

Appendix-C: School Feasibility Study



Hamilton-Wentworth District School Board:
A Feasibility Study for Selective Building Upgrades and Improvements
Ancaster Planning Area



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TERMS + DEFINITIONS

Analysis of accessibility items is based on the City of Hamilton Barrier Free Design Guidelines and the current Ontario Building Code. (2015)

dpai's costing of accessibility and benchmark items is an approximation based on current market costs in addition to dpai's previous experience with projects of a similar nature and scale:

- Cost per square foot assigned by dpai for small to medium size additions is \$250/sf inclusive of related demolition and remediation, and not including soft costs or construction contingency.
- Cost per square foot assigned by dpai for large additions is \$200/sf inclusive of related demolition and remediation, and not including soft costs or construction contingency.
- A lump sum environmental remediation cost is assigned to each scenario based on the area and degree of renovation. Scope of environmental remediation was provided by HWDSB.

Renewal items and associated costs are provided by HWDSB.

Costing for new school construction is based on area per pupil place calculations provided by HWDSB. Cost per square foot of new construction including all soft costs and construction contingency is \$185.92.

Soft costs include: Architectural and consultants' fees, disbursements and permits, furniture and equipment.

SUMMARY

The purpose of this Feasibility study is to investigate and review the existing facilities, and provide guidance and recommendations on the implementation of HWDSB proposed improvements. It is not intended that other sub-consultants will be required as part of the Consultant team to provide the Feasibility Reports. This study is intended to provide HWDSB with a high level “Order of Magnitude” professional opinion and technical expertise and associated back-up information that will support their request for funding to the Ministry of Education.

The proposed improvements include facility upgrades such as: accessibility improvements throughout each facility and site to align to current standards and codes; ability to alter existing areas and provide new program space within existing facilities; potential opportunities for existing building expansion; select environmental remediation to support improvements and select utility infrastructure improvements to support the planned work.

With each school we will explore two options and their associated cost:

COSTING OPTION A: This option encompasses costs associated with i) upgrading accessibility to current AODA standards, ii) upgrading facilities to better meet program benchmark requirements, and iii) addressing identified “urgent” and “high” priority renewal items.

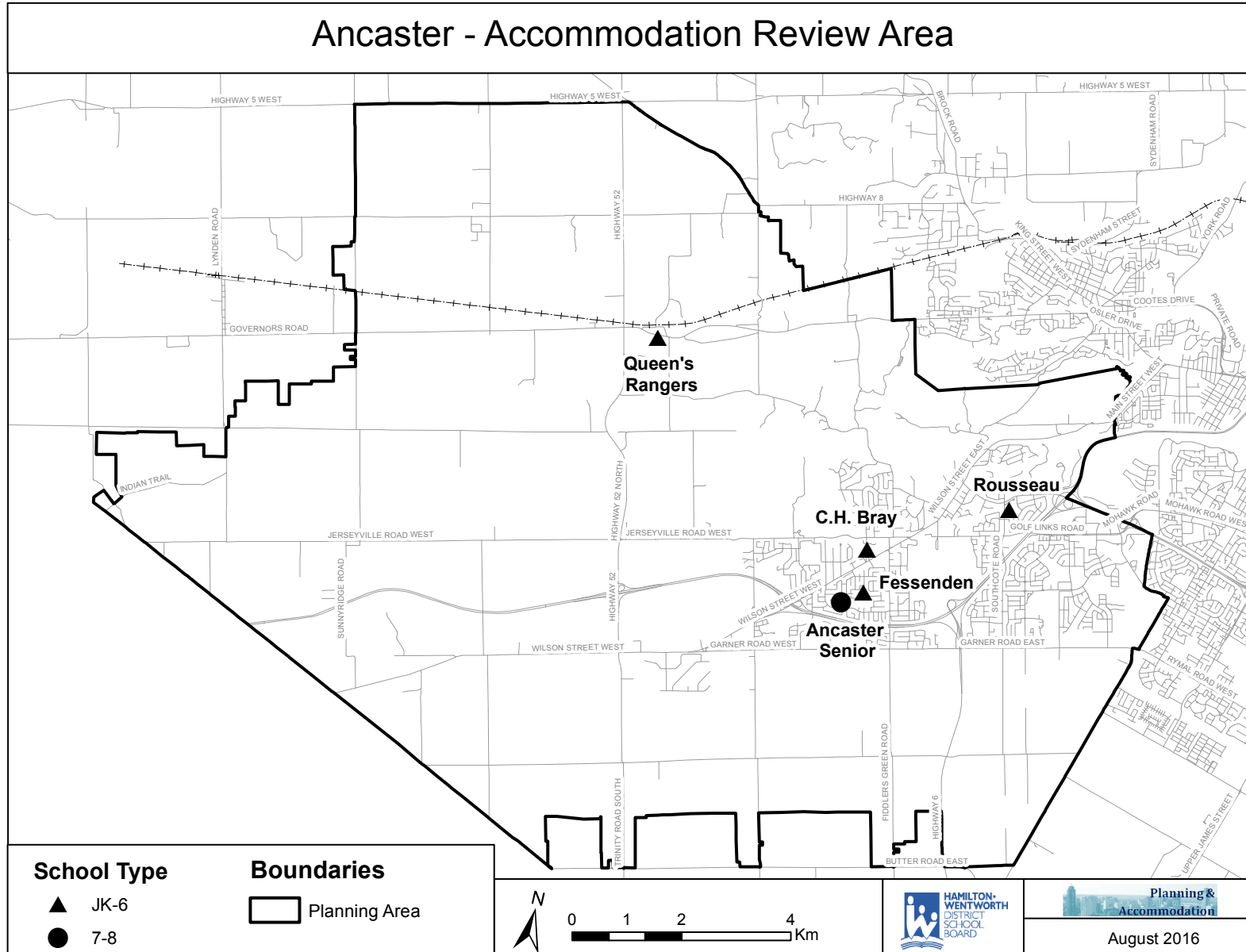
It should be noted that the Costing Option A objective for the Ancaster Planning area is to change enrolment boundaries to better balance enrolment and school capacity.

COSTING OPTION B: This option explores the “Initial Option”.

ANCASTER PLANNING AREA COST SUMMARY		
SCHOOL	OPTION A	OPTION B
Ancaster Senior	\$1,592,669	\$3,752,669
C.H. Bray	\$8,578,725	\$13,129,215
Fessenden	\$10,733,988	\$0
Queen’s Rangers	\$3,229,819	\$0
Rousseau	\$1,856,956	\$8,103,237
GRAND TOTAL	\$25,992,157	\$24,985,121

A

B



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

ANCASTER PLANNING AREA
ANCASTER SENIOR



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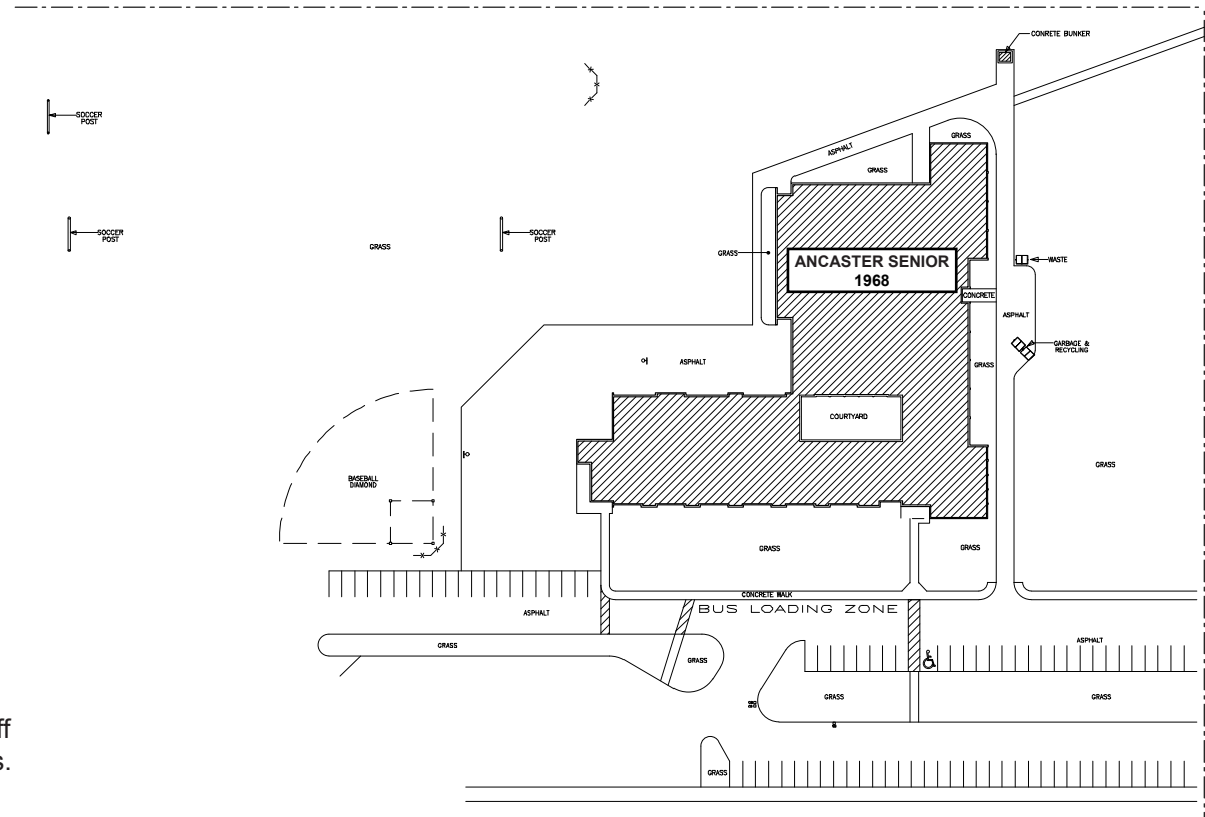
PLANNING AREA: Ancaster
YEAR CONSTRUCTED: 1968
ADDITIONS/RENOVATIONS: 1985
NUMBER OF STOREYS: 2
PROGRAM: ENG, FI, SE
GRADE STRUCTURE: 7-8
CAPACITY: 387
2015 ENROLMENT: 299 (77% capacity)

SUMMARY: The school is currently at 77% capacity, and does not require any additional program space to meet benchmark requirements.

There is only one accessible parking space within 30m of the main accessible entrance, and two more spaces are required in order to meet Hamilton Barrier Free Guidelines. The school has elevator access to all levels. One universal washroom is required at the ground level. In general, there is a lack of clearance on the pull side of the classroom doors; many doors will need to have their swing reversed.

COSTING OPTION A: Address accessibility, convert staff washroom into universal washroom, address renewal items.

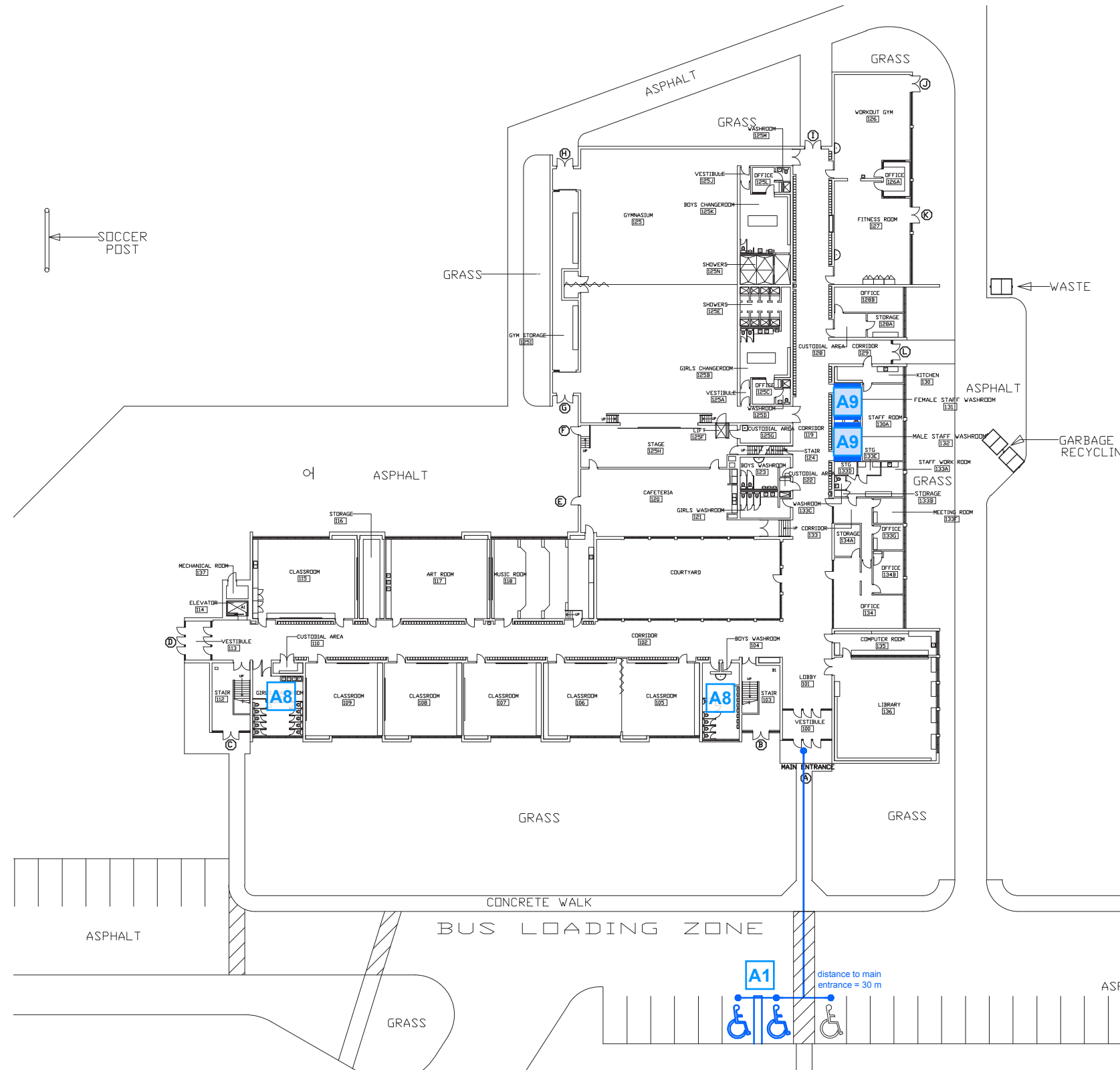
COSTING OPTION B: Convert to JK-8 school, add French Immersion, and increase capacity to 465 students. Increase resource space and add 3 FDK classrooms to meet adjusted benchmark requirements.



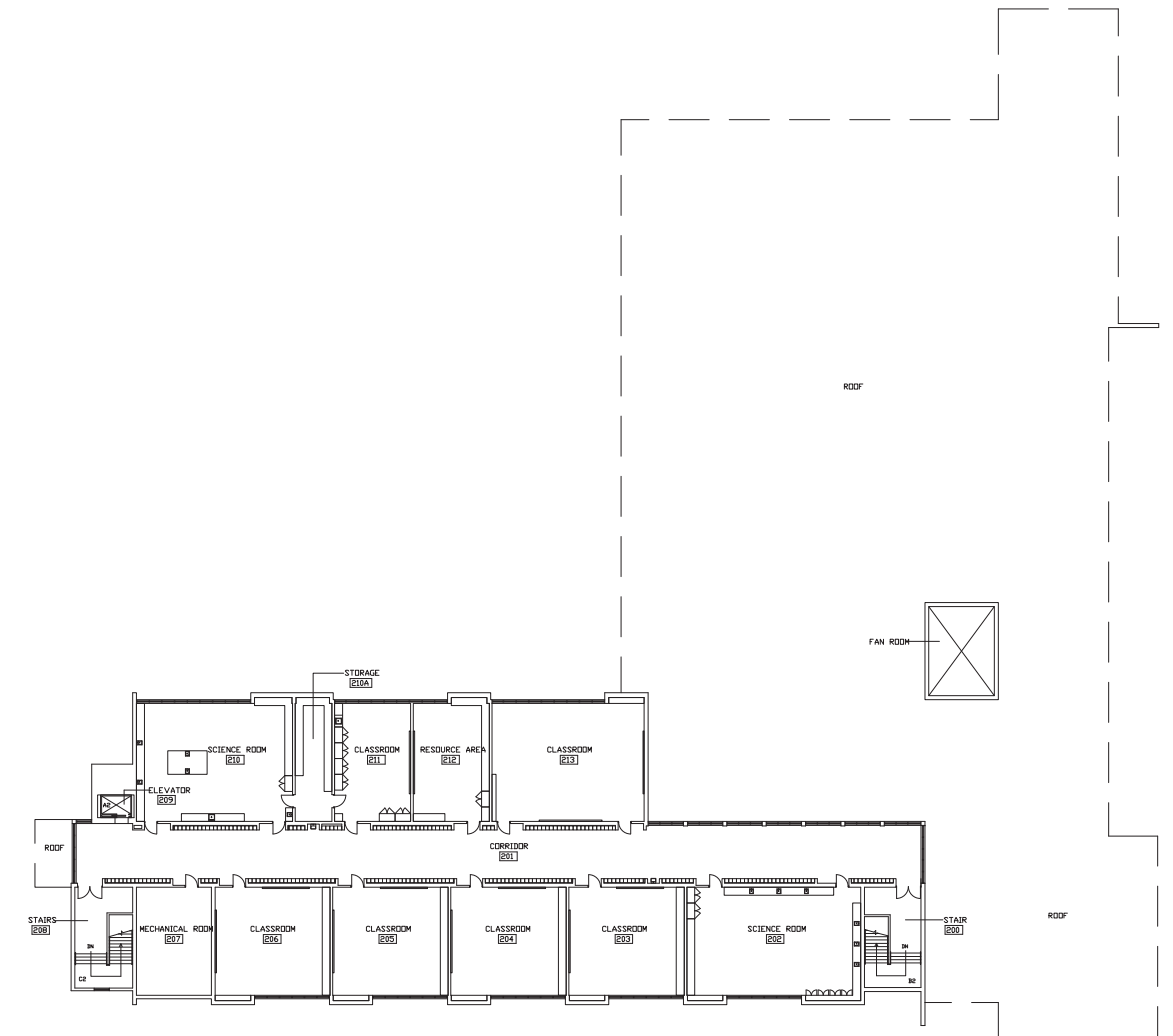
**ANCASTER PLANNING AREA
ANCASTER SENIOR**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
Benchmark items are shown in orange
Refer to next pages for more information



GROUND FLOOR PLAN



SECOND FLOOR PLAN

COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with

- i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines,
- ii) upgrading facilities to better meet program benchmark requirements,
- iii) addressing identified “urgent” and “high” priority renewal items. Environmental remediation scope identified in green.

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	no	2 additional spaces required	\$1,500
A2	Path of travel to the main entrance door	yes	-	-
A3	Barrier free entrance that meets OBC	yes	-	-
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	classroom doors are lacking clearance for wheelchair access on latch side due to wing walls on hallway side. many doors require adjustment (reverse door swing)	\$13,500
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	yes	-	-
A8	Are washrooms accessible by wheelchair	*yes	*code compliant grab bars required	\$500
A9	Universal washroom	no	add universal washroom on ground level by modifying existing Staff Washrooms 131 and 132	\$75,000
Total environmental remediation allowance				\$5,000
TOTAL ALL ITEMS				\$95,500

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	1,264	800	464	158%
FDK space	NA	NA	NA	NA
General Office	1,228	1,200	28	2%
Gym & Stage	7,485	3,850	3,615	193%
Library	1,860	1,935	-75	-4%
Resource Space	1,153	1,355	-202	-15%
Staff Room	820	851	-31	-4%

Benchmark Items - Proposed Solution

No program spaces require more area according to benchmark requirements.

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**ANCASTER PLANNING AREA
ANCASTER SENIOR**



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RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
C302001	Tile Floor Finishes Showers	Study	High	\$10,608	-	\$10,608
C302001	Tile Floor Finishes Showers	Replace	High	\$47,736	-	\$47,736
C301004	Ceramic Tile Wall Finishes Showers	Study	High	\$10,608	\$2,500	\$13,108
C301004	Ceramic Tile Wall Finishes Showers	Replace	High	\$21,216	\$5,000	\$26,216
D304008	Air Handling Units - Original	Replace	High	\$190,944	-	\$190,944
D2010	Plumbing Fixtures - Original Building	Replace	High	\$169,728	-	\$169,728
C3020	Floor Finishes - Original Building Gymnasium	Replace	High	\$63,648	-	\$63,648
D503004	Public Address Systems - Original Building	Replace	High	\$53,040	-	\$53,040
C1030	Fittings Science Room Millwork	Replace	High	\$61,102	\$2,500	\$63,602
C3030	Ceiling Finishes - Original Building	Replace	High	\$31,824	\$2,500	\$34,324
D501003	Main Switchboards - Original Building	Replace	High	\$84,864	-	\$84,864
D501003	Main Switchboards - Original Building	Replace	High	\$127,296	-	\$127,296
D3050	Terminal & Package Units - Original Building	Replace	High	\$16,230	-	\$16,230
D3050	Terminal & Package Units - Original Building	Replace	High	\$185,640	-	\$185,640
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
B3010	Roof Coverings Moisture Penetration	Study	Urgent	\$10,608	-	\$10,608
B2010	Exterior Walls Moisture Condition Gymnasium	Study	Urgent	\$10,608	-	\$10,608
TOTAL ALL ITEMS						\$848,304

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$95,500	\$128,925	\$161,156
TOTAL BENCHMARK COST	\$0	\$0	\$0
TOTAL RENEWAL COST	\$848,304	\$1,145,210	\$1,431,513
GRAND TOTAL OPTION A =			\$1,592,669

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

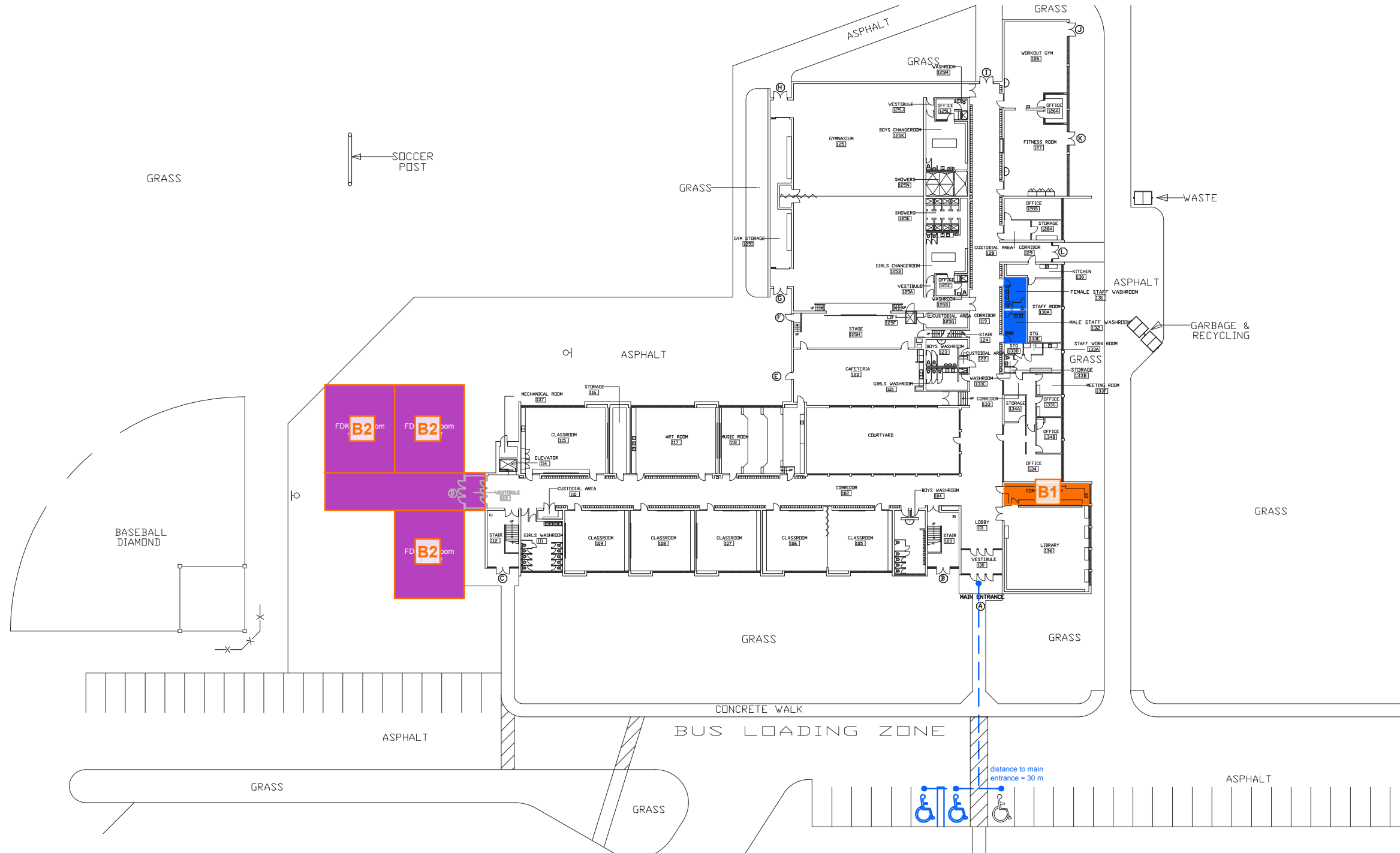
**ANCASTER PLANNING AREA
ANCASTER SENIOR**

COSTING OPTION B REFERENCE MAP (NOT TO SCALE)

COSTING OPTION B: INITIAL OPTION

Option B is to convert Ancaster Senior to a JK-8 school, add French Immersion, and increase capacity to 465 students. Resource space and 3 FDK classrooms must be added to meet adjusted benchmark requirements.

Accessibility items are shown in blue
Benchmark items are shown in orange
Addition is shown in purple
Demolition/relocation is shown in dashed grey
Refer to next pages for more information



BENCHMARK - OPTION B - INITIAL OPTION

Benchmark Items - Option B - Initial Option				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	1,264	800	464	58%
FDK space	0	3,600	-3,600	-100%
General Office	1,228	1,442	-214	-15%
Gym & Stage	7,485	4,650	2,835	61%
Library	1,860	2,325	-465	-20%
Resource Space	1,153	1,628	-475	-29%
Staff Room	820	1,023	-203	-20%

Benchmark Items - Proposed Solution for Option B - Initial Option							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Resource Space	1,506	1,628	-122	-7%	Convert existing computer room (135) into additional resource space	\$25,000
B2	FDK Space	3,600	3,600	0	0%	New addition with 3 FDK classrooms	see next page
Total environmental remediation allowance							\$5,000
TOTAL ALL ITEMS							\$30,000

3 FDK CLASSROOMS ADDITION (PER INITIAL OPTION BENCHMARK REQUIREMENTS):

Square footage of addition complete with required 3 FDK Classrooms:
= 5,000 sf

Medium Addition Cost @ \$250/sf

New Addition Construction Cost = \$1,250,000

	+35% soft costs	+25% contingency
CONSTRUCTION COST	\$1,687,500	\$2,109,375
GRAND TOTAL OF ADDITION =		\$2,109,375

COSTING OPTION B (INITIAL OPTION):

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$95,500	\$128,925	\$161,156
BENCHMARK (INTERIOR)	\$30,000	\$40,500	\$50,625
BENCHMARK (ADDITION)			\$2,109,375**
TOTAL RENEWAL COST	\$848,304	\$1,145,210	\$1,431,513
	GRAND TOTAL OPTION B =		\$3,752,669

**refer to above for breakdown of benchmark addition cost

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES
ANCASTER PLANNING AREA
C.H. BRAY

PLANNING AREA: Ancaster
YEAR CONSTRUCTED: 1952
ADDITIONS/RENOVATIONS: 1954
NUMBER OF STOREYS: 1
PROGRAM: ENG
GRADE STRUCTURE: JK-6
CAPACITY: 199
2015 ENROLMENT: 318 (160% capacity)

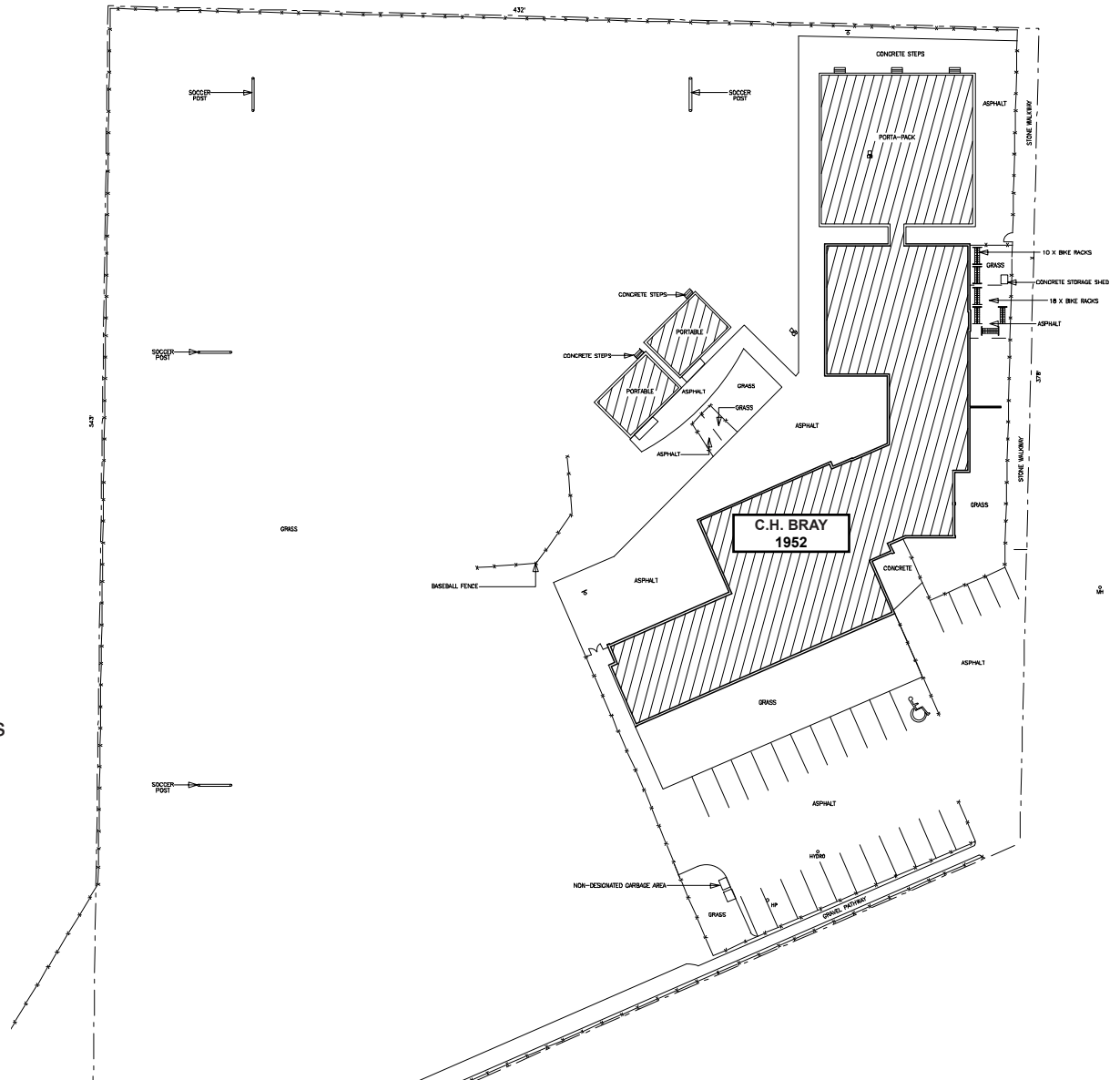
SUMMARY: The school is currently at 160% capacity. There is currently a 6-classroom Portapak accommodating students - this Portapak is in poor condition and should be removed.

The school has one accessible parking space, however requires an ADO at the main entrance.

There is significant deficiency in benchmark space requirements - the gym, general office and FDK rooms are undersized, and there are no changerooms, no purpose-built library or resource room.

COSTING OPTION A: Address accessibility, rearrange existing space to accommodate library, office space and resource space, create addition for new gym, changerooms and FDK classrooms, address renewal items.

COSTING OPTION B: Demolish existing school and re-build new 564 pupil place JK-8 English elementary school on same site.



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with

- i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines,
- ii) upgrading facilities to better meet program benchmark requirements,
- iii) addressing identified “urgent” and “high” priority renewal items. Environmental remediation scope identified in green.

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes	-	-
A2	Path of travel to the main entrance door	yes	-	-
A3	Barrier free entrance that meets OBC	no	main entrance A requires ADO	\$5,000
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	entrance M requires ramp (access to former FDK play area)	\$1,500
A6	Elevator (Main)	n/a	-	-
A7	Lift (Gym Stage)	no	gym is being rebuilt as addition, therefore no stage lift is required for existing gym	-
A8	Are washrooms accessible by wheelchair	no	-provide accessible stall in boys' and girls' washrooms -provide ADO in boys' washroom (insufficient clearance on interior pull side of door)	\$15,000
A9	Universal washroom	no	add universal washroom in former office spaces 103 and 103a	\$75,000
Total environmental remediation allowance				\$2,500
TOTAL ALL ITEMS				\$99,000

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	0	800	-800	-100%
FDK space	1,714	2,400	-686	-29%
General Office	230	1,200	-970	-81%
Gym & Stage	2,191	3,000	-809	-27%
Library	0	995	-995	-100%
Resource Space	0	697	-697	-100%
Staff Room	380	438	-58	-13%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Library	1,000	995	5	0%	Convert existing gym (108), stage (108a) and storage (108b) into new library space	\$200,000
B2	General Office	1,200	1,200	0	0%	Convert existing gym (108) into general office space	\$75,000
B3	Resource Space	750	697	53		Convert existing classroom (104) into resource space	\$25,000
B4	Classrooms	-	-	-	-	Convert existing FDK classrooms (115 and 117) into regular classrooms	\$50,000
B5	Gym	3,000	3,000	0	0%	Relocate undersized gym to new addition	see next page
B6	FDK classrooms	2,400	2,400	0	0%	Relocated existing undersized FDK classrooms (115 and 117) to new addition	see next page

(CONTINUED ON NEXT PAGE)

B7	Changerooms	800	800	0	0%	Add boys' and girls' changerooms to new addition	see below
Total environmental remediation allowance							\$17,500
TOTAL ALL ITEMS							\$367,500

GYM, CHANGEROOMS AND 2 FDK CLASSROOMS ADDITION (PER BENCHMARK REQUIREMENTS):

Square footage of addition complete with required Gym, Changerooms and 3 FDK Classrooms:
 = 7,190 sf

Medium Addition Cost @ \$250/sf

New Addition Construction Cost = \$1,797,500

Cost of removal for existing 6 classroom Portapak = **\$45,000**

Cost of relocation for 2 portables = **\$10,000**

	+35% soft costs	+25% contingency
CONSTRUCTION COST	\$2,426,625	\$3,033,281
REMOVAL COST	(included)	\$55,000
GRAND TOTAL OF ADDITION =		\$3,088,281

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

ANCASTER PLANNING AREA

C.H. BRAY



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RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
D304003	Heating/Chilling water distribution systems - Original Building	Study	High	\$10,608	\$2,500	\$13,108
D2030	Sanitary Waste	Study	High	\$10,608	-	\$10,608
D2040	Rain Water Drainage	Study	High	\$10,608	-	\$10,608
D304007	Exhaust Systems - Original Building	Replace	High	\$25,459	\$2,500	\$27,959
B2010	Exterior Walls - Original Building	Repair	High	\$303,601	-	\$303,601
D302005	Auxiliary Equipment - Original Building	Replace	High	\$10,608	\$2,500	\$13,108
D302005	Auxiliary Equipment - Original Building	Replace	High	\$10,608	\$2,500	\$13,108
B2030	Exterior Doors - Original Building	Replace	High	\$45,508	\$2,500	\$48,008
B2030	Exterior Doors	Replace	High	\$15,169	\$2,500	\$17,669
A1010	Standard Foundations - Original Building	Repair	High	\$75,847	-	\$75,847
D3050	Terminal & Package Units - Original Building	Replace	High	\$187,762	\$2,500	\$190,262
D2020	Domestic Water Distribution Water Heaters - Original Building	Replace	High	\$10,608	\$2,500	\$13,108
C3020	Floor Finishes - Original Building	Replace	High	\$166,835	\$10,000	\$176,835
D2030	Sanitary Waste	Replace	High	\$84,864	-	\$84,864
D2040	Rain Water Drainage	Replace	High	\$42,432	-	\$42,432
C3030	Ceiling Finishes - Original Building	Replace	High	\$284,400	\$10,000	\$294,400
C1020	Interior Doors - Original Building	Replace	High	\$15,169	\$2,500	\$17,669
B2020	Exterior Windows - Original Building	Replace	High	\$265,624	-	\$265,624
G204007	Playing Fields	Replace	High	\$66,724	-	\$66,724
D304003	Heating/Chilling water distribution systems - Original Building	Replace	High	\$254,592	\$2,500	\$257,092
D3060	Controls & Instrumentation - Original Building	Replace	High	\$212,160	-	\$212,160
D503001	Fire Alarm Systems - Original Building	Replace	High	\$62,400	\$2,500	\$64,900
A1010	Standard Foundations - Original Building	Repair	High	\$37,212	-	\$37,212
D501003	Main Switchboards - Original Building	Replace	Urgent	\$26,520	-	\$26,520
G40	Site Electrical Utilities - Site	Replace	Urgent	\$10,608	-	\$10,608

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G30	Site Civil/Mechanical Utilities - Site	Study	Urgent	\$10,608	-	\$10,608
D302002	Hot Water Boilers - Original Building	Replace	Urgent	\$127,932	-	\$127,932
B3010	Roof Coverings - Original Building	Replace	Urgent	\$343,911	-	\$343,911
TOTAL ALL ITEMS						\$2,787,096

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$99,000	\$133,650	\$167,063
BENCHMARK (INTERIOR)	\$367,500	\$496,125	\$620,156
BENCHMARK (ADDITION)			\$3,088,281**
TOTAL RENEWAL COST	\$2,787,096	\$3,762,580	\$4,703,225
GRAND TOTAL OPTION A =			\$8,578,725

**refer to page 19 for breakdown of benchmark addition cost

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

COSTING OPTION B: INITIAL OPTION

This option explores the cost of building a new 564 pupil place JK-8 school on existing site and demolition of current school.

NEW CONSTRUCTION:

Square footage of New 564 Pupil School

New Area = 61,012 sf

New Construction Cost @ \$185.72/sf

Total Construction Cost (C) = \$11,331,235

ABATEMENT, DEMOLITION AND SITE CLEANUP:

Asbestos abatement @ \$10/sf (no asbestos in Portapak)

Demolition @ \$8/sf

Site Cleanup @ \$5/sf

Relocation of 2 portables @ \$5,000 per portable

Asbestos Abatement cost = \$18/sf @ 15,385sf

= \$276,930

Total Estimated Demolition cost = \$18/sf @ 21,030sf

= \$378,540

Site Cleanup cost = \$5/sf @ 80,000sf

= \$400,000

Portable removal cost = \$10,000

Subtotal Demolition Cost = \$1,065,470

	+35% soft costs	+25% contingency
DEMOLITION COST	\$ 1,438,385	\$ 1,797,980 (D)

GRAND TOTAL OPTION B = (C + D)	\$13,129,215
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HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
 FEASIBILITY STUDIES
ANCASTER PLANNING AREA
FESSENDEN

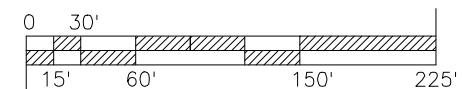
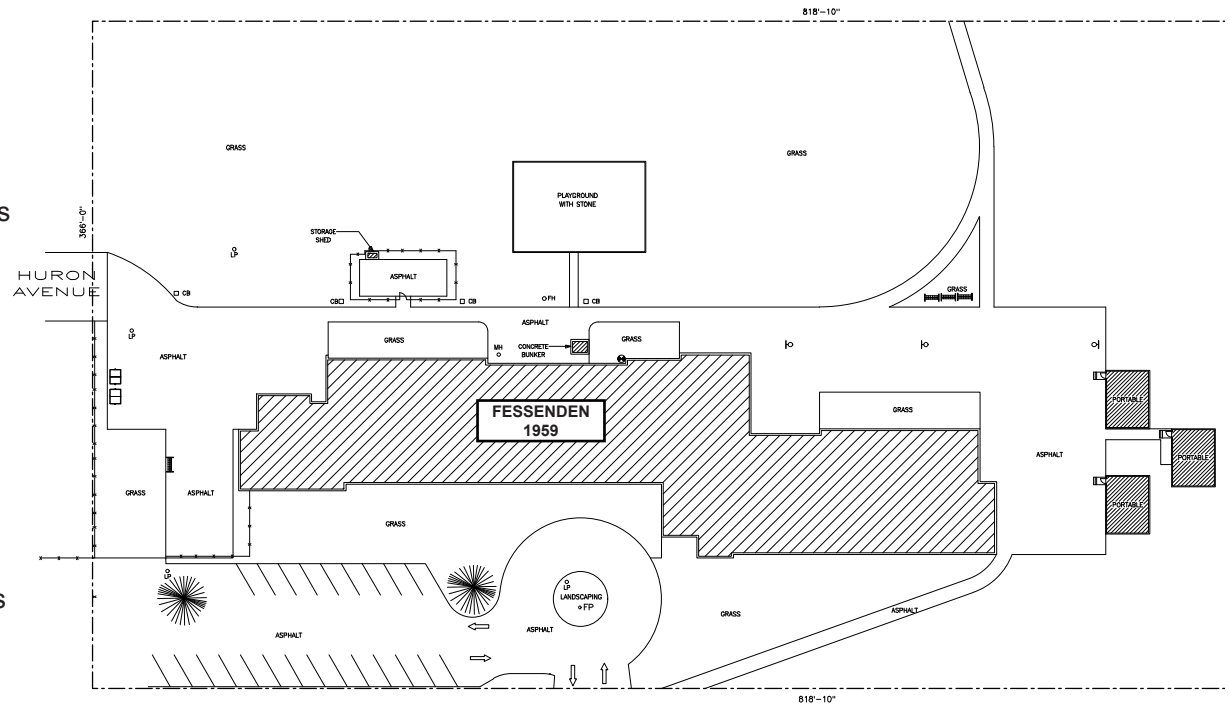
PLANNING AREA: Ancaster
YEAR CONSTRUCTED: 1959
ADDITIONS/RENOVATIONS: -
NUMBER OF STOREYS: 1
PROGRAM: ENG, FI
GRADE STRUCTURE: JK-6
CAPACITY: 199
2015 ENROLMENT: 318 (160% capacity)

SUMMARY: The school is currently at 160% capacity. Primary accessibility needs include two new parking spaces with new walkway to main entrance, a new universal washroom, and minor adjustments to entry/exit doors to smooth threshold transitions.

There is significant deficiency in benchmark space requirements - the gym, general office, FDK rooms, resource space and library are undersized, and there are no changerooms.

COSTING OPTION A: Address accessibility, rearrange existing space to accommodate library, office space and resource space, create addition for new gym, changerooms and FDK classrooms, address renewal items.

COSTING OPTION B: Close



**ANCASTER PLANNING AREA
FESSENDEN**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
Benchmark items are shown in orange
Addition is shown in purple
Demolition/relocation is shown in dashed grey
Refer to next pages for more information



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with

- i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines,
- ii) upgrading facilities to better meet program benchmark requirements,
- iii) addressing identified “urgent” and “high” priority renewal items. Environmental remediation scope identified in green.

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	no	create 2 designated parking spots with new accessible pathway to main entrance.	\$7,500
A2	Path of travel to the main entrance door	no	path of travel from existing designated parking space is above 30m: refer to A1	-
A3	Barrier free entrance that meets OBC	yes	-	-
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	all secondary accesses/exits require smoothing of floor transitions	\$5,000
A6	Elevator (Main)	n/a		-
A7	Lift (Gym Stage)	yes	-	-
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	no	add universal washroom in corner of existing gym (121)	\$75,000
Total environmental remediation allowance				\$5,000
TOTAL ALL ITEMS				\$92,500

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	0	800	-800	-100%
FDK space	1,794	3,600	-1,806	-50%
General Office	687	1,200	-513	-43%
Gym & Stage	2,592	4,000	-1,408	-35%
Library	792	1,915	-1,123	-59%
Resource Space	582	1,341	-759	-57%
Staff Room	699	843	-144	-17%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Resource Space	1,374	1,341	33	2%	Convert existing library (105) into additional resource space	\$25,000
B2	Library	2,130	1,915	215	11%	Convert part of existing gym (121) and stage (121a) into library	\$200,000
B3	General Office	1,147	1,200	-53	-4%	Convert part of existing gym (121) and gym storage (123) into additional office space	\$75,000
B4	Classrooms	-	-	-	-	Convert existing FDK rooms (108, 109, 110a) into regular classrooms, for total of 16 classrooms	\$75,000

(CONTINUED ON NEXT PAGE)

B5	Gym	4,000	4,000	0	0%	Relocate undersized gym to new addition	see below
B6	FDK Classrooms	3,600	3,489	-111	-3%	Create two new FDK classrooms in new addition	see below
B7	Changerooms	800	800	0	0%	Add boys' and girls' changerooms to new addition	see below
Total environmental remediation allowance							\$22,500
TOTAL ALL ITEMS							\$397,500

GYM, CHANGEROOMS AND 2 ADDITIONAL FDK CLASSROOMS ADDITION (PER BENCHMARK REQUIREMENTS):

Square footage of addition complete with required Gym, Changerooms and 2 additional FDK Classrooms:
 = 8,400 sf

Medium Addition Cost @ \$250/sf

New Addition Construction Cost = \$2,100,000

Cost of relocation for 6 portables = **\$30,000**

	+35% soft costs	+25% contingency
CONSTRUCTION COST	\$2,835,000	\$3,543,750
REMOVAL COST	(included)	\$30,000
GRAND TOTAL OF ADDITION =		\$3,573,750

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
B101001	Structural Frame - Original Building	Repair	High	\$705,432	-	\$705,432
B101001	Structural Frame - Original Building	Study	High	\$10,608	-	\$10,608
G204001	Fencing & Gates - Chain-link Fencing	Replace	High	\$14,851	-	\$14,851
D302005	Auxiliary Equipment - HVAC Pump	Replace	High	\$10,608	\$2,500	\$13,108
D302005	Auxiliary Equipment - Expansion Tanks	Replace	High	\$15,912	\$2,500	\$18,412
D2020	Domestic Water Distribution - Plumbing Piping Systems	Replace	High	\$169,728	\$2,500	\$172,228
D2020	Domestic Water Distribution - Plumbing Piping Systems	Study	High	\$10,608	\$2,500	\$13,108
C3020	Floor Finishes - Hardwood - Original Building	Replace	High	\$10,608	-	\$10,608
C3020	Floor Finishes - Carpeting - Original Building	Replace	High	\$42,432	-	\$42,432
D503008	Security Systems - Original Building	Replace	High	\$21,216	-	\$21,216
D304007	Exhaust Systems (approx. 85%)	Replace	High	\$40,310	\$5,000	\$45,310
C1030	Fittings - Washroom Partitions - Original Building	Replace	High	\$44,554	-	\$44,554
C3030	Ceiling Finishes - Wood - Original Building	Repair	High	\$106,080	-	\$106,080
G2030	Pedestrian Paving - Asphalt Paved	Replace	High	\$18,034	-	\$18,034
G2030	Pedestrian Paving - Exterior Stairs and Ramp	Repair	High	\$10,608	-	\$10,608
C3030	Ceiling Finishes - Painted Wood - Original Building	Replace	High	\$12,730	-	\$12,730
D501099	Other Service and Distribution	Replace	High	\$31,824	-	\$31,824
C3010	Wall Finishes - Paint Wall Covering - Original Building	Replace	High	\$127,296	-	\$127,296
A1010	Standard Foundations - Original Building	Repair	High	\$10,608	-	\$10,608
B2030	Exterior Doors - Exterior Door Hardware - Original Building	Replace	High	\$15,912	\$2,500	\$18,412
B2030	Exterior Doors - Wood - Original Building	Replace	High	\$21,216	-	\$21,216
D3050	Terminal & Package Units - Terminal Units	Replace	High	\$148,512	\$10,000	\$158,512
D502002	Lighting Equipment - Interior Lighting	Replace	High	\$297,024	-	\$297,024
D3060	Controls & Instrumentation - Control Systems	Replace	High	\$254,592	-	\$254,592
D302002	Hot Water Boilers - Original Building	Replace	High	\$159,120	\$2,500	\$161,620

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HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
 FEASIBILITY STUDIES
ANCASTER PLANNING AREA
FESSENDEN



B2010	Exterior Walls - Pre-finished Panels - Original Building	Replace	High	\$371,280	-	\$371,280
D302005	Auxiliary Equipment - Chemical Feed System	Replace	High	\$10,608	-	\$10,608
D302005	Auxiliary Equipment - Stack & Breaching	Replace	High	\$21,216	-	\$21,216
D502002	Lighting Equipment - Exterior Lighting - Pole Mounted	Replace	High	\$13,790	-	\$13,790
D502002	Lighting Equipment - Exterior Lighting - Wall & Soffit Mounted	Replace	High	\$10,608	-	\$10,608
D503001	Fire Alarm Systems	Replace	Urgent	\$63,648	-	\$63,648
D501003	Main Switchboards - Main Disconnect and Distribution Panel	Replace	Urgent	\$76,378	-	\$76,378
G30	Site Civil/Mechanical Utilities - Underground Utilities	Replace	Urgent	\$320,362	-	\$320,362
G30	Site Civil/Mechanical Utilities - Underground Utilities	Study	Urgent	\$10,608	-	\$10,608
D304003	Heating and Chilled water distribution systems - Heating & Chilled Piping Systems	Study	Urgent	\$10,608	\$2,500	\$13,108
D304003	Heating and Chilled water distribution systems - Heating & Chilled Piping Systems	Replace	Urgent	\$434,928	\$2,500	\$437,428
G40	Site Electrical Utilities - Aboveground Utilities	Replace	Urgent	\$53,040	-	\$53,040
G40	Site Electrical Utilities - Aboveground Utilities	Study	Urgent	\$10,608	-	\$10,608
TOTAL ALL ITEMS						\$3,753,104

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$92,500	\$124,875	\$156,094
BENCHMARK (INTERIOR)	\$397,500	\$536,625	\$670,781
BENCHMARK (ADDITION)			\$3,573,750
TOTAL RENEWAL COST	\$3,753,104	\$5,066,690	\$6,333,363
GRAND TOTAL OPTION A =			\$10,733,988

* **Soft costs** include:
 Architectural and consultants' fees
 Other fees, disbursements and permits
 Furniture and equipment

**refer to page 27 for breakdown of benchmark addition cost

COSTING OPTION B: INITIAL OPTION

The Initial Option is to close school.
For the purposes of this study there is no cost associated with this option.

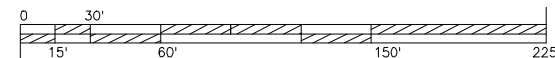
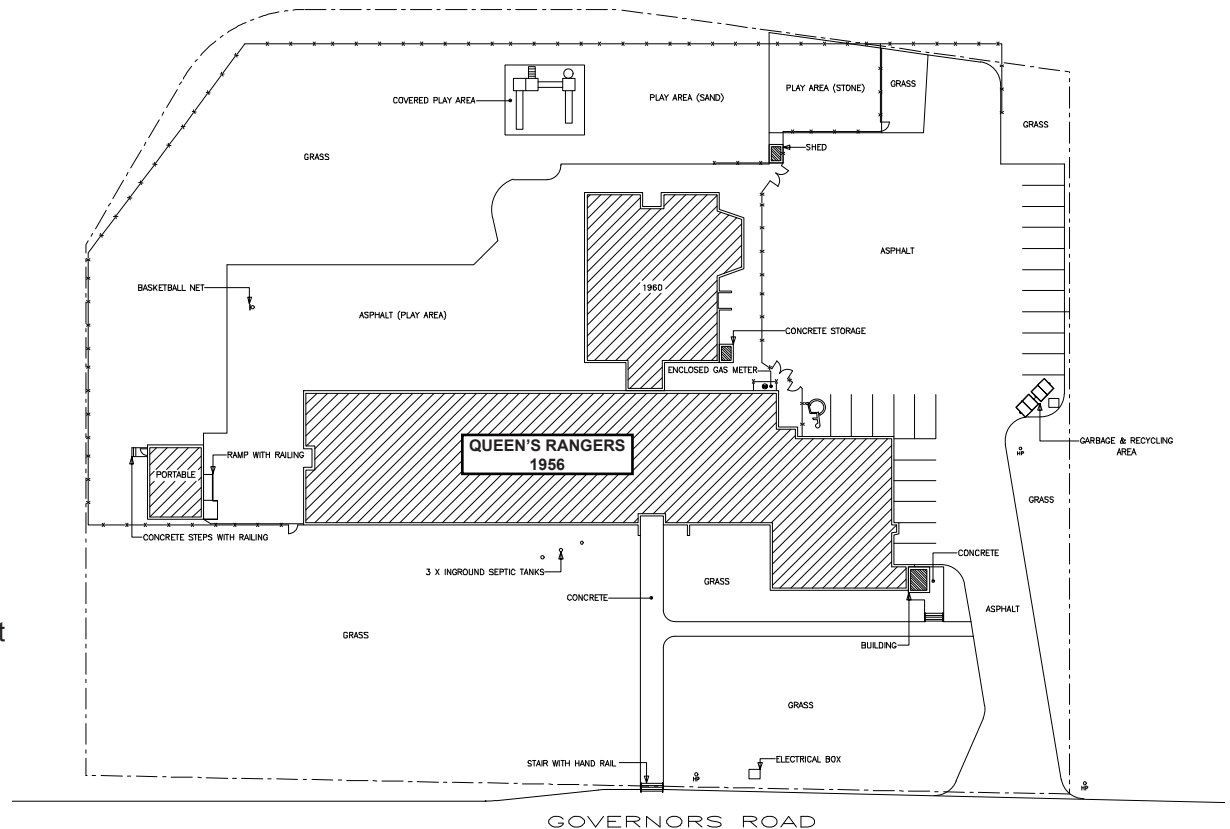
PLANNING AREA: Ancaster
YEAR CONSTRUCTED: 1958
ADDITIONS/RENOVATIONS: 1960
NUMBER OF STOREYS: 1
PROGRAM: ENG
GRADE STRUCTURE: JK-6
CAPACITY: 222
2015 ENROLMENT: 117 (53% capacity)

SUMMARY: The school is currently at 53% capacity. The main entrance is currently not accessible and requires an automatic door opener. Some entry and exit doors require ramps, the gym currently does not have a stage lift, and there are no accessible stalls in any washrooms, nor is there a universal washroom.

Currently, the gym & stage, resource space and FDK spaces meet benchmark, and the library, general office, and staff rooms are below benchmark. The school does not have changerooms.

COSTING OPTION A: Address accessibility, create new staff room and universal washroom in existing undersized library space, convert existing staff room, washrooms and storage rooms into changerooms, expand office space into adjacent resource space, create new addition with 2 classrooms and library, address renewal items.

COSTING OPTION B: Close



COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
Benchmark items are shown in orange
Refer to next pages for more information



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with

- i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines,
- ii) upgrading facilities to better meet program benchmark requirements,
- iii) addressing identified “urgent” and “high” priority renewal items. Environmental remediation scope identified in green.

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes	-	-
A2	Path of travel to the main entrance door	yes	-	-
A3	Barrier free entrance that meets OBC	no	main entrance “I” requires ADO	\$5,000
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	entry/exit doors A, J require ramps	\$7,500
A6	Elevator (Main)	n/a	-	-
A7	Lift (Gym Stage)	no	stage lift required	\$20,000
A8	Are washrooms accessible by wheelchair	no	provide accessible stall in boys’ and girls’ washrooms	\$5,000
A9	Universal washroom	no	convert portion of existing library classroom (103) to new universal washroom	\$75,000
Total environmental remediation allowance				\$2,500
TOTAL ALL ITEMS				\$115,000

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	0	800	-800	-100%
FDK space	1,555	1,200	355	20%
General Office	941	1,200	-259	-22%
Gym & Stage	2,564	2,220	344	15%
Library	791	1,110	-319	-29%
Resource Space	887	777	110	14%
Staff Room	261	488	-227	-47%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	625	488	137	28%	Relocate staff room to portion of existing library classroom (103)	\$175,000
B2	General Office Resource Space	1,046 782	1,200 777	-154 5	-13% 0%	Convert existing resource space (125) to general office space	\$25,000
B3	Changerooms	552	800	-248	-31%	Convert existing staff room (119), washroom (123c), storage (123d), and kitchen (123e) to boys' and girls' changerrooms	\$175,000
B4	Library	1,110	1,110	0	0%	Relocate undersized library to new addition	see next page
B5	Classrooms	-	-	-	-	Add two classrooms to new addition, for total of 8 classrooms	see next page
Total environmental remediation allowance							\$12,500
TOTAL ALL ITEMS							\$387,500

LIBRARY AND 2 ADDITIONAL CLASSROOMS ADDITION (PER BENCHMARK REQUIREMENTS):

Square footage of addition complete with library and 2 additional FDK Classrooms:
= 3,300 sf

Small Addition Cost @ \$250/sf

New Addition Construction Cost = \$825,000

	+35% soft costs	+25% contingency
CONSTRUCTION COST	\$1,113,750	\$1,392,188
GRAND TOTAL OF ADDITION =		\$1,392,188

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D302005	Auxiliary Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
D304003	Heating Water Distribution System - Original Building	Study	High	\$10,608	\$2,500	\$13,108
B2010	Exterior Walls Brick repair	Repair	High	\$53,040	-	\$53,040
B2030	Exterior Doors - Original Building	Replace	High	\$10,608	-	\$10,608
D304007	Exhaust Systems - Original Building	Replace	High	\$21,640	\$5,000	\$26,640
D304003	Heating Water Distribution System - Original Building	Replace	High	\$254,592	\$10,000	\$264,592
D3050	Terminal & Package Units - Original Building	Replace	High	\$187,762	\$10,000	\$197,762
D501003	Main and Secondary Switchboards - Original Building	Replace	Urgent	\$10,608	-	\$10,608
TOTAL ALL ITEMS						\$586,966

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$115,000	\$155,250	\$194,063
BENCHMARK (INTERIOR)	\$387,500	\$522,450	\$653,063
BENCHMARK (ADDITION)			\$1,392,188**
TOTAL RENEWAL COST	\$586,966	\$792,404	\$990,505
GRAND TOTAL OPTION A =			\$3,229,819

**refer to previous page for breakdown of benchmark addition cost

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment



COSTING OPTION B: INITIAL OPTION

The Initial Option is to close school.
For the purposes of this study there is no cost associated with this option.

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES
ANCASTER PLANNING AREA
ROUSSEAU

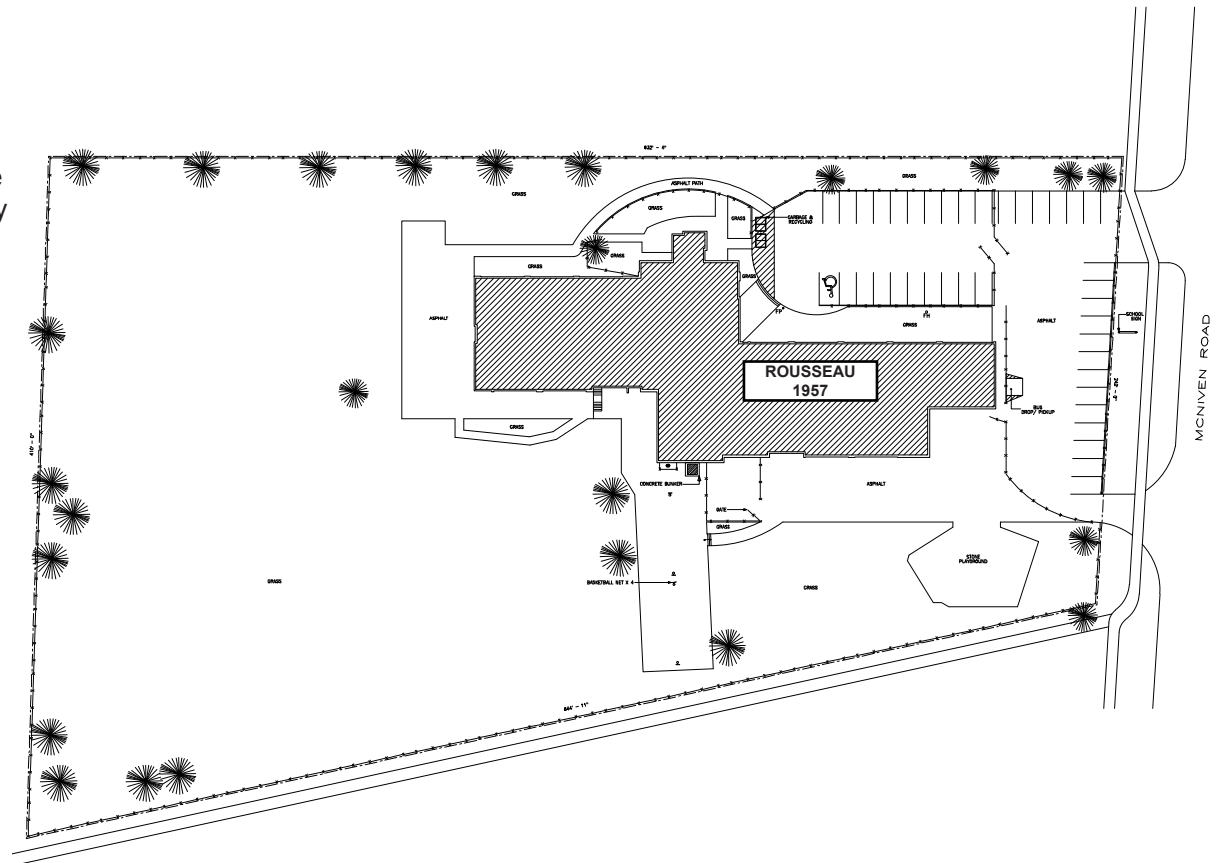
PLANNING AREA: Ancaster
YEAR CONSTRUCTED: 1958
ADDITIONS/RENOVATIONS: 1967, 2012
NUMBER OF STOREYS: 1
PROGRAM: ENG, SE
GRADE STRUCTURE: JK-6
CAPACITY: 291
2015 ENROLMENT: 239 (82% capacity)

SUMMARY: The school is currently at 82% capacity. One additional accessible parking space is required. Some entry and exit doors require ramps, the gym currently does not have a stage lift, and accessible stalls are required in boys' and girls' washrooms. A universal washroom was recently added.

Currently, the gym & stage, staff room, and FDK spaces meet benchmark, and the library, general office, and resource spaces are below benchmark. The school does not have dedicated changerooms.

COSTING OPTION A: Address accessibility, convert 3 underused classrooms into general office, resource space, and changerooms, expand library into adjacent resource space, address renewal items.

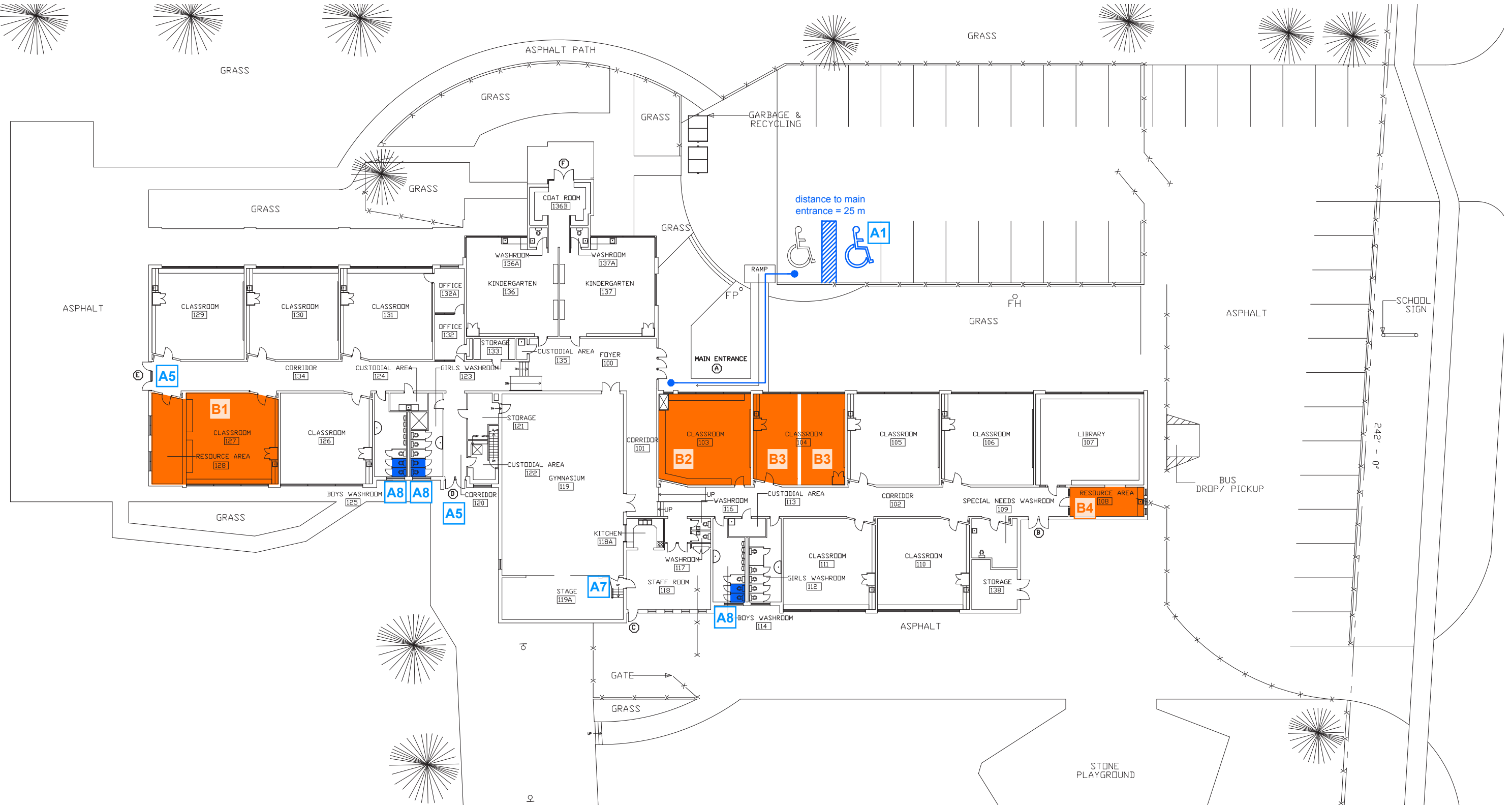
COSTING OPTION B: Convert to JK-8, 495 pupil place elementary school, add French Immersion Program. Reallocate interior spaces and build new addition to satisfy benchmark requirements and to allow for a total of 19 regular classrooms.



**ANCASTER PLANNING AREA
ROUSSEAU**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
Benchmark items are shown in orange
Refer to next pages for more information



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with

- i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines,
- ii) upgrading facilities to better meet program benchmark requirements,
- iii) addressing identified “urgent” and “high” priority renewal items. Environmental remediation scope identified in green.

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	no	additional space is required	\$1,500
A2	Path of travel to the main entrance door	yes	-	-
A3	Barrier free entrance that meets OBC	yes	-	-
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	entry/exit doors D, E require ramps	\$3,000
A6	Elevator (Main)	n/a	-	-
A7	Lift (Gym Stage)	no	stage lift required	\$20,000
A8	Are washrooms accessible by wheelchair	no	provide accessible stall in boys' and girls' washrooms	\$10,000
A9	Universal washroom	yes	-	-
TOTAL ALL ITEMS				\$34,500

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Changerooms	0	800	-800	-100%
FDK space	2,032	2,400	-368	-15%
General Office	265	1,200	-935	-78%
Gym & Stage	2,578	2,910	-332	-11%
Library	933	1,455	-522	-36%
Resource Space	459	1,019	-560	-55%
Staff Room	602	640	-38	-6%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Resource Space	1,029	1,019	10	1%	Convert existing classroom 127 into additional resource space	\$25,000
B2	General Office	1,029	1,200	-171	-14%	Convert existing classroom 103 into additional general office space	\$25,000
B3	Changerooms	780	800	-20	-2%	Convert existing classroom 104 into new boys' and girls' changerooms	\$100,000
B4	Library	1,138	1,455	317	-22%	Expand library into existing resource room 108	\$75,000
Total environmental remediation allowance							\$16,000
TOTAL ALL ITEMS							\$241,000

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D2020	Domestic Water Distribution - Original Building	Study	High	\$10,608	\$2,500	\$13,108
D304003	Heating Water Distribution System - Original Building	Study	High	\$10,608	\$2,500	\$13,108
D2020	Domestic Water Distribution - Original Building	Replace	High	\$79,560	\$7,500	\$87,060
D2030	Sanitary Waste	Replace	High	\$58,344	-	\$58,344
D503004	Public Address Systems - Original Building	Replace	High	\$37,128	-	\$37,128
G2020	Parking Lots	Replace	High	\$74,256	-	\$74,256
D3050	Terminal & Package Units - Original Building	Replace	High	\$159,120	\$10,000	\$169,120
D4020	Standpipe Systems - Original Building	Replace	High	\$76,378	-	\$76,378
D304003	Heating Water Distribution System - Original Building	Replace	High	\$233,376	\$10,000	\$243,376
D501003	Secondary Switchboards	Replace	Urgent	\$53,040	-	\$53,040
TOTAL ALL ITEMS						\$824,918

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$34,500	\$46,575	\$58,219
BENCHMARK (INTERIOR)	\$241,000	\$325,350	\$406,688
TOTAL RENEWAL COST	\$824,918	\$1,113,639	\$1,392,049
GRAND TOTAL OPTION A =			\$1,856,956

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

COSTING OPTION B: INITIAL OPTION

The Initial Option is to convert Rousseau School to a JK-8 school, add French Immersion, and increase capacity to 495 students. General office space, gym and stage, library, staff, resource space, changerooms, a music room and 8 classrooms and 3 FDK classrooms must be added to meet adjusted benchmark requirements.

Accessibility items are shown in blue (Refer to Option A)
Benchmark items are shown in orange
Addition is shown in purple
Demolition/relocation is shown in dashed grey
Refer to next pages for more information



BENCHMARK - OPTION B - INITIAL OPTION

Benchmark Items - Option B - Initial Option				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
General Office	265	1,200	-935	-78%
Gym & Stage	2,578	5,000	-2,422	-48%
Changerooms	0	800	-800	-100%
Library	933	2,475	-1,542	-62%
Resource Space	459	1,733	-1,274	-74%
Staff Room	602	1,089	-487	-45%
FDK	2,032	2,400	-368	-15%
Music Room	0	1,050	-1,050	-100%

Benchmark Items - Proposed Solution for Option B - Intial Option							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	1,155	1,089	66	6%	Convert existing library (107) and resource space (108) into staff room	\$100,000
B2	General Office	1,029	1,200	-171	-14%	Convert existing classroom 103 into additional general office space	\$25,000
B3	Resource Space	3,600	3,600	0	0%	Convert existing staff room (118), washroom (117) and kitchen (118a) into resource space Add a resource room to new addition	\$75,000 See next page
B4	Library	2,588	2,475	113	5%	Convert existing gym (119) and stage (119a) into library	\$200,000
B5	Gym & Stage	5,000	5,000	0	0%	Add gym and stage to new addition	See next page

(CONTINUED ON NEXT PAGE)

B6	Changerooms	800	800	0	0%	Add boys' and girls' changerooms to new addition	See below
B7	Music Room	1,050	1,050	0	0%	Add music room to new addition	See below
B8	Classrooms	-	-	-	-	Add 9 classrooms to new addition, for total of 19 classrooms, per staff option benchmark requirements	See below
B9	Washrooms	-	-	-	-	Add additional washrooms per OBC requirements based on increased capacity of school	See below
Total environmental remediation allowance							\$22,500
TOTAL ALL ITEMS							\$422,500

GYM, CHANGEROOMS, MUSIC ROOM, AND 9 CLASSROOMS ADDITION (PER INITIAL OPTION BENCHMARK REQUIREMENTS):

Square footage of addition:
 = 17,600 sf

Large Addition Cost @ \$200/sf

New Addition Construction Cost = \$3,520,000

	+35% soft costs	+25% contingency
CONSTRUCTION COST	\$4,752,000	\$5,940,000
GRAND TOTAL OF ADDITION =		\$5,940,000

COSTING OPTION B (INITIAL OPTION):

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$34,500	\$46,575	\$58,219
BENCHMARK (INTERIOR)	\$422,500	\$570,375	\$712,969
BENCHMARK (ADDITION)			\$5,940,000**
TOTAL RENEWAL COST	\$824,918	\$1,113,639	\$1,392,049
GRAND TOTAL OPTION B =			\$8,103,237

**refer to previous page for breakdown of benchmark addition cost

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment