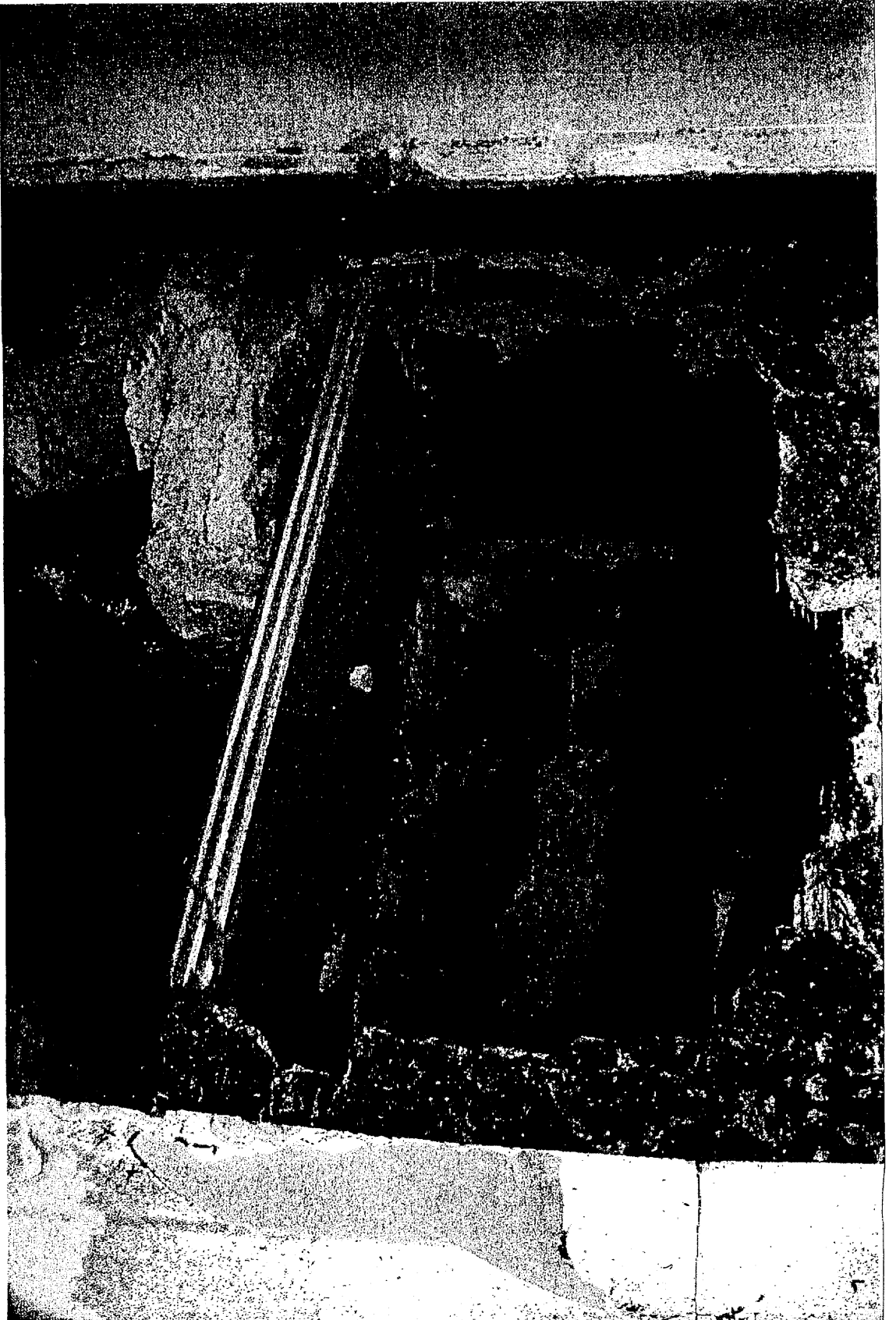
- **no rain screen** – water that was not intended to be in the wall, could not drain. Would fill glass block and cause brick to spall, break apart, deteriorate
- **no vapour barrier** – warm air passing through the exterior wall can contribute moisture to the exterior wall and cause brick to spall, break apart
- **no insulation value at the exterior wall**
- **deterioration of the brick, glass, brick parapet**
- **low quality masonry construction**

Wembley Public Schools Presentation 2008.11.08

CASTELLAN JAMES + PARTNERS ARCHITECTS, INC.



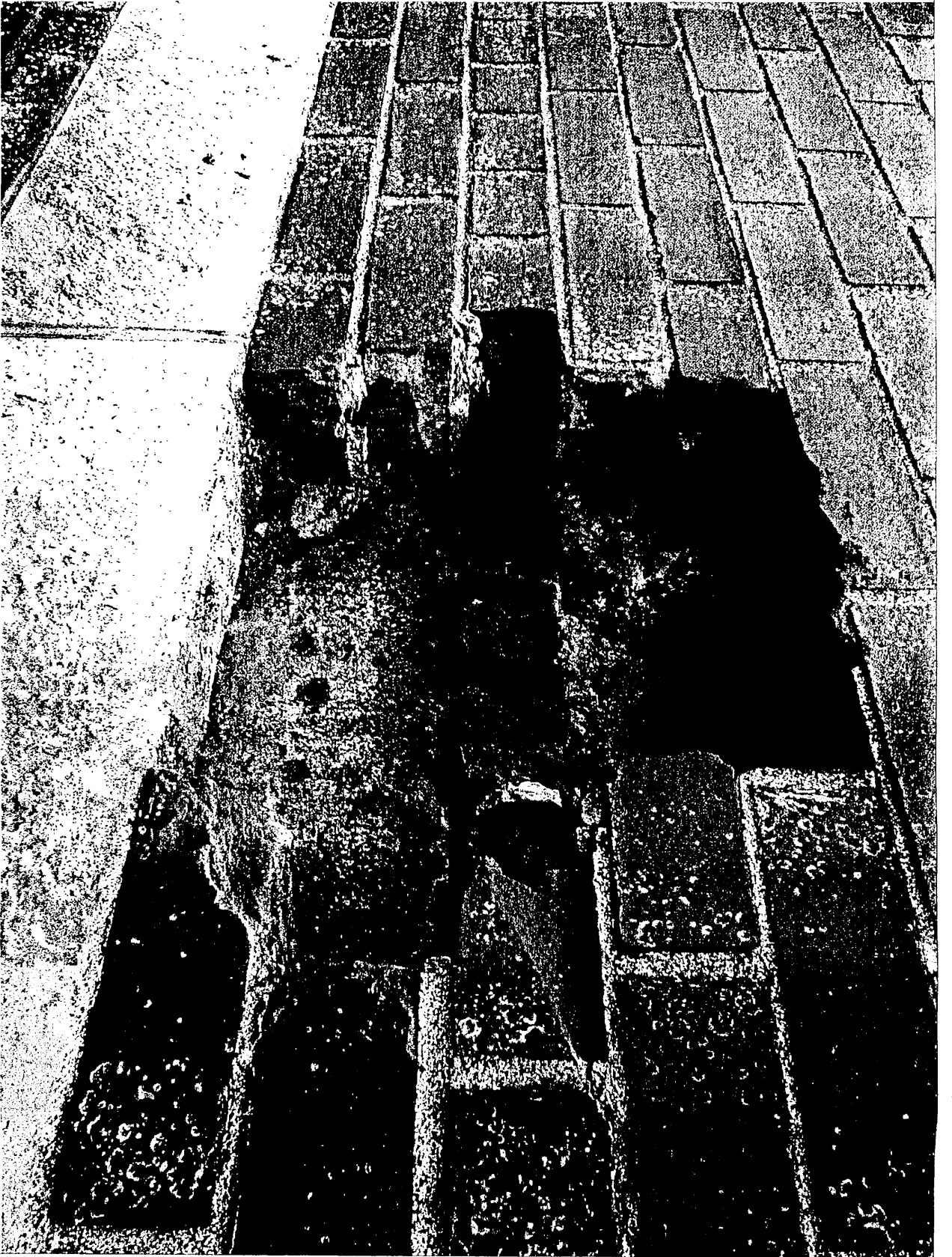
Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



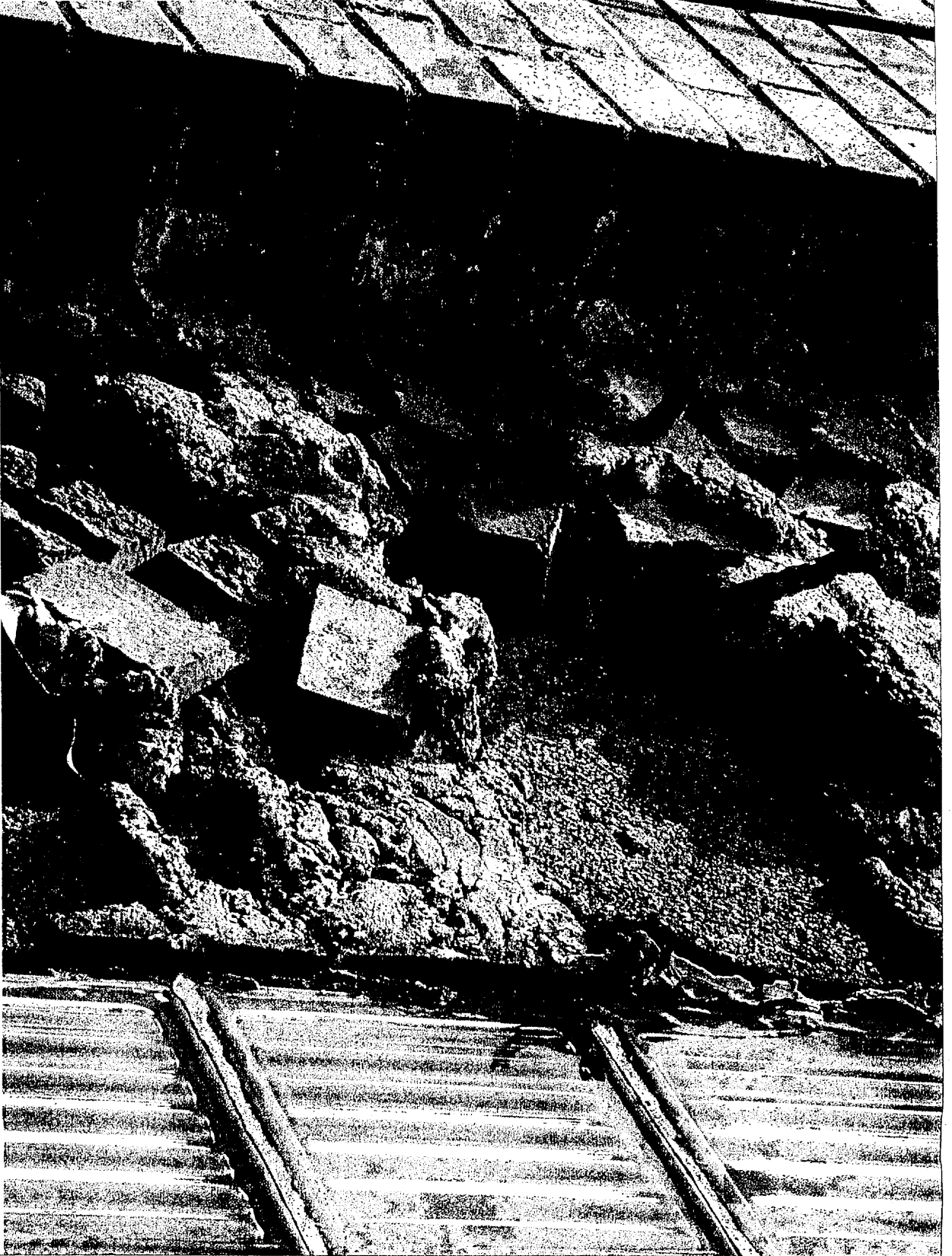
Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



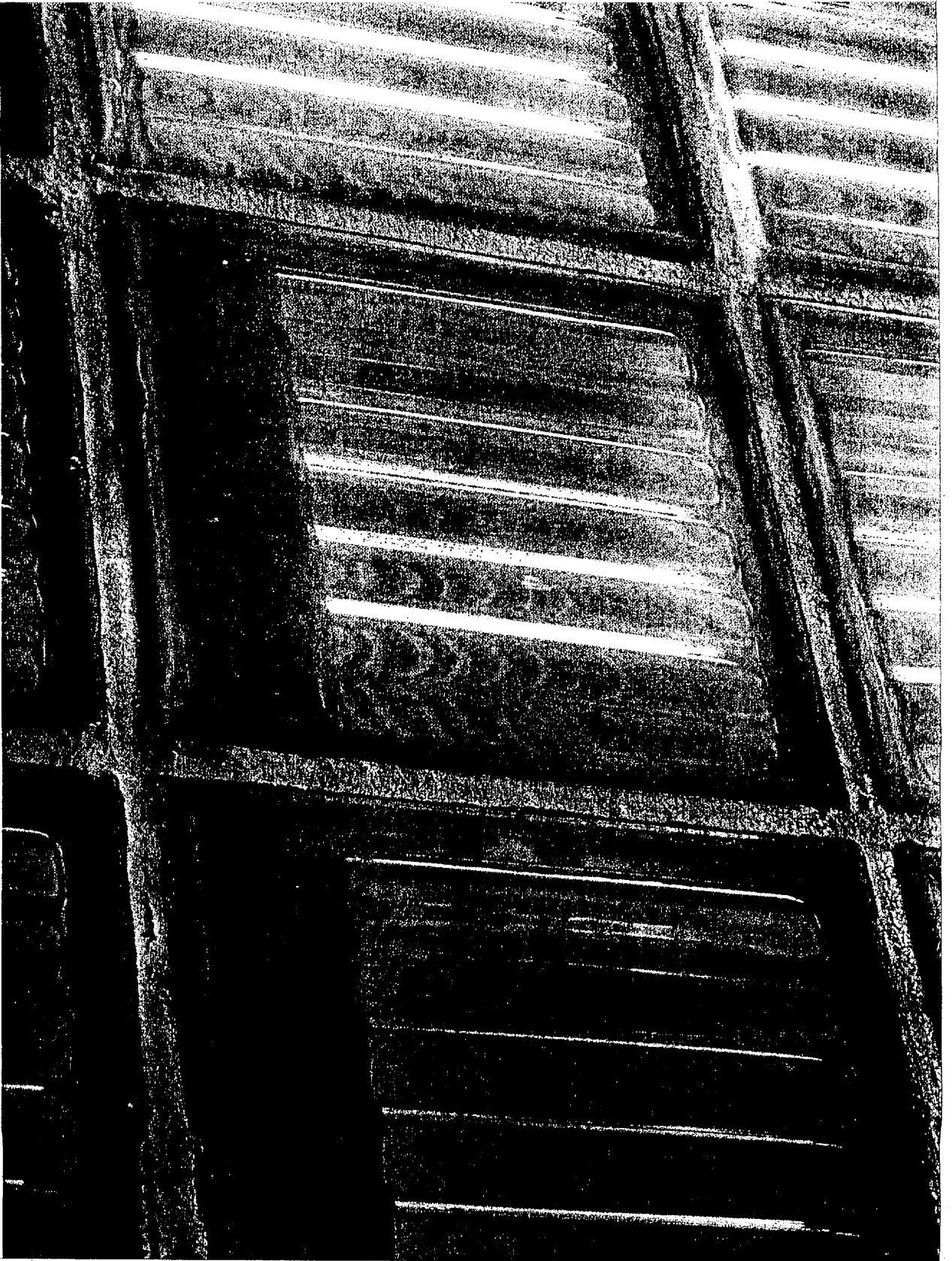
Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



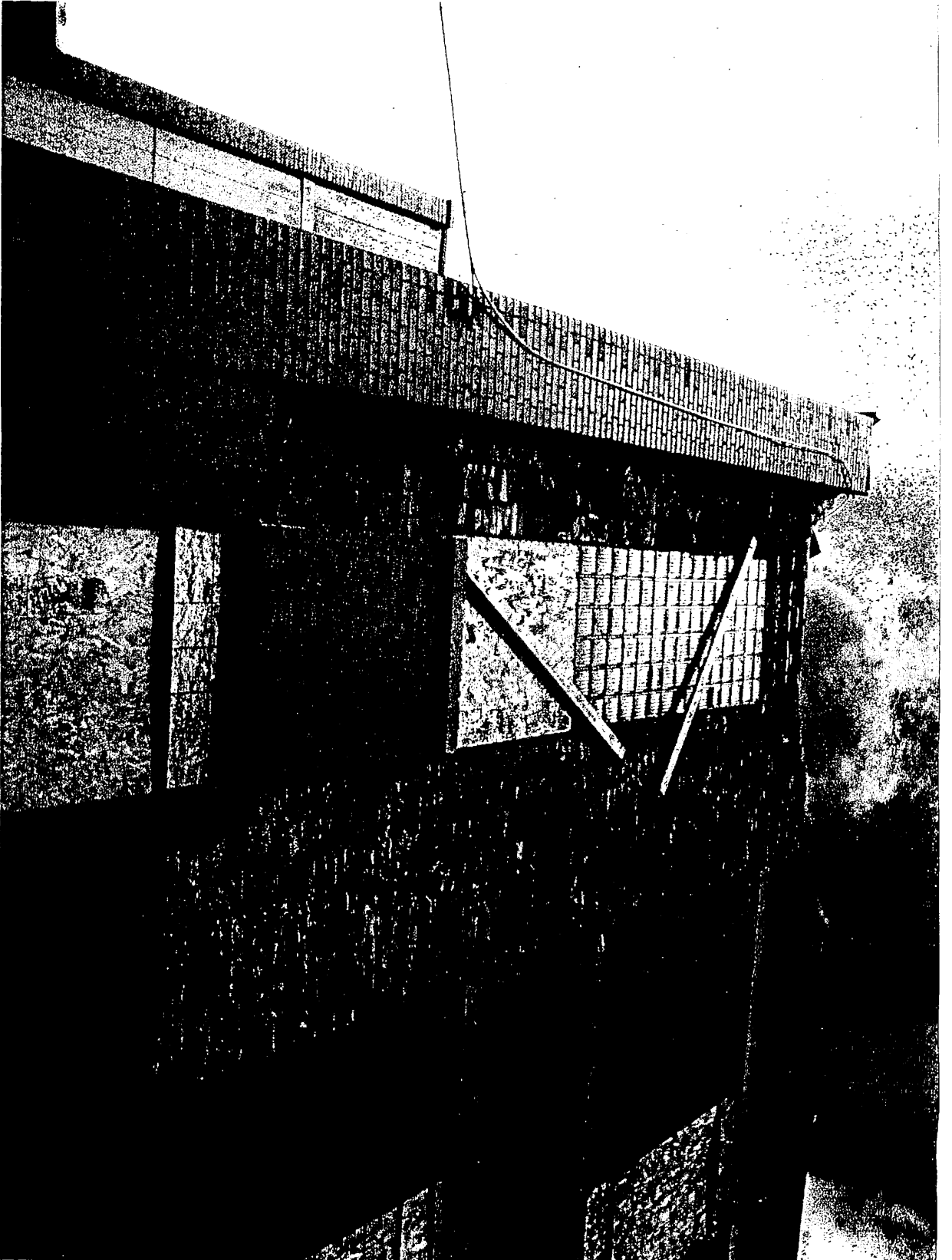
Parline
Presentation 2008 11:03



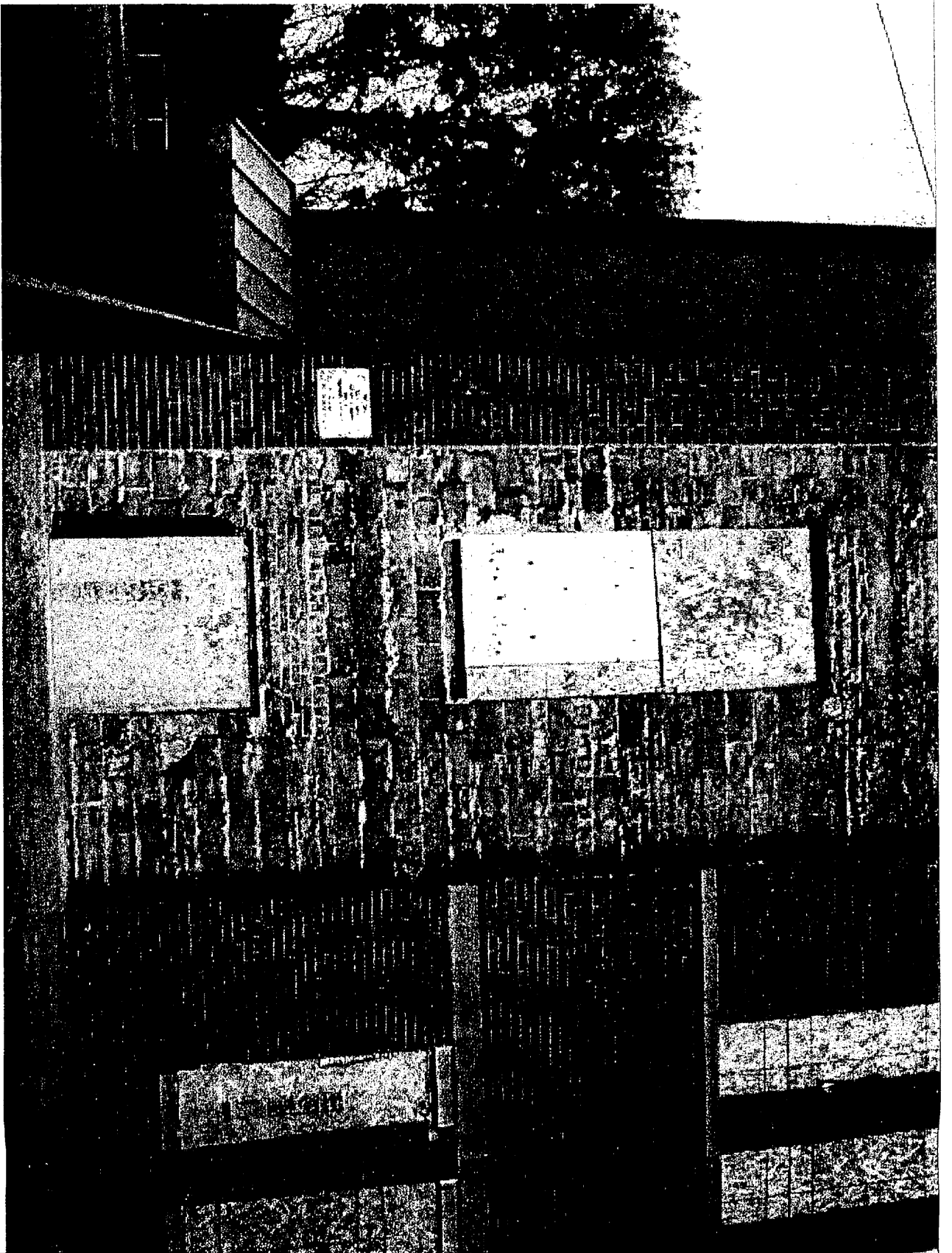
Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



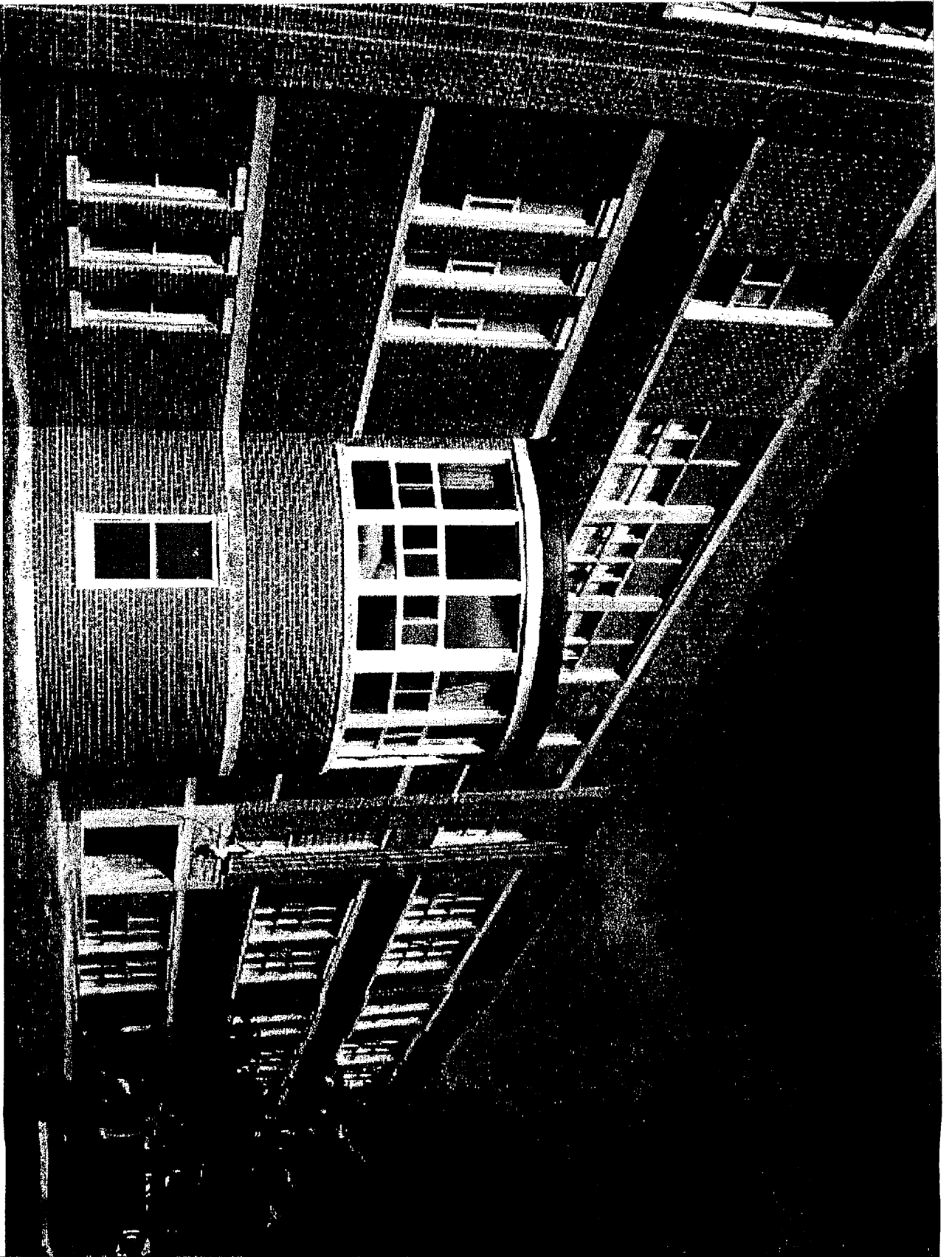
Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



Wembley Public School - presentation 2008 11 03
CASTELLAN JAMES + PARTNERS ARCHITECTS INC

An exterior wall must

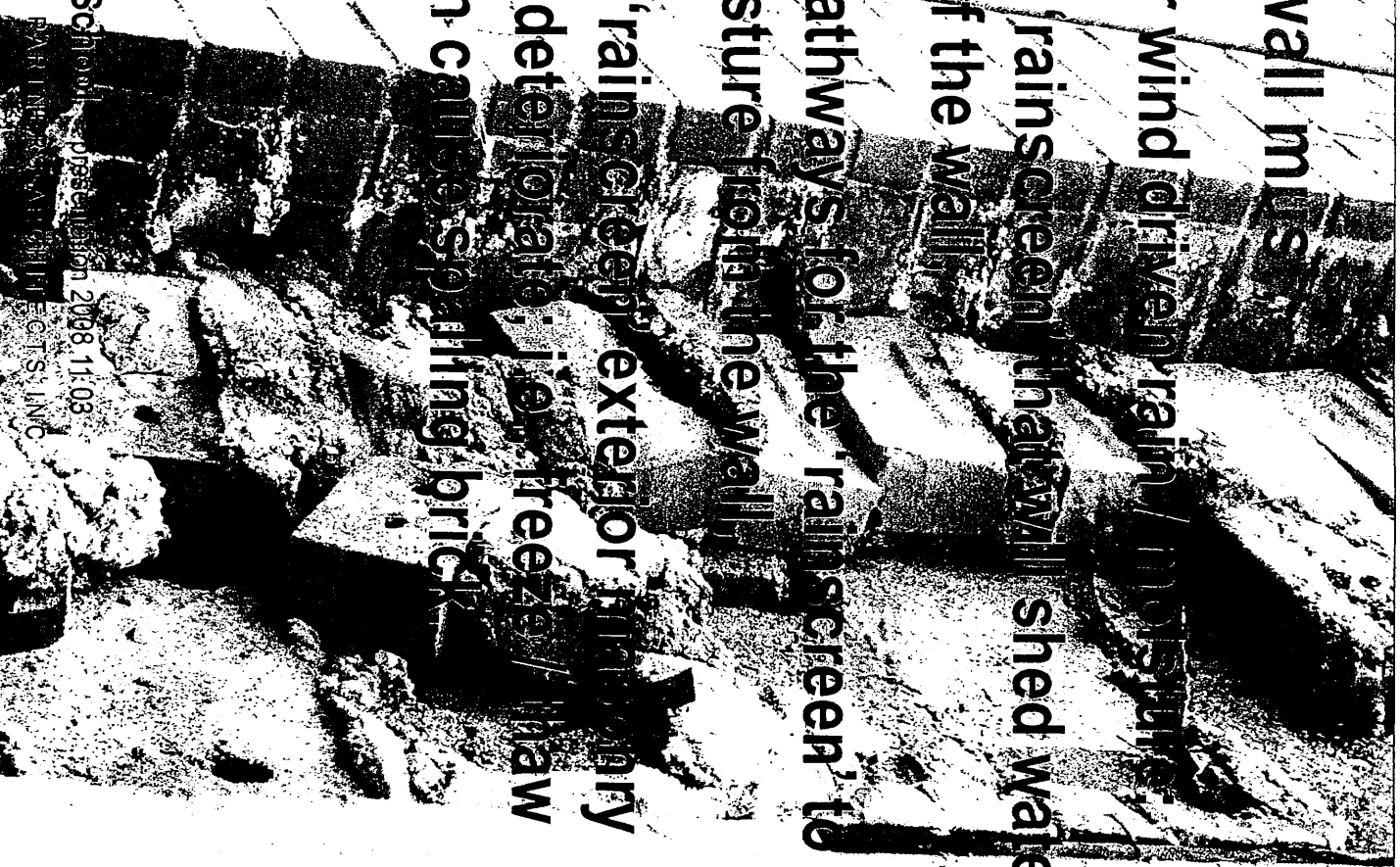
- repel exterior wind driven rain
- resist condensation within the wall,
- provide a thermal barrier,
- support itself and if required other building components,
- have a 20-25+ year life span.

Wembley Public Schools Presentation 2008.11.03

CASTELLAN JAMES + PARTNERS ARCHITECTS, INC.

An exterior wall must:

- repel exterior wind driven rain/moisture
- provide a rainscreen that will shed water at the face of the walls
- provide pathways for the 'rainscreen' to drain moisture from the wall
- without a 'rainscreen' exterior masonry walls can deteriorate. i.e. freeze/thaw cycles can cause spalling brick



Wembley Public School presentation 2008.11.03

CASTELLAN JAMES + PARTNERS ARCHITECTS, INC.

An exterior wall must

- resist condensation within the wall
- provide a continuous vapour barrier at the exterior wall so that warm moist air cannot escape the building;
- a continuous vapour barrier reduces energy usage of buildings;
- a continuous vapour barrier avoid build up of moisture in the exterior wall that may lead to deterioration of the wall (e.g. brick spalling, mould growth, etc.)

Wembley Public School Presentation 2008 11.03

CASTELLAN JAMES + PARTNERS ARCHITECTS INC

An exterior wall must

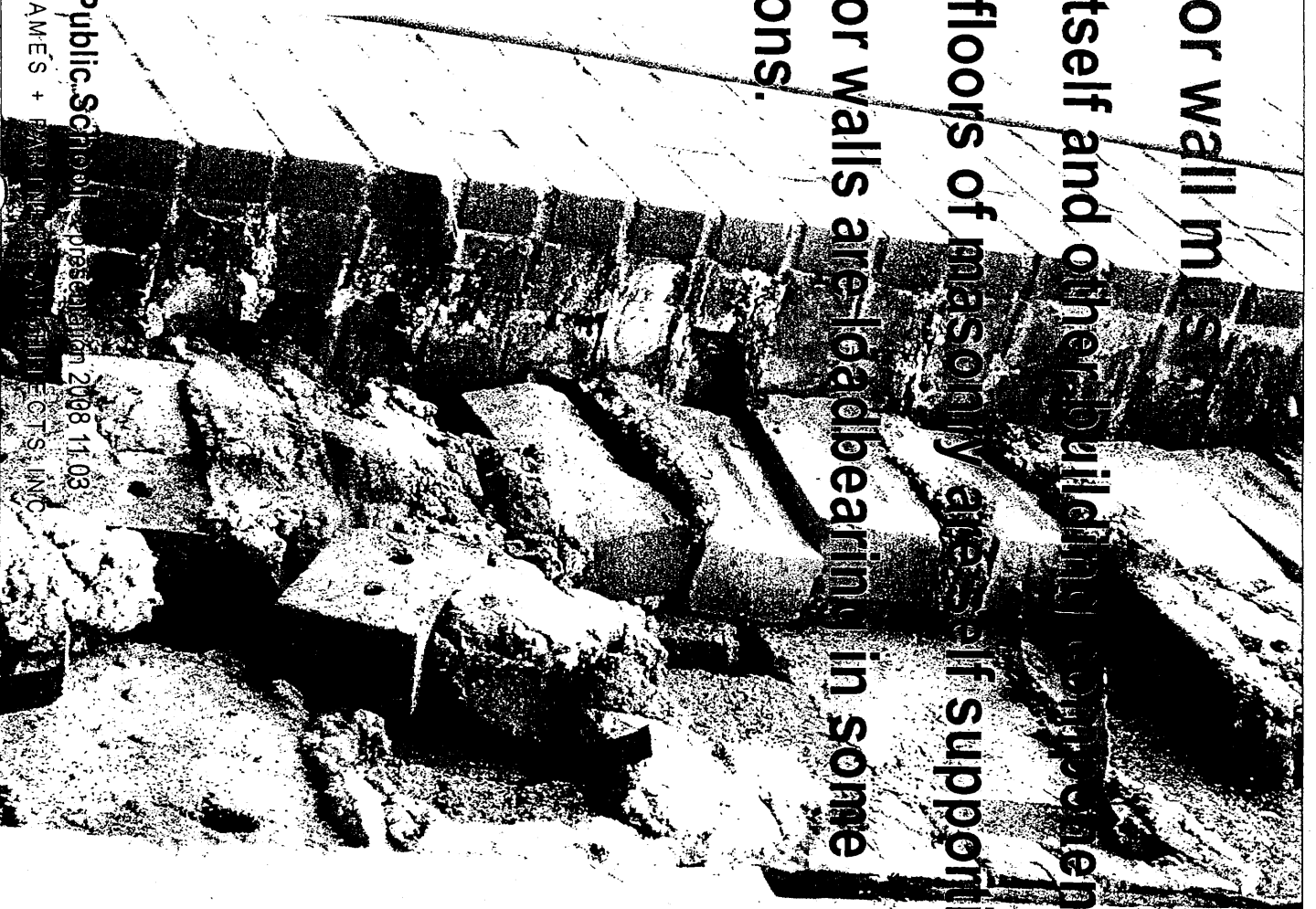
- provide a thermal barrier
- insulation located in the exterior wall keeps the building warm in the winter and cool in the summer,
- superior insulation levels reduce the energy costs,
- without appropriate insulation levels, costs to heat (and cool) the building remain high.

Wembley Public School Presentation 2008-11-03

CASTELLAN JAMES + PARTNERS ARCHITECTS, INC.

An exterior wall must

- support itself and other building components;
- three floors of masonry are self supporting;
- exterior walls are loadbearing in some locations.



Wembley Public School Presentation 2008.11.03

CASTELLAN JAMES + PARTNERS ARCHITECTS, INC.

Retrofit extent

- 2004 work was a 'band aid' type solution, not a cure
 - only 12% (2,500sf) of the brick was replaced in 2004 - predominantly on the south façade,
 - did not include insulation upgrades, replaced / repaired spalling brick only - additional retrofit work required
- 88% (18,500sf) of the existing exterior wall has not been upgraded and requires retrofit measures.

Retrofit solutions – secure 'tyranny' solution

- apply a new cladding to the exterior wall to provide a rainscreen
- install a new continuous vapour barrier
- add insulation to the exterior wall (R30+/-)
- repair deteriorated brick masonry
- upgrade windows, locate new windows to inline with new insulation at exterior wall

Wembley Public School presentation 2008.11.08

CASTELLAN JAMES + PARTNERS ARCHITECTS INC

Questions and Answers

1. What is the impact of the fiscal update from the provincial government? What will be the impact on current capital projects including Sudbury West, Markstay and future capital projects including Princess Anne and Wembley?

In the Ontario Economic Outlook and Fiscal Review, the provincial government revised its projected economic growth outlook for 2008. In light of lower revenues, the Province of Ontario is delaying the implementation of and slowing down some new spending, while at the same time restraining internal government expenditures. As a result, Rainbow District School Board will receive less money than anticipated to maintain its schools this year.

The school renewal grant has been reduced by \$614,982. This will bring the Board's school renewal budget down from \$3 million to \$2.4 million for the 2008-2009 school year. With less money, there will be less maintenance to the Board's aging facilities.

Rainbow District School Board is currently reviewing its capital needs to determine what projects will be completed. Projects include roof replacements, new windows, and updated boilers. In establishing priorities, health and safety needs are first and foremost. Rainbow District School Board must apply these funds to a total of 48 buildings in Sudbury, Espanola and Manitoulin.

The Ministry of Education has confirmed that funding allocated to the new green school in Sudbury West and the revitalization of Markstay Public School will remain as committed. There will be no erosion of this funding as a result of the decline in school renewal dollars for 2008-2009.

Funds for Princess Anne Public School will be requested once an accommodation solution is approved by the Board.

2. What special education programs does Wembley currently have and what will be done to ensure that these programs are available at the new site if Wembley closes.

The new school will have a Junior Comprehensive class and an Intermediate Comprehensive class on the same site.

The lighthouse program for students with Autism Spectrum Disorder (ASD) from Wembley Public School will operate both a Primary class and a Junior/Intermediate class.

Maintaining these Intensive Support Programs at the new site was a strong recommendation of the Accommodation Review Committee. This will minimize

the impact of change on students.

There will be a pooling of the Special Education Resource Teachers and Educational Assistants, which will enhance the opportunity for collaborative work and sharing knowledge of best practices to support the learning of students with special needs.

3. Please provide a copy of the proposed plan for the expanded Princess Anne school, indicating the number of additional classrooms.

There are currently 10 classrooms at Princess Anne Public School. Based on current enrolment projections, there may be up to 25 classrooms once the addition is complete. Please refer to the attached report at tab number 4.

4. What is the plan to accommodate the Princess Anne students during construction at the school?

Construction will be phased in. The shell for the second storey vertical construction will be completed in the summer of 2010. During the 2010-2011 school year, the interior construction of the second storey will be completed. Interior renovations to the existing school will be done in the summer of 2011. The horizontal construction will be completed in time for occupancy in September 2011.

5. Will the transportation costs increase if Wembley Public School closes and students are moved to Princess Anne Public School?

A total of 38 Princess Anne Public School students are currently transported to Wembley Public School for Grade 7 and 8. Some of these students would be within walking distance of Princess Anne. Some would be transported a shorter distance to Princess Anne.

Special education students who are now transported to both Wembley and Princess Anne would be transported to one location only. This would result in some efficiencies.

There may be minimal additional costs to transport Wembley Public School students to Princess Anne Public School in the amount of approximately \$23,000.

6. What are the preliminary costs for the removal of the rock, which may encroach on the Princess Anne play area?

It will cost approximately \$120,000 to remove the rock to expand the play area at Princess Anne Public School.

7. Are there any municipal bylaws or requirements (including costs) that need to be considered in order to build the larger addition to accommodate Wembley students at Princess Anne Public School?

The Board will need to file a site plan agreement with the City of Greater Sudbury at a cost of approximately \$25,000.

8. What is the contract value for the 2004 brick repair done on Wembley Public School by Capital Construction?

The contract value for the 2004 brick repair done by Capital Construction was approximately \$237,000.

9. The latest Princess Anne drawings appear to have changed from what was provided in June in that the expansion is now all vertical.

Please refer to attachments at tab number 5, sketches from Yallowega Bélanger Architects, providing two options to add a second storey and a small horizontal expansion.

10. What are the operating cost breakdowns and details for both Wembley and Princess Anne presently? What are they expected to be with the new revitalized school?

Operating costs for Wembley Public School and Princess Anne Public School are outlined on Page 13 of the September 22, 2008 Report of the Administrative Council, as follows:

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.

These costs include utilities, snow removal, garbage removal, custodial costs, fire equipment maintenance and general maintenance costs. There will also be

administrative synergies.

11. What is the play area analysis done by the Board's Plant Department?

Please see documents entitled Play Area Analysis page 1 and page 2 attached at tab 6.

12. What is the facility condition assessment done for Princess Anne in 2003?

Please refer to the document entitled Princess Anne Public School 5 year cumulative capital projects attached at tab 7.

13. Please provide the report confirming Wembley cannot have another floor added to it.

Please refer to the report from Castellan, James + Partners attached at tab 8.

14. What are the details on the expansion of Wembley to accommodate Princess Ann students?

Please refer to the report from Castellan, James + Partners attached at tab 8.

15. What are the health and safety concerns at Wembley that require immediate attention?

As schools age, conditions deteriorate. According to engineering reports on the condition of Wembley Public School, the exterior brick wall is spalling. Remedial action is required to prevent potential injury. This is the most immediate concern.

16. The attached two options for Princess Anne both show an extension to the building that appears to be horizontal. Is this the case?

We received primary class size funding for Princess Anne Public School to accommodate smaller class sizes in JK to Grade 3. With this funding, we are adding classrooms to the east side of the building. We are proceeding with the work regardless of whether or not we are adding a second storey to Princess Anne to accommodate the students from Wembley Public School.

17. Regarding the revitalized school operating costs of \$224,000, can you please provide details on how that figure was arrived at?

The reduction of operating costs when new green technology is used has been demonstrated in energy savings at Valley View Public School. We based the projected operating costs for the revitalized Princess Anne Public School on this.

18. I am curious about any submissions that have been made to the Ministry in the past regarding funding for the potential expansion of Princess Anne Public School. I am interested in seeing the financial planning submissions from RDSB that include reference to Wembley and/or Princess Anne. I believe this information would have been relayed to the Ministry some time ago. Is this information available?

In order to obtain funds for the revitalization of a school, we need to submit a business case outlining the proposed project, which has been approved by the Board. We have not done this yet, for either Princess Anne Public School or Wembley Public School, since the accommodation review process is not complete.

19. In 2006, the Ministry of Education allocated \$700 million for PTR schools. I understand that this funding has supposedly all been "allocated", although not necessarily spent or even announced. I am interested in what projects were identified by RDSB for this, or any other capital funding pools made available by the Ministry. Of course I am particularly interested in those submissions, inquiries, or requests related to Wembley and Princess Anne schools.

Rainbow District School Board's allocation under the above-mentioned PTR funding is as follows:

Valley View/Val Caron P.S.	\$7.5 million
Markstay/Warren P.S.	\$1 million
Jessie Hamilton/George Vanier P.S.	\$9.4 million

20. Given that Warren Public School has recently closed and Jessie Hamilton / George Vanier will be closing in the very near future, was the approximately \$10.4 million allocated to RDSB for those schools actually spent on those schools? If the money has not been spent, was it returned to the Ministry of Education or was RDSB able to re-allocate it elsewhere? If it was re-allocated, did it get spent on other schools (and if so, which ones)?

\$1 million has been allocated for the revitalization of Markstay Public School. This work is currently underway and is scheduled to be complete by the end of the school year. As of September 2008, the students from Warren Public School attend Markstay Public School.

\$9.4 million has been allocated for the revitalization of Jessie Hamilton Public School and George Vanier Public School to build a new green school on the

George Vanier site. Work on the site has commenced and the school is scheduled to open fall of 2009.

Funds approved by the Ministry of Education following an Accommodation Review must be spent on the approved projects.

21. How did three schools that were slated for potential closure get on the short list, and yet Wembley (also slated for potential closure) that has been identified as the school with the most capital needs was left off the list? What I am asking is, what was the criteria used to create the short list of schools?

A number of factors were considered when determining Sudbury West Area Schools and Warren Public School for review:

- the viability of programs for students
- the learning environment for students
- the adequacy of the school's physical space to support student learning
- the organization of the school (ie. facilities for the library, music room, gymnasium etc.)
- current and 5-year enrolment projections
- current and projected operating costs
- 5-year capital needs and costs

The Board reviews accommodation on an annual basis within this context.

22. When the money was requested in 2006 for PTR repairs for Valley View/Val Caron, Warren/Markstay, and Jessie Hamilton/George Vanier, was the funding specifically requested for REPAIRS to those schools, or was it requested as funding for other purposes? ie. if a school that was to be in receipt of funds for PTR repairs was to be closed due to an Accommodation review, could those PTR funds be shifted to whatever "solution" was arrived at? If I understand what you are saying correctly, the PTR funds that were directed to Warren, Jessie Hamilton and George Vanier did NOT have to be spent on repairs to those schools, but could be directed to other schools (ie. in the case of Warren P.S. the funds were redirected to Markstay, where the Warren students were shifted, and in the case of the Lively schools the money has been shifted to the new "green" replacement school).

In 2006, the Ministry of Education asked us to identify schools that were prohibitive to repair that would qualify for PTR funding.

Boards did not request funding in 2006, nor did the Ministry allocate PTR funding for specific schools at that time.

Subsequently, on October 31, 2006, the Ministry issued "Pupil Accommodation Review Guidelines".

The Guidelines required Boards to make decisions based upon the accommodation review process.

Once Boards make decisions, they request funding from the Ministry for the accommodation solution approved by the Board.

Solutions may include repairs, consolidations or new construction.

The Ministry then advises Boards of PTR funding allocations.

23. The minutes of Public Meeting No. 4 were posted on the Board's website on August 15th, 2008. Why did it take so long to post the minutes?

It is important to note that the Board does not receive additional resources to carry out accommodation reviews and works as efficiently as possible within the resources available. Minutes were posted when staff returned from summer vacation. The fact that minutes were not posted should not have hindered anyone from giving input to trustees. Information was shared at open, public meetings. Those who did not attend public meetings still had ample opportunity to provide input throughout the process. The release of the draft report was over and above the prescribed process and was done to encourage additional public input. There had been very limited input to date.

24. The process is flawed. The Board has already made up its mind on the fate of Wembley Public School.

On October 31, 2006, the Ministry of Education released Pupil Accommodation Review Guidelines. The guidelines have applied to accommodation reviews for Warren Public School and Sudbury West Area Schools and the renewal of Sudbury Secondary School. The guidelines currently apply to the review of Wembley Public School.

A decision is made at the conclusion of an accommodation review process, which includes public input. The Board decides what is in the best interest of students following receipt of all of the information for consideration.

The Accommodation Review Committee for Wembley Public School has recommended that the student population not be separated, that intensive support programs be maintained in one location, and that green features be incorporated into the expansion of Princess Anne to give students the best learning environment possible.

25. Why are the creative solutions presented during public input not being considered?

The Board's Administrative Council explained why it is not recommending repairs to Wembley Public School in its report to the Board dated September 22, 2008. 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.

It is important that we reiterate the mandate of the Administrative Council in relation to the accommodation review process:

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.

26. The data is flawed.

Architect Tim James of Castellan, James + Partners has conducted an extensive review of Wembley Public School and concluded that the work cannot be completed for \$300,000 as suggested during public presentations.

Castellan, James + Partners conducted an inside out review. Castellan, James + Partners did more than a superficial examination of the brickwork. They did a complete analysis of the interior wall system and established the cost of repairs based on these findings. Less thorough repairs could be done at less expense.

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. All costs referenced are presented in today's dollars.

Given the data, there is little value in repairing Wembley Public School to maintain the "status quo". The students of Wembley Public School are deserving of the very best education possible in a quality green school.

Some members of the public have suggested that we go to tender and seek quotes for the work to be done. Should a decision be made to keep Wembley Public School open, the project will be tendered.

27. Why didn't you let the public know in 2003 that the building was in dire need of repair? There could have been a fundraising campaign for the project.

In 2003, there were no requirements for public consultation on the allocation of capital renewal. Maintenance work was being carried out on Wembley Public School. It would not be appropriate, nor realistic, to rely on fundraising to maintain our schools.

28. What about deferred maintenance?

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.

29. Why not 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.

30. Why didn't we look at Copper Cliff Public School and Lansdowne Public School?

The Accommodation Review Committee did consider a solution involving Copper Cliff Public School and Lansdowne Public School. However, the Accommodation Review Committee indicated, very clearly, that they wanted to keep students together. Separating the student population and sending different grades to different schools was not a viable option to the Committee.

Princess Anne Public School

500 Douglas Street West, Sudbury

- originally built in 1950
- approximately 20,180 sf on one-storey
- property is approximately 7.5 acres

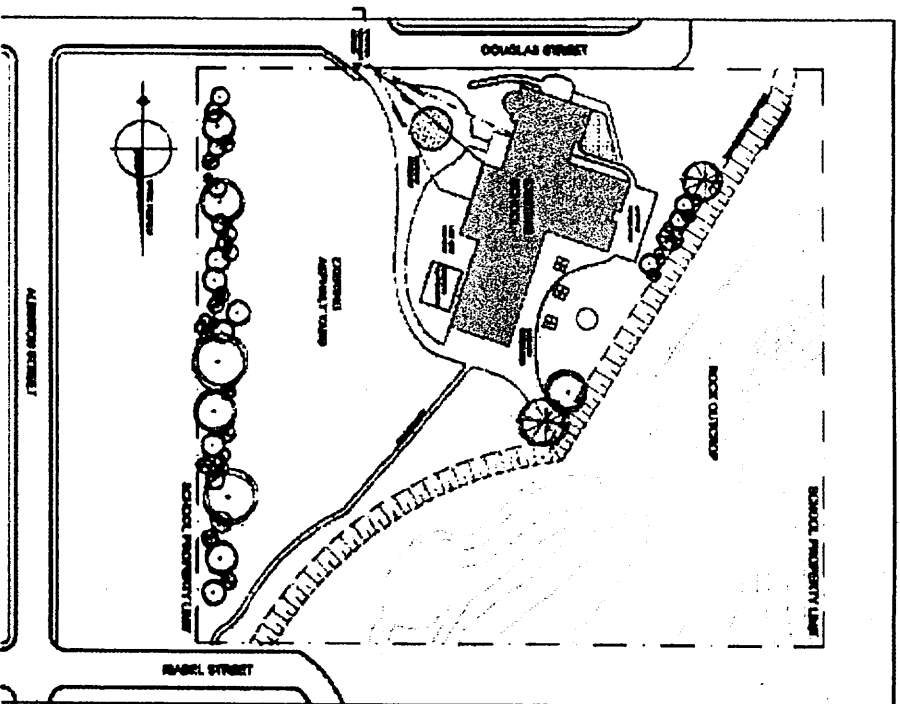


Feasibility Study

November 3 2008

Princess Anne Public School
Rainbow District School Board

Existing Site Plan

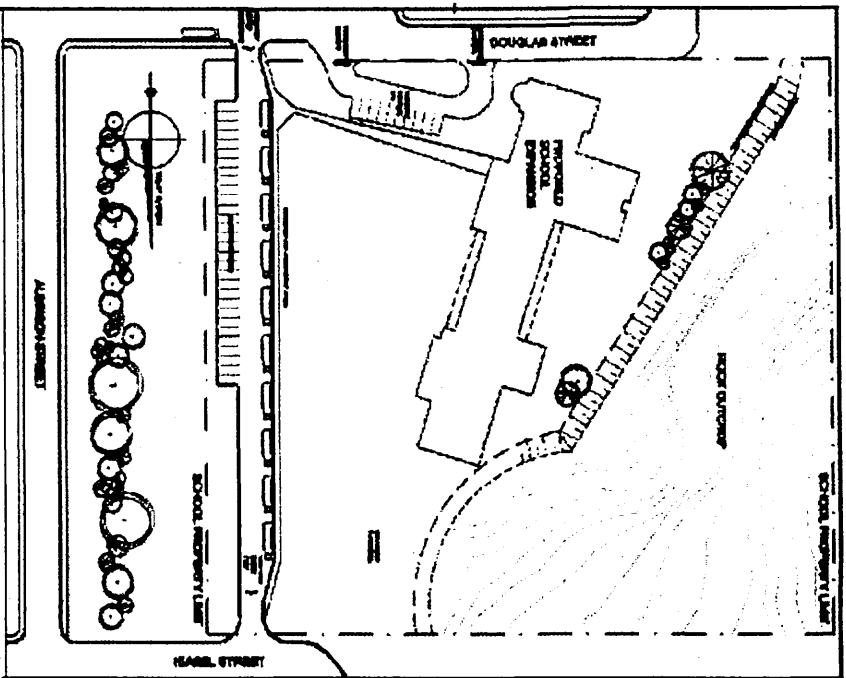


Feasibility Study

November 3 2008

**Princess Anne Public School
Rainbow District School Board**

Proposed Site Plan

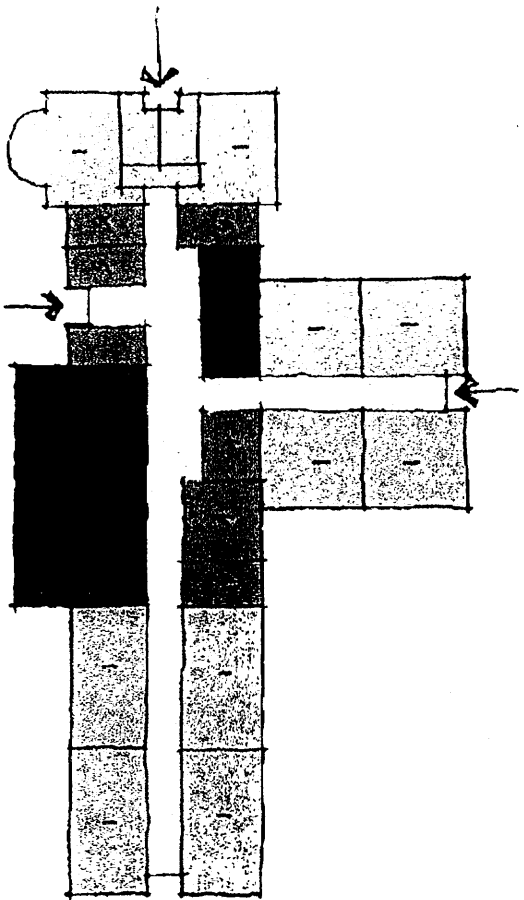


Feasibility Study

November 3 2008

Princess Anne Public School
Rainbow District School Board

Existing Floor Plan



- LEGEND**
- Existing Classrooms
 - Lobby
 - Washrooms
 - Administration
 - Staff Room
 - Building Services
 - Library
 - New Classrooms
 - New Washrooms
 - Storage
 - Change Room
 - Gymnasium
 - Music Room
 - Shop

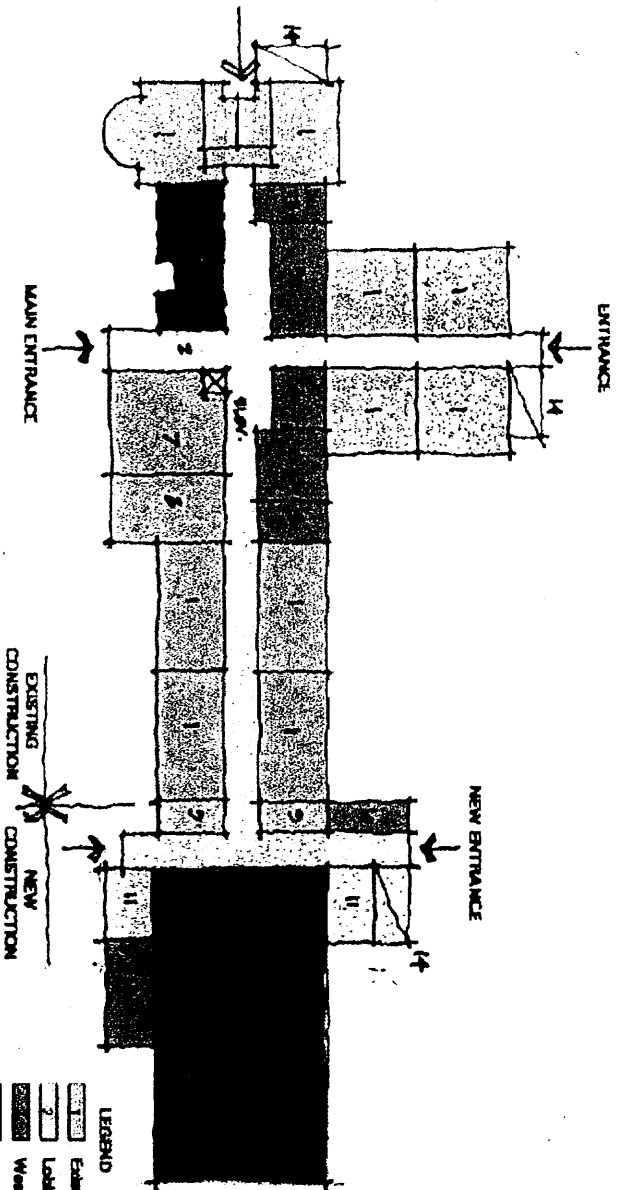
Feasibility Study

November 3 2008

**Princess Anne Public School
Rainbow District School Board**



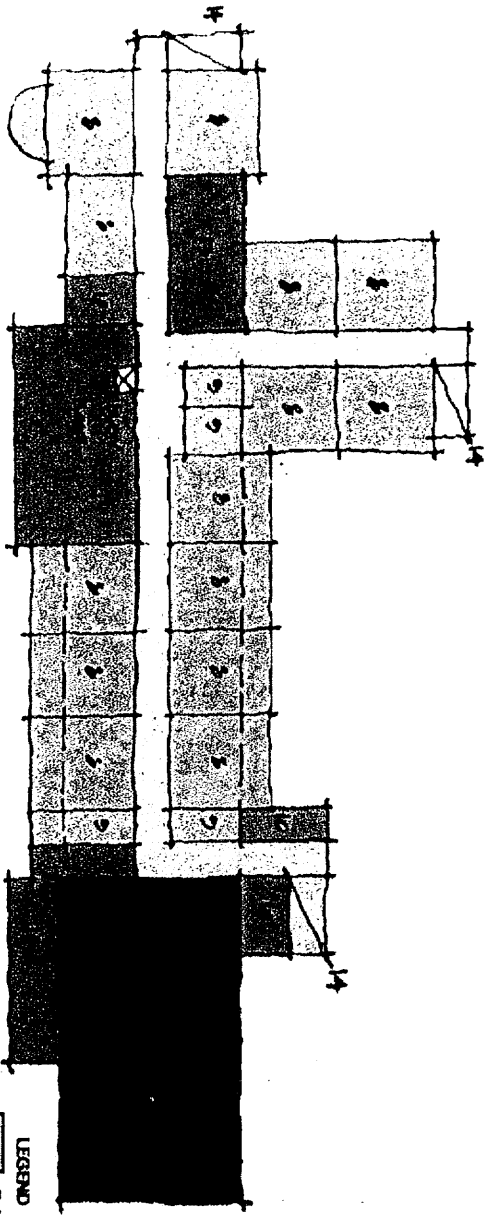
Proposed Main Floor Plan

















- LEGEND**
- Existing Classrooms
 - Lobby
 - Restrooms
 - Administration
 - Staff Room
 - Building Services
 - Library
 - New Classroom
 - New Restrooms
 - Storage
 - Change Rooms
 - Gymnasium
 - Music Room
 - Slip

Feasibility Study
 November 3 2008
Princess Anne Public School
Rainbow District School Board

Proposed Second Floor Plan



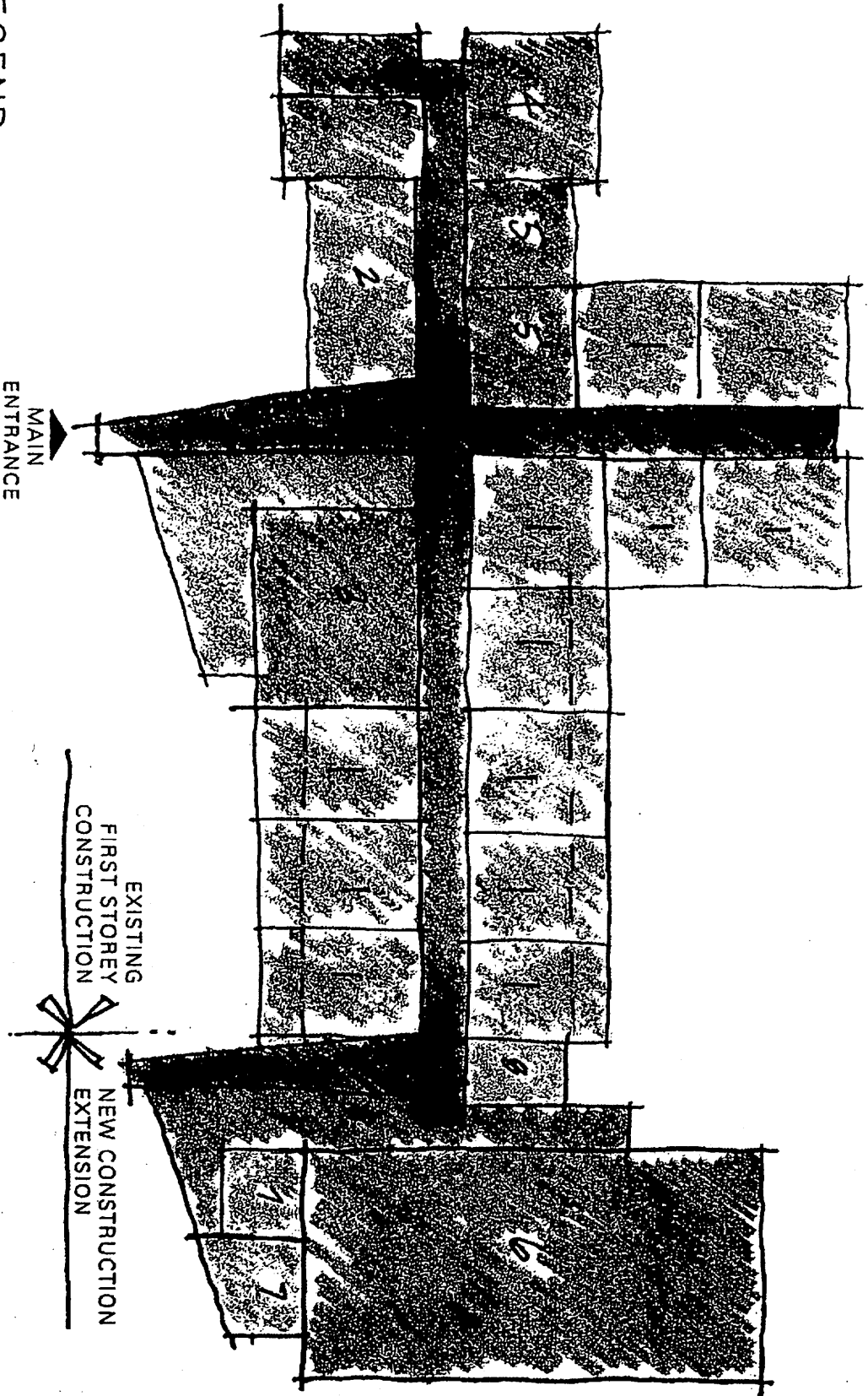
- LEGEND**
-  Existing Classrooms
 -  Lobby
 -  Washrooms
 -  Administration
 -  Staff Room
 -  Building Services
 -  Library
 -  New Classrooms
 -  New Washrooms
 -  Storage
 -  Change Room
 -  Gymnasium
 -  Music Room
 -  Stair

Feasibility Study
November 3 2008

**Princess Anne Public School
Rainbow District School Board**



- LEGEND**
- 1 CLASSROOM
 - 2 MUSIC ROOM
 - 3 LIBRARY
 - 4 STAFF ROOM
 - 5 WASHROOM
 - 6 GYMNASIUM
 - 7 CHANGE ROOM
 - 8 BUILDING SERVICES



Scale: 1/32" = 1'-0"

PRINCESS ANNE
SECOND STOREY ADDITION
OPTION 1



- LEGEND**
- 1 CLASSROOM
 - 2 MUSIC ROOM
 - 3 LIBRARY
 - 4 STAFF ROOM
 - 5 WASHROOM
 - 6 GYMNASIUM
 - 7 CHANGE ROOM
 - 8 BUILDING SERVICES

MAIN ENTRANCE

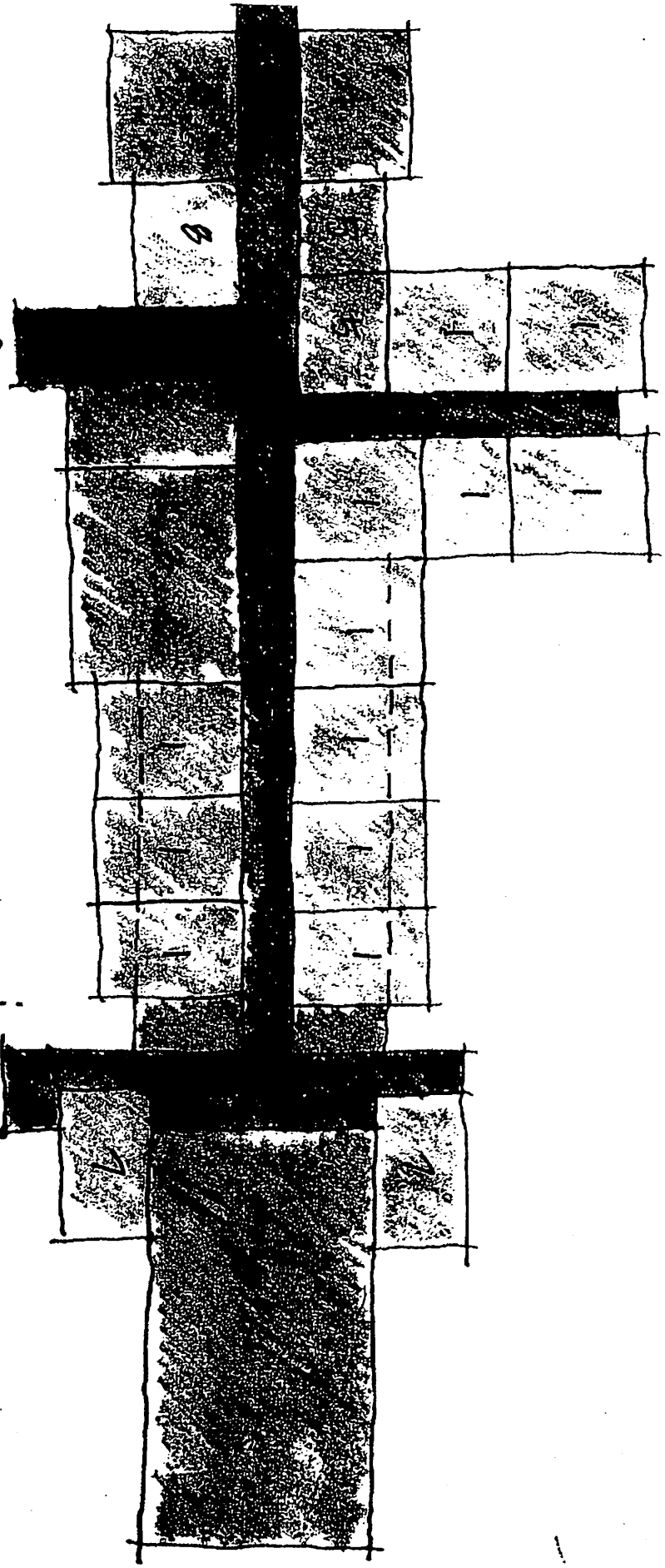
EXISTING FIRST STOREY CONSTRUCTION

NEW CONSTRUCTION EXTENSION



Scale: 1/32" = 1'-0"

PRINCESS ANNE
SECOND STOREY ADDITION
OPTION 2



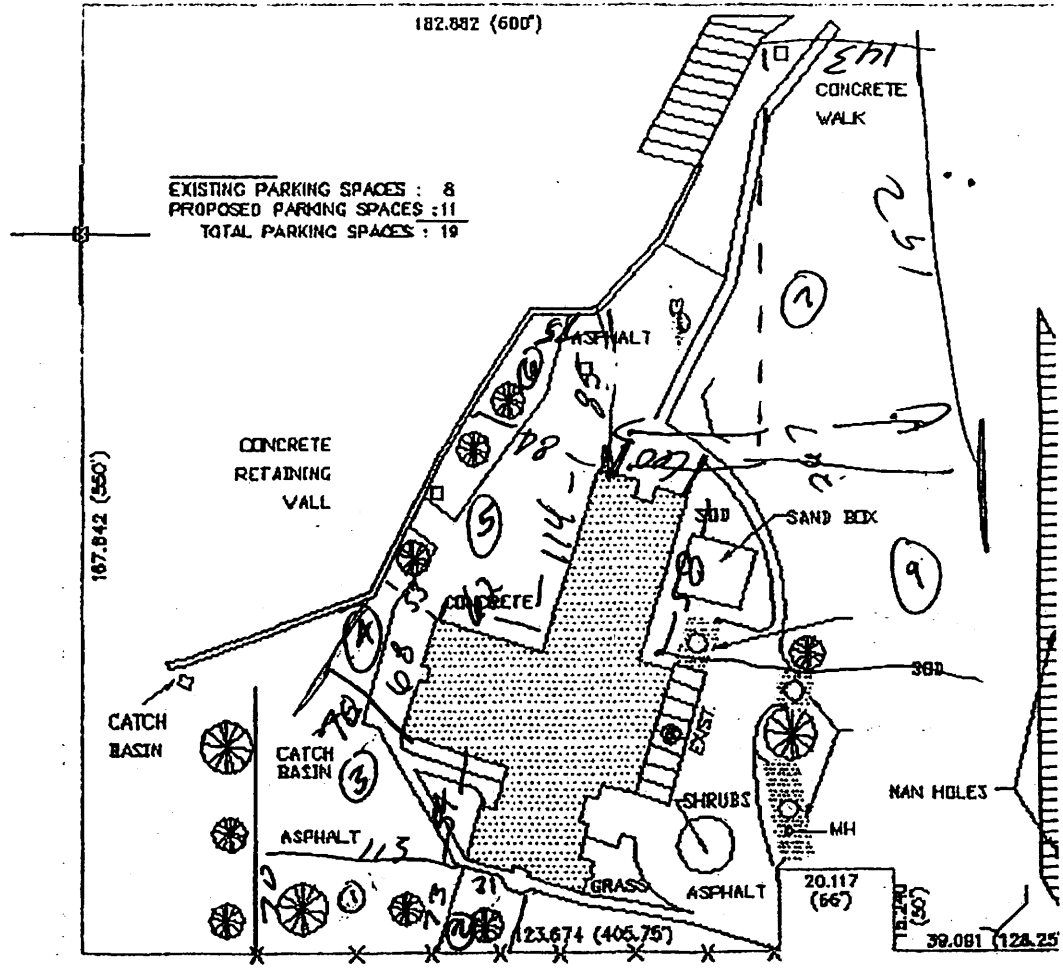
1 - 5110 -
 2 - 2263
 3 - 6102
 4 - 3604
 5 - 9570

6 - 6800
 7 - 27,454
 8 - 15,340
 9 - $\frac{17,595}{93,866}$ it

AutoCAD LT - [e:\primarysites\pincessanne\145-site1.dwg - Read Only]

File Edit View Insert Format Tools Draw Dimension Modify Window Help

CON-017 ByLayer ByLayer



SCALE 1:1,000

Sept 15/00

Sand:

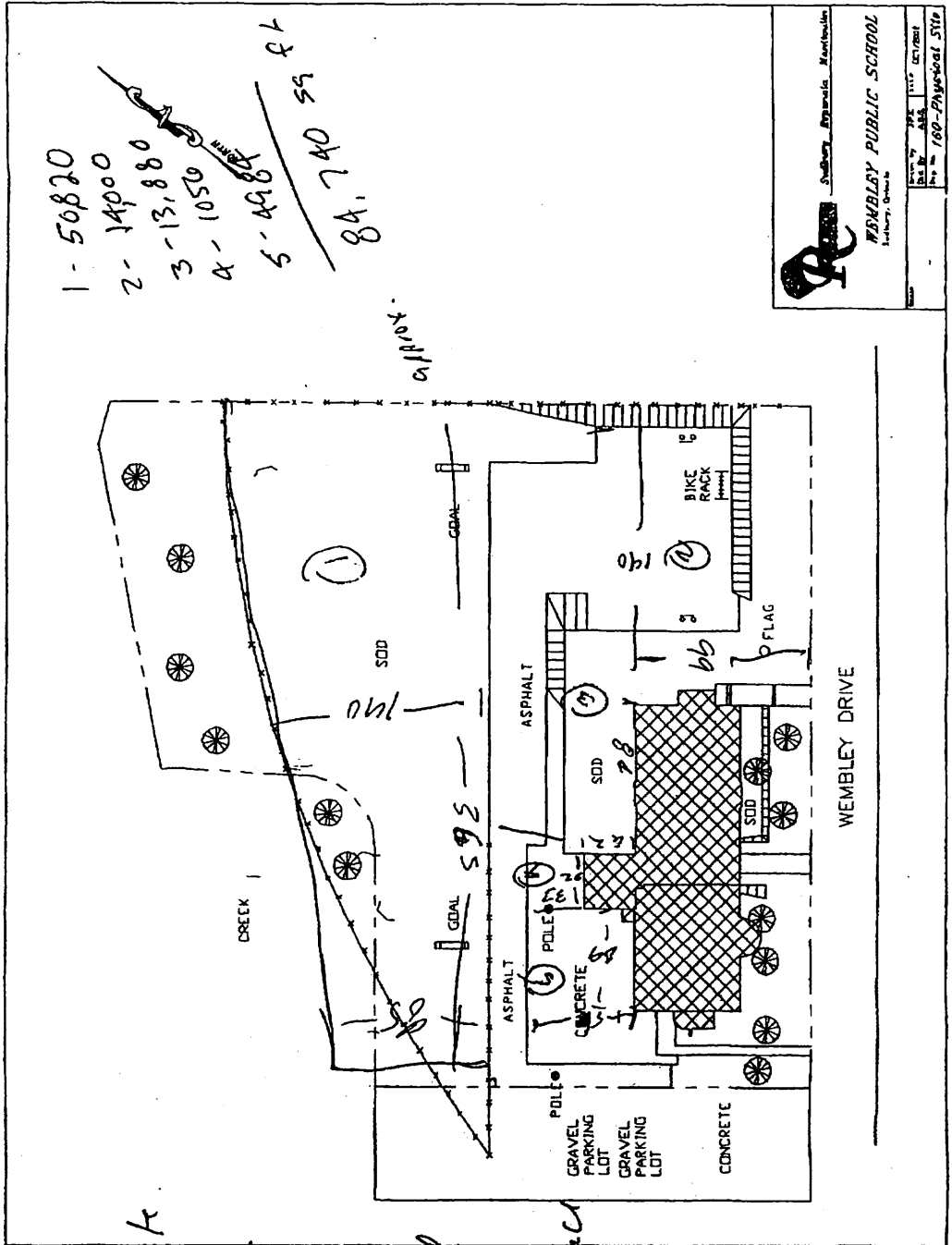
Following sq. footages
areas are approximate

PAPS - 93,866 sq. ft.

Wembley - 84,740 sq. ft.

These may be actual
surveys of the play
areas @ the maintenance
shop - I will check
tomorrow.

a.



RAINBOW DISTRICT SCHOOL BOARD
5 YEAR CUMULATIVE CAPITAL PROJECTS 2011-2012
PRINCESS ANNE PUBLIC SCHOOL

HEADING	DESCRIPTION	COSTS
EXTERIOR ARCHITECTURAL	Roofing - replace membrane over mech. room - leaking	\$ -
	Windows - deficient aluminium windows	\$ 400,219
INTERIOR ARCHITECTURAL	Exterior Doors - metal door replacement	\$ 190,445
	Interior Doors - replace, no fire separation at doors	\$ 18,182
	Ceiling - gypsum board ceiling needs repainting	\$ 60,934
	Window Coverings - replace blinds, etc.	\$ 34,890
	Flooring - replace with new carpet or VCT, floor finish	\$ 34,005
	Painting - chipped/faded; repaint classrooms, corridors, etc.	\$ 61,427
	Summary -	\$ 30,631
TOTAL		\$ 830,733
ELECTRICAL	Exterior Lighting & Interior Lighting	\$ 67,385
	Terminal Units	\$ 59,180
	Security Systems	\$ 1,621
	Controls	\$ 30,646
	Wiring, Cabling, Bus Ducts & Raceways	\$ 62,304
		Summary -
TOTAL		\$ 221,136
MECHANICAL	Washroom Accessories	\$ 8,717
	Plumbing Fixtures	\$ 97,614
	Plumbing Piping Systems, Pumps, Boiler, Storage Tanks	\$ 204,873
	Aboveground Utilities	\$ 25,865
	Fittings & Equipment	\$ 53,367
	Heat & Cool Piping Systems	\$ 171,772
	Ventilation Fans	\$ 10,920
TOTAL		\$ 573,128
LAND	Parking Lots - potholes, cracking - replace granular	\$ 128,623
	Walkways	\$ 45,829
	Sports Fields & Recreational Spaces - drainage	\$ 422,549
	Playground Area -	\$ 123,185
	Soft Landscaping	\$ 18,837
	Underground Utilities	\$ 616,472
TOTAL		\$ 1,355,495
HANDICAP ACCESSIBILITY	Automatic Door Devices - Barrier Free - Code-Related	\$ 12,000
	Barrier Free Washroom - Code-Related	\$ -
		\$ 40,000
TOTAL		\$ -
TOTAL		\$ 52,000
ENVIRO	Asbestos Removal & Study	\$ 205,000
	Ventilation - Major Repair to rooftop unit (AHU)	\$ 253,400
TOTAL		\$ 458,400
TOTAL:		\$ 3,490,892

CASTELLAN JAMES + PARTNERS
A R C H I T E C T S I N C

Dennis Castellani
BSc, BES, BArch, OAA, MRAIC

Timothy James
BES, BArch, OAA

Sergio Cacciotti
PQS, CET, MCQS

Michael Ladyk
BArch, OAA

8 October 2008

Rainbow District School Board
69 Younge Street
Sudbury, Ontario
P3E 3G5

Attn: Diane Cayen-Arnold, Superintendent of Business

Re: Wembley Accommodation Review – Vertical Expansion Review
cjp project no 08104

Dear Diane,

At your request, we have summarized why it is not feasible to expand vertically at the Wembley Public School site.

As you are aware, we do not recommend horizontal expansion of the existing school because of the limited size of the property. Horizontal expansion will reduce valuable vehicular / pedestrian circulation zones and pupil play areas on an already small site.

It should be noted that in either a vertical or horizontal expansion the city will demand that RDSB enter into a site plan agreement. During this process, all departments of the city - planning, traffic, roads, fire department, etc., will have opportunity to comment on the existing site and proposed development. It would be reasonable to anticipate the following requests from the site plan agreement process;

- Development of a bus layby zone that is located on RDSB property and does not use Wembley Drive or Wellington Street as layby space for parking or stopping buses to drop off or pick up students,
- Accommodate parking in conformance with the current city zoning bylaw 95-500Z of 1.25 parking spaces / classrooms including barrier free spaces.
- Accommodate a loading space in conformance with the current bylaw.

Additional site area will be needed to accommodate these requirements, effectively shrinking the playground and limiting the area for horizontal expansion of the existing elementary school.

Limits on vertical expansion are equally restrictive. The existing building was constructed in 1943 with a number of additions, including a third floor over the existing 1943 addition, and an adjacent 3 storey addition completed in the early 1970s. Structural systems used to construct the building vary. A variety of materials and methods were used including reinforced concrete structure and loadbearing masonry dependent on the time of construction.

These parts of the building were constructed in accordance with structural codes and requirements of the time. These structural codes are now obsolete. Additions to the building must be constructed current codes, i.e., the 2006 Ontario Building Code. In general structural requirements for building have become more restrictive and onerous. In our experience, existing structures of this type and age require extensive upgrading and / or require that new structural systems be constructed to support a future floor. This means that new footings, foundation piers, columns, floor framing system and roofing structure will be required for a fourth floor at Wembley Public School. The new structural system will likely be independent of the existing building separated by an expansion joint to avoid transference of loads between the two structures.

During the brick repairs completed in 2004, we observed a number of examples of poor masonry workmanship including the use of inappropriate materials, i.e., a variety of waste brick, as back-up / infill material at exterior walls. This infill was often irregularly placed. In addition, conventional envelop detailing designed to ensure water does not penetrate the exterior wall appeared absent in a number of locations; weep holes were missing, evidence of water penetration at the sills of windows and the collection of water in the cavities of existing glass block was present in some locations. These issues lead us to believe that other as yet undiscovered construction deficiencies may exist in the building and that future expansion strategies must be designed to anticipate similar discoveries.

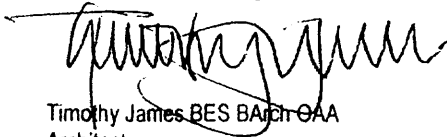
Sequencing construction / occupancy of a vertical expansion will present RDSB with challenges during construction. Students and staff will need to vacate the existing building for the 7-10 months of construction required to add an additional floor.

As a result of these facts, it is our professional opinion developing a fourth (and fifth) storey addition would be an expensive expansion strategy. We estimate a cost premium of 30% over expansion strategies traditionally considered, i.e., horizontal expansion.

From a programming perspective, adding a fourth floor to an elementary school is undesirable. It means that elementary students and staff are walking up and down four flights of stairs to access the playground at least four times per day (approximately 90 steps each way). Our experience has been that an elementary school in excess of two storeys presents operational challenges to users that must be acknowledged.

Please contact me directly with any questions.

Yours very truly,
CASTELLAN JAMES + PARTNERS ARCHITECTS INC



Timothy James BES BArch OAA
Architect

enclosure:

O:\11 PROJECTS\2008\08104 - Wembley PS Accon. Review\1.0 (Blue) Client\01.1 Owner Correspondence\2008 10 08.docx