

# Appendix C: School Feasibility Study



Hamilton-Wentworth District School Board:  
A Feasibility Study for Selective Building Upgrades and Improvements  
West Hamilton 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 \$185.72.

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:

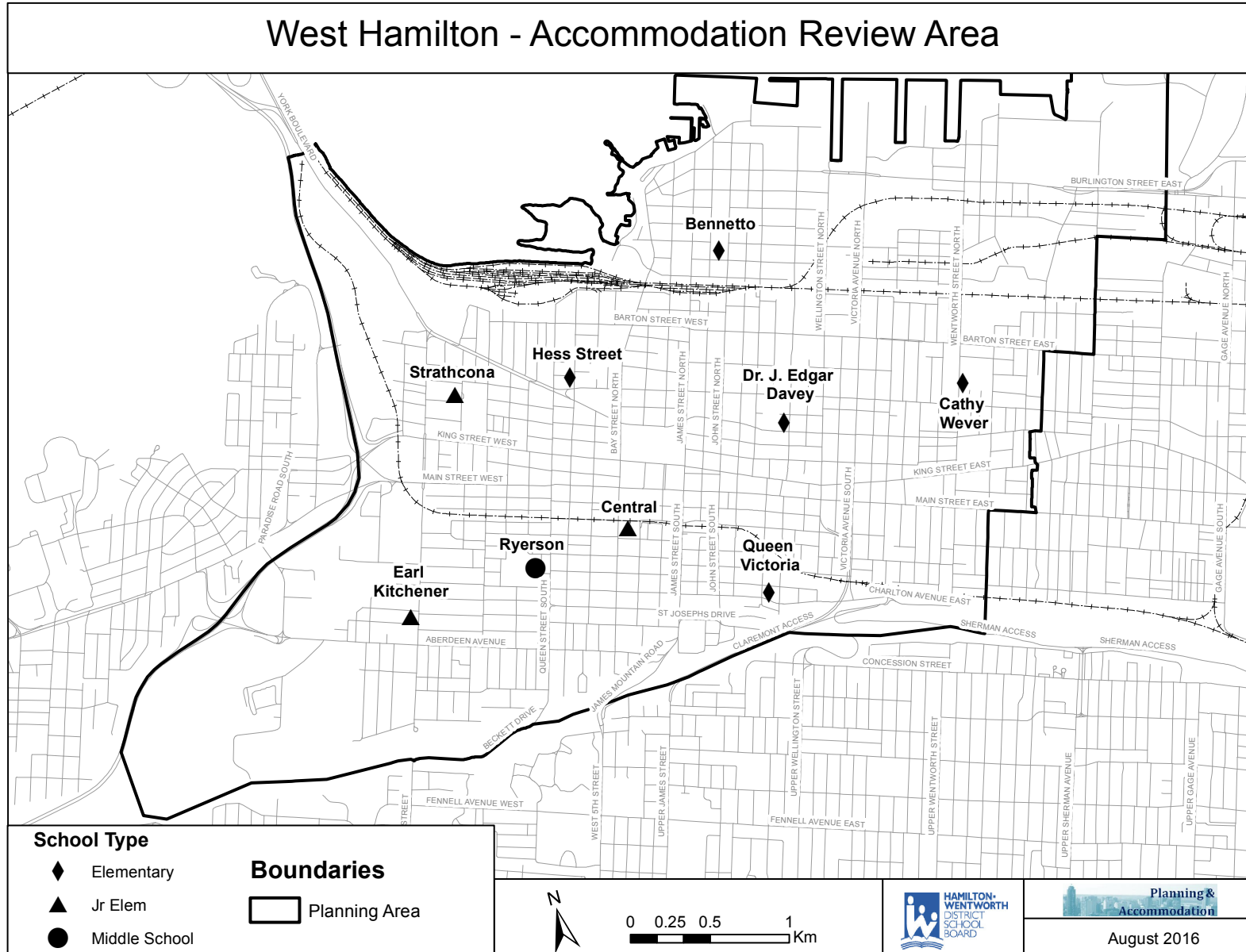
**COSTING OPTION A:** This option encompasses costs associated with i) upgrading accessibility to current AODA standards, ii) upgrading facilities to better meet program benchmark requirements, and iii) addressing identified “urgent” and “high” priority renewal items.

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

WEST HAMILTON PLANNING AREA COST SUMMARY		
SCHOOL	OPTION A	OPTION B
Bennetto	\$2,714,270	\$2,781,770
Cathy Wever	\$325,244	\$536,182
Central	\$2,933,208	\$2,933,208
Dr Davey	\$295,313	\$295,313
Earl Kitchener	\$8,167,987	\$8,167,987
Hess Street	\$4,996,854	\$0
Queen Victoria	\$115,890	\$115,890
Ryerson	\$560,053	\$560,053
Strathcona	\$2,305,110	\$2,305,110
<b>GRAND TOTAL</b>	<b>\$22,413,929</b>	<b>\$17,695,513</b>

**A**

**B**



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES  
**WEST HAMILTON PLANNING AREA**  
**BENNETTO**

**PLANNING AREA:** West Hamilton

**YEAR CONSTRUCTED:** 1966

**ADDITIONS/RENOVATIONS:** 1970, 1990, 2002

**NUMBER OF STOREYS:** 2

**PROGRAM:**

**GRADE STRUCTURE:** JK-8

**CAPACITY:** 744

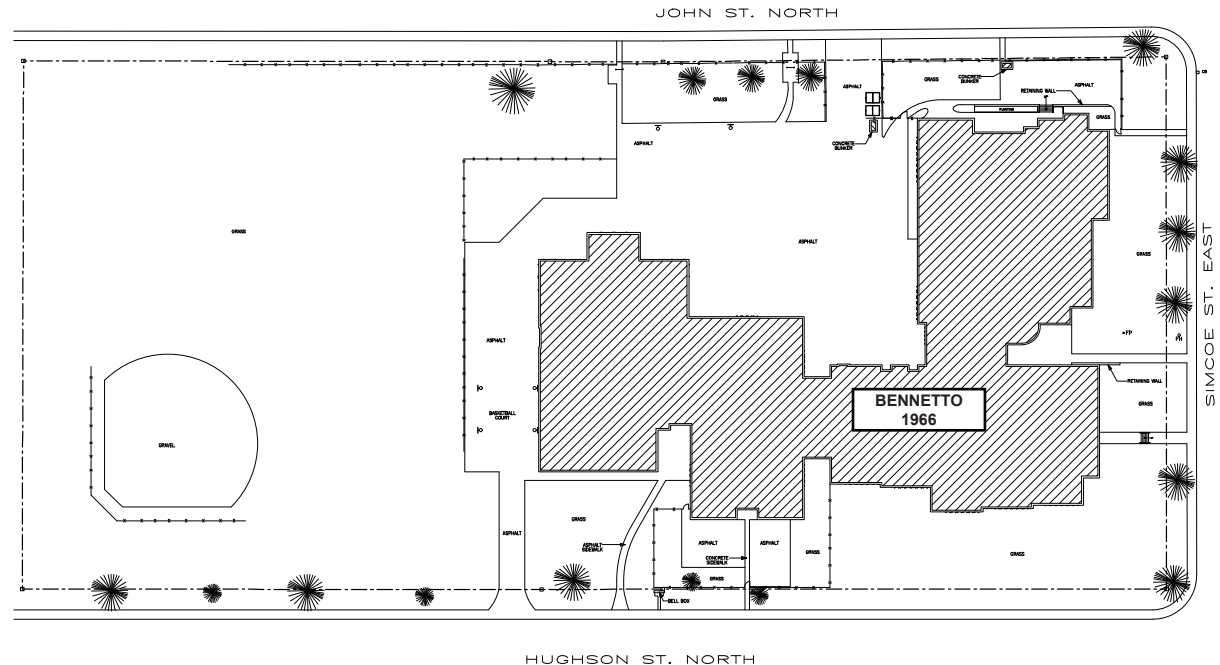
**2015 ENROLMENT:** 491 (66% capacity)

**SUMMARY:** The school is currently at 66% capacity. The school does not have on-site parking, but the front entrances have automatic door operators. Various accessibility modifications are required in the school including a barrier-free parking space, a new elevator, and ramps within some classrooms and level 2 corridor. A universal washroom is required at ground level.

In general the school has excess space available.

**COSTING OPTION A:** Address accessibility; address benchmark items, including expanding insufficient staff space into room 167, and expanding resource space into existing underused classroom 161 on ground level; and address renewal items.

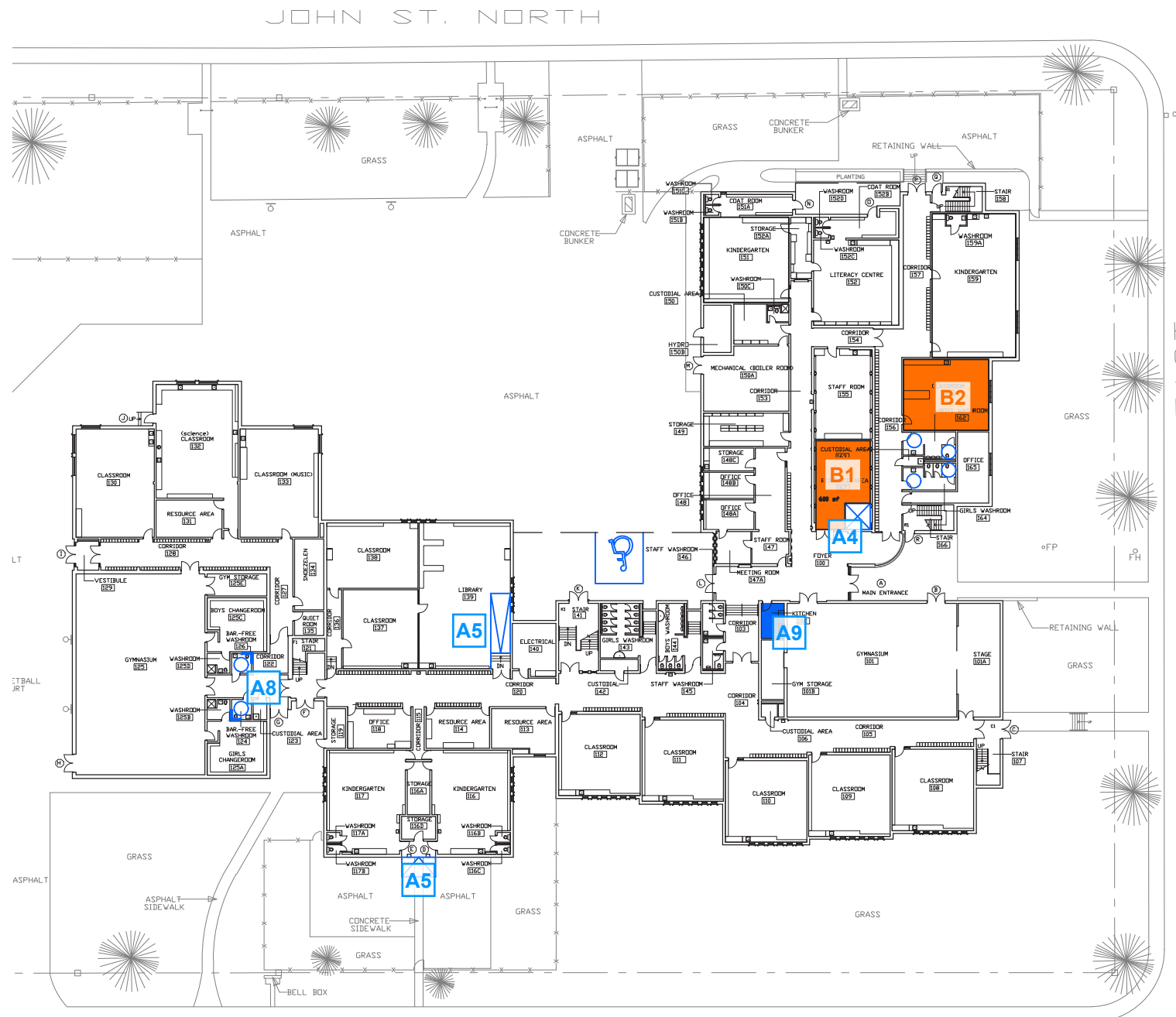
**COSTING OPTION B:** Benchmark items are similar to option A in addition to Reclaiming one FDK classroom (Room 152). Accessibility and Renewal Items are the same as option A.



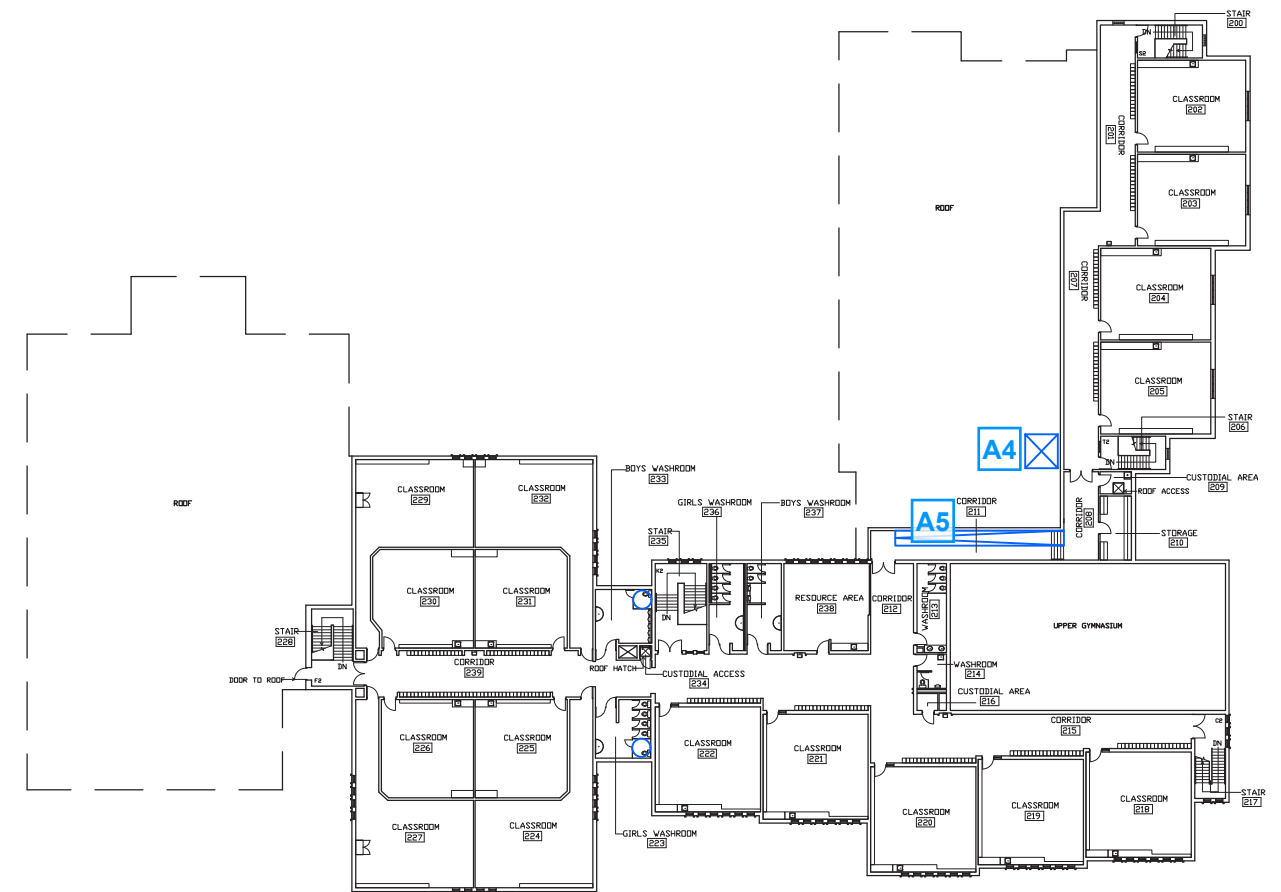
**WEST HAMILTON PLANNING AREA  
BENNETTO**

**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



**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	parking not provided on site provide barrier-free parking under shaded structure near entrance L	\$1,500
A2	Path of travel to the main entrance door	yes		-
A3	Barrier free entrance that meets OBC	yes	Main entrance A and secondary entrance L have ADO's	-
A4	Are all levels accessible by wheelchair	no	add elevator in Resource Area 167 off Foyer 100	\$200,000
A5	Are classrooms and common spaces accessible by wheelchair	no	- Library (139) has steps leading down to it. Introduce a ramp off Library door. This will allow accessibility into the computer lab and classroom 138. - Add ramp down from entrances (E) & (D) into Kindergarten playground area. - second floor is on two levels, introduce ramp in corridor 211.	\$10,000
A6	Elevator (Main)	no	refer to item A4	-
A7	Lift (Gym Stage)	yes	stage is directly accessible from raised corridor 105. raised corridor directly accessible through stair lift up to corridor 103.	-
A8	Are washrooms accessible by wheelchair	yes	barrier-free washrooms 124 & 126 have non-compliant grab bars.	\$1,000
A9	Universal washroom	no	add universal washroom in kitchen 102	\$75,000
<b>Total environmental remediation allowance</b>				<b>\$10,000</b>
<b>TOTAL ALL ITEMS</b>				<b>\$297,500</b>

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
BENNETTO**

**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	788	800	-12.2	98%
FDK Space	4235	4800	-565.23	88%
General Office	1,316	1,200	116	10%
Gym & Stage	6,196	7,440	-1,244	-17%
Library	2,547	3,720	-1,173	-32%
Resource Space	2,117	2,604	-487	-19%
Staff Room	914	1,637	-723	-44%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	1,387	1,637	-250		expand staff room into room 167	\$45,000
B2	Resource Space	2,267	2,604	-337		relocate resource room from room 167 into room 161	\$25,000
Total environmental remediation allowance							\$5,000
TOTAL ALL ITEMS							\$75,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
BENNETTO**



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**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
A1030	Slab on Grade Study - insect infiltration	Study	High	\$10,608	-	\$10,608
D304003	Heating Water Distribution System - Original Building	Study	High	\$10,608	\$2,500	\$13,108
C1010	Partitions Step cracking	Study	High	\$10,608	-	\$10,608
B2020	Exterior Windows Glass block	Replace	High	\$12,067	\$2,500	\$14,567
D3050	Terminal & Package Units - Original Building	Replace	High	\$291,720	-	\$291,720
D3060	Controls & Instrumentation - Original Building	Replace	High	\$127,296	-	\$127,296
D503004	Public Address Systems - Original Building	Replace	High	\$42,432	-	\$42,432
D501003	Main Switchboards - Original Building	Replace	High	\$84,864	-	\$84,864
B3010	Roof Coverings Rapidex Gym	Study	High	\$10,608	-	\$10,608
D302099	Other Heat Generating Systems - MUA	Replace	High	\$19,094	-	\$19,094
D304003	Heating Water Distribution System - Original Building	Replace	High	\$514,488	\$2,500	\$516,988
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
B3010	Roof Coverings Section 704	Replace	Urgent	\$67,218	-	\$67,218
D502002	Lighting Equipment - Gym	Replace	High	\$16,237	-	\$16,237
TOTAL ALL ITEMS						\$1,235,956

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$297,500	\$401,625	\$502,031
<b>TOTAL BENCHMARK COST</b>	\$75,000	\$101,250	\$126,563
<b>TOTAL RENEWAL COST</b>	\$1,235,956	\$1,668,541	\$2,085,676
<b>GRAND TOTAL OPTION A =</b>			<b>\$2,714,270</b>

\* **Soft costs** include:

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

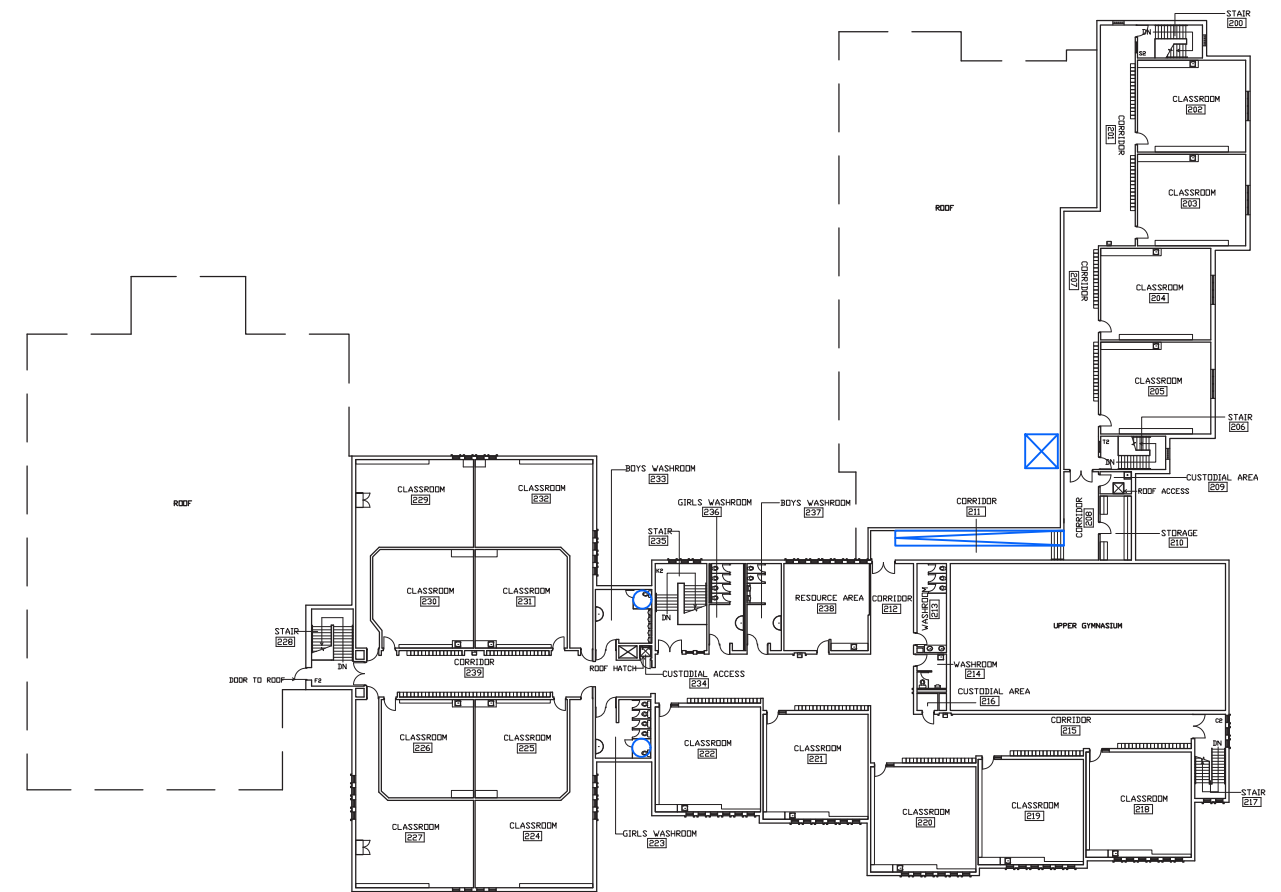
**WEST HAMILTON PLANNING AREA  
BENNETTO**

**COSTING OPTION B 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



**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**

**COSTING OPTION B (INITIAL OPTION)**

This option explores the requirements for accommodating students from the closure of Hess Street. No OTG change (OTG=744)

**ACCESSIBILITY**

Address Accessibility (same as option A)

FDK room reclaimed – suggesting Room 152 to be reclaimed

**BENCHMARK**

Same as option 1 in addition to below

Benchmark Items - Proposed Solution			
Item #	Requirement	Comments/ Recommendations	Cost
SB1	Add 1 FDK classroom	Convert room 152 to Kindergarten room	\$35,000
SB2	The school requires 5 FDK rooms and 20 classrooms, 2 resource rooms, 1 music room, and 2 Spec Ed rooms	The school has 29 classrooms in total (excluding FDK), which can accommodate the requirements.	-
Total environmental remediation allowance			\$5,000
Total Option A Benchmark			\$75,000
TOTAL ALL ITEMS			\$115,000

**RENEWAL**

Address high and urgent renewal needs (same as option A)

**COSTING OPTION B (STAFF OPTION)**

		+35% SOFT COSTS *	+25% CONTINGENCY
<b>TOTAL ACCESSIBILITY COST</b>	\$297,500	\$401,625	\$502,031
<b>TOTAL BENCHMARK COST</b>	\$115,000	\$155,250	\$194,063
<b>TOTAL RENEWAL COST</b>	\$1,235,956	\$1,668,541	\$2,085,676
<b>GRAND TOTAL OPTION B =</b>			<b>\$2,781,770</b>

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

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA**  
**CATHY WEVER**



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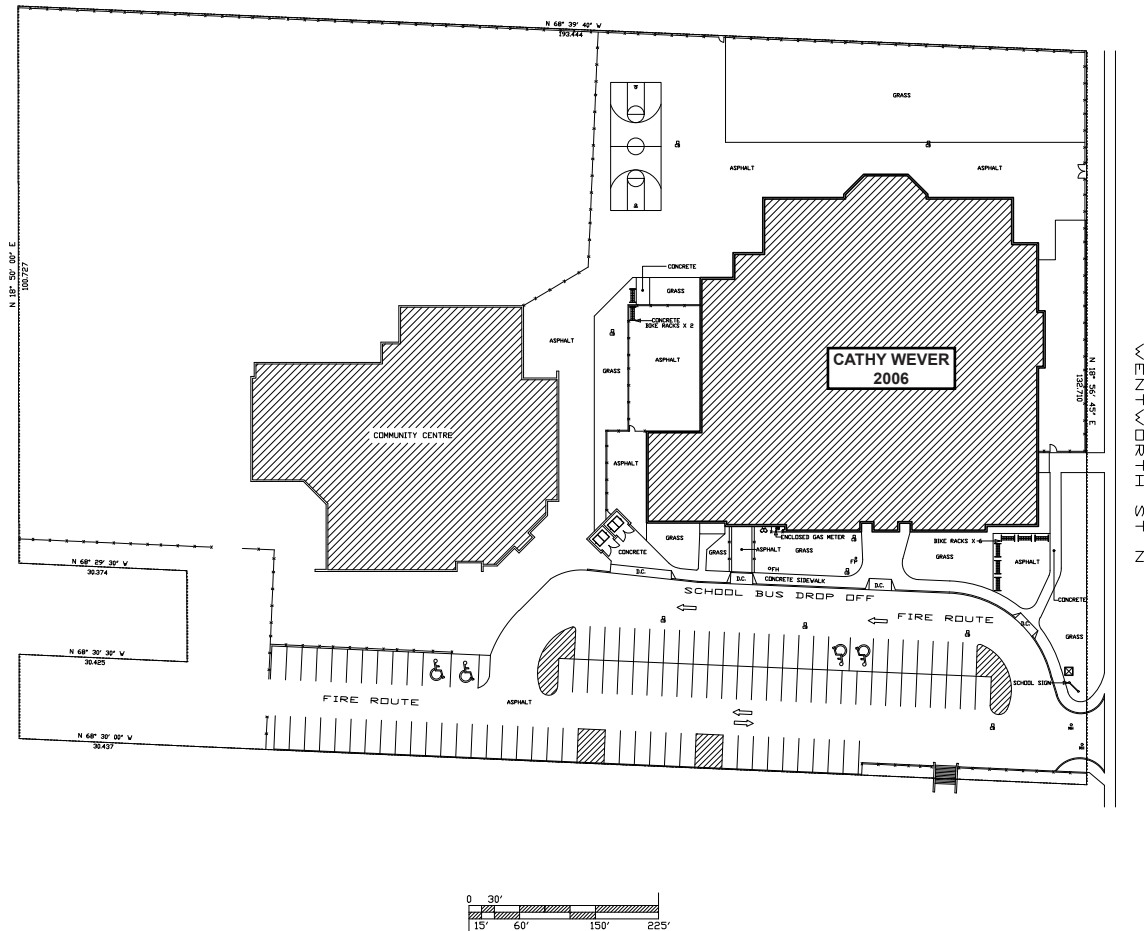
**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 2006  
**ADDITIONS/RENOVATIONS:** --  
**NUMBER OF STOREYS:** 2  
**PROGRAM:** ENG/SPED  
**GRADE STRUCTURE:** JK-8  
**CAPACITY:** 800  
**2015 ENROLMENT:** 631 (79% capacity)

**SUMMARY:** The school is currently at 79% capacity. Accessible parking spaces are provided close to the main entrance, however the school has elevator access to all levels. Universal washrooms are required at ground level.

The southwestern portion of the school is used as an independently-run daycare. In general the school has excess space available.

**COSTING OPTION A:** Address accessibility, expand insufficient library space into two existing underused classrooms on ground level, address renewal items.

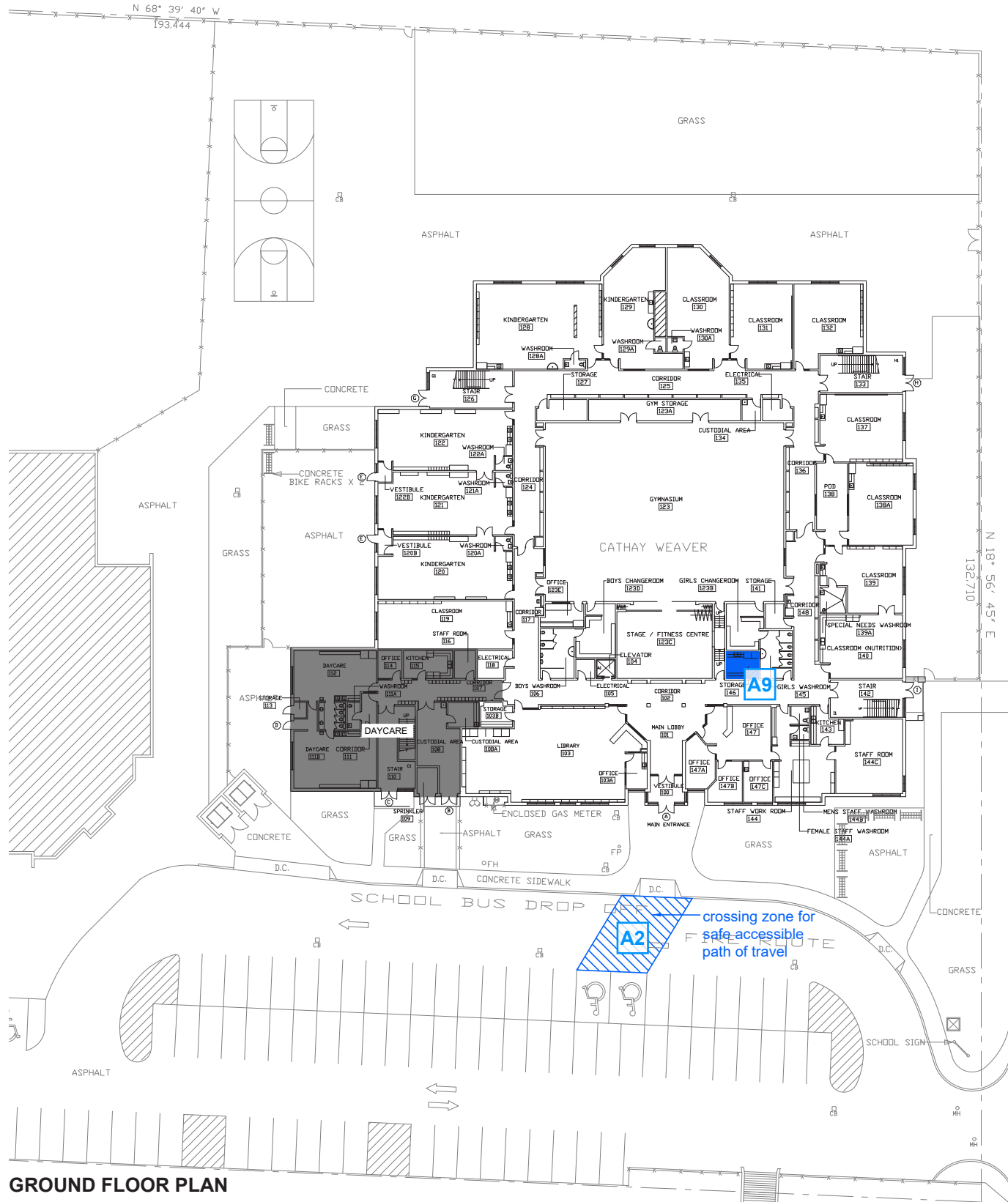
**COSTING OPTION B:** Benchmark items are similar to option A in addition to Reclaiming one FDK classroom (Room 119). Accessibility and Renewal Items are the same as option A.



**WEST HAMILTON PLANNING AREA  
CATHY WEVER**

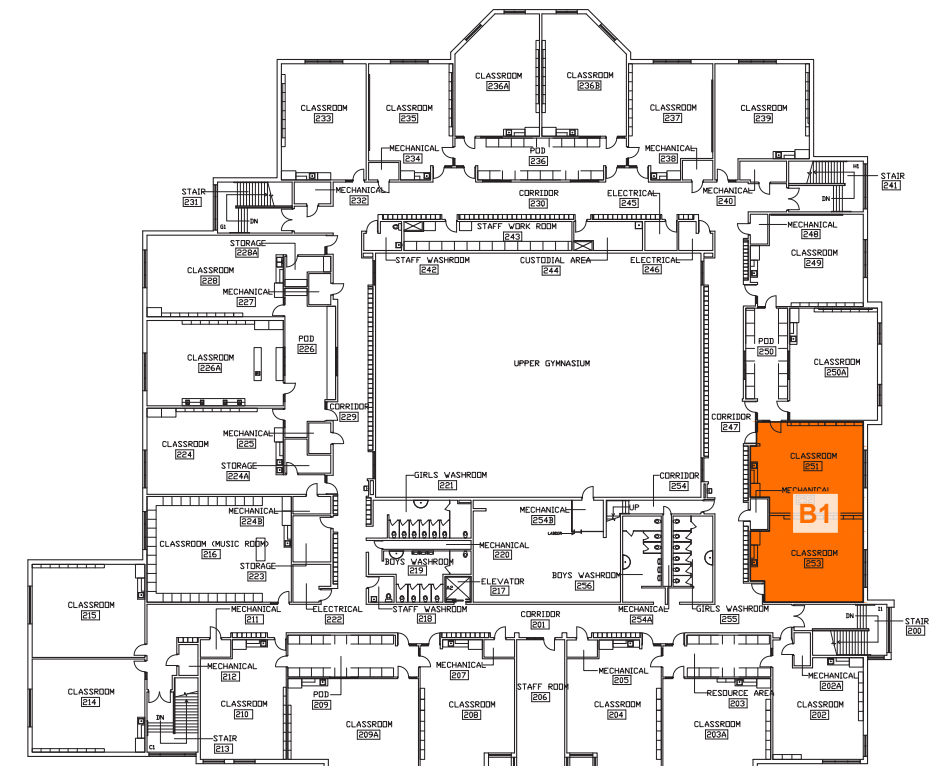
**COSTING OPTION A REFERENCE MAP (NOT TO SCALE)**

**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**



**GROUND FLOOR PLAN**

WENTWORTH ST N



**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	yes	-	-
A2	Path of travel to the main entrance door	no	The accessible route should not require people to pass behind vehicles that may be backing out. Add a clearly marked safe crossing zone.	\$1,500
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	yes	-	-
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	yes	-	-
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	no	convert storage room 146 to a universal washroom	\$75,000
<b>TOTAL ALL ITEMS</b>				<b>\$76,500</b>

**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	498	800	-301.75	-38%
FDK Space	5,745	6,000	-255	-4%
General Office	1,162	1,200	-38	-3%
Gym & Stage	7,242	8,000	-758	-9%
Library	2,267	4,000	-1,733	-43%
Resource Space	2,052	2,800	-748	-27%
Staff Room	1,830	1,760	70	4%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Library	3,742	4,000	-258		Convert classroom 251 and 253 to a Library.	\$100,000
TOTAL ALL ITEMS							\$100,000

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D502002	Lighting Equipment - Gym	Replace	High	\$16,237	-	\$16,237
TOTAL ALL ITEMS						\$16,237

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

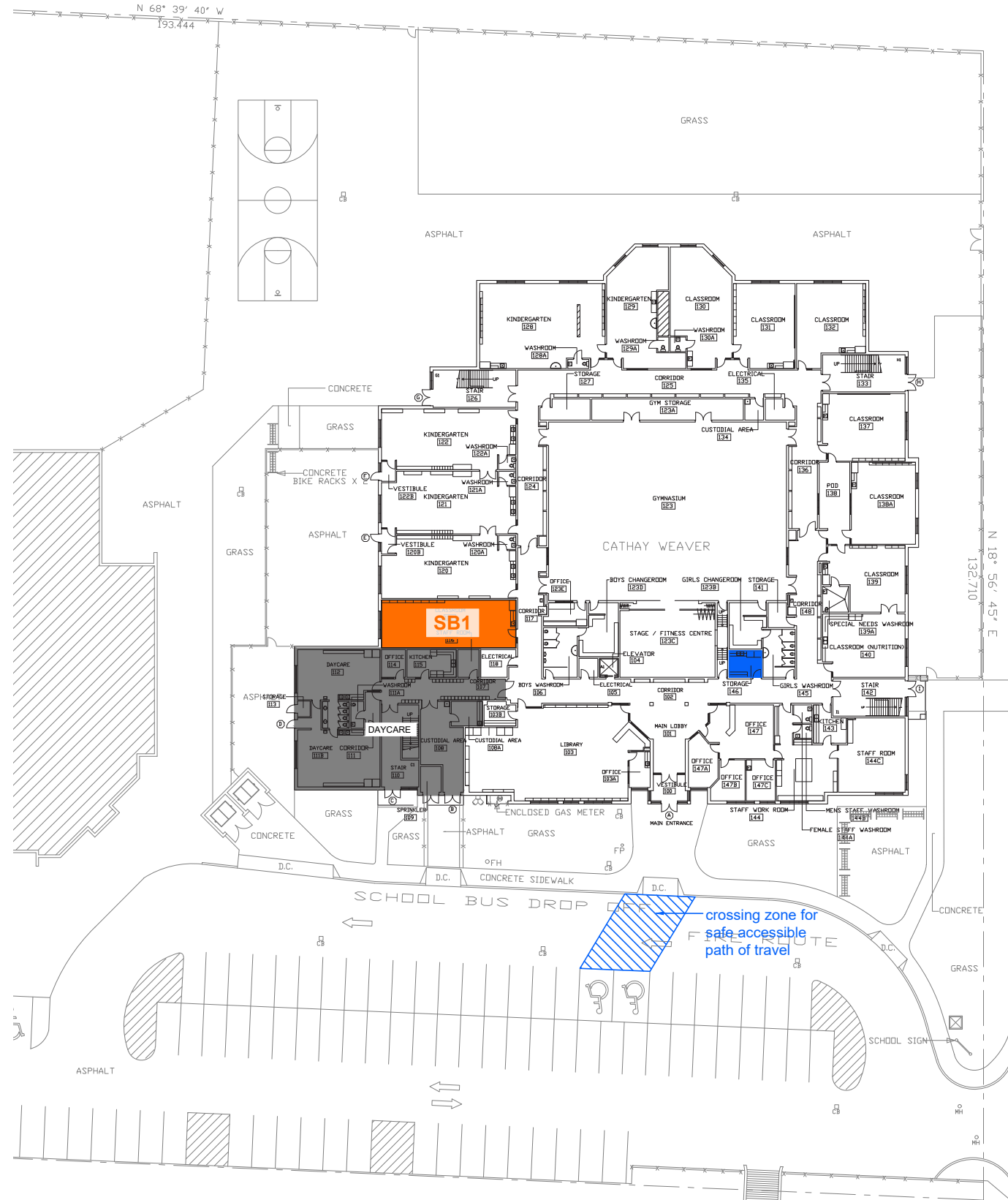
		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$76,500	\$103,275	\$129,094
<b>TOTAL BENCHMARK COST</b>	\$100,000	\$135,000	\$168,750
<b>TOTAL RENEWAL COST</b>	\$16,237	\$21,920	\$27,400
<b>GRAND TOTAL OPTION A =</b>			<b>\$325,244</b>

\* **Soft costs** include:

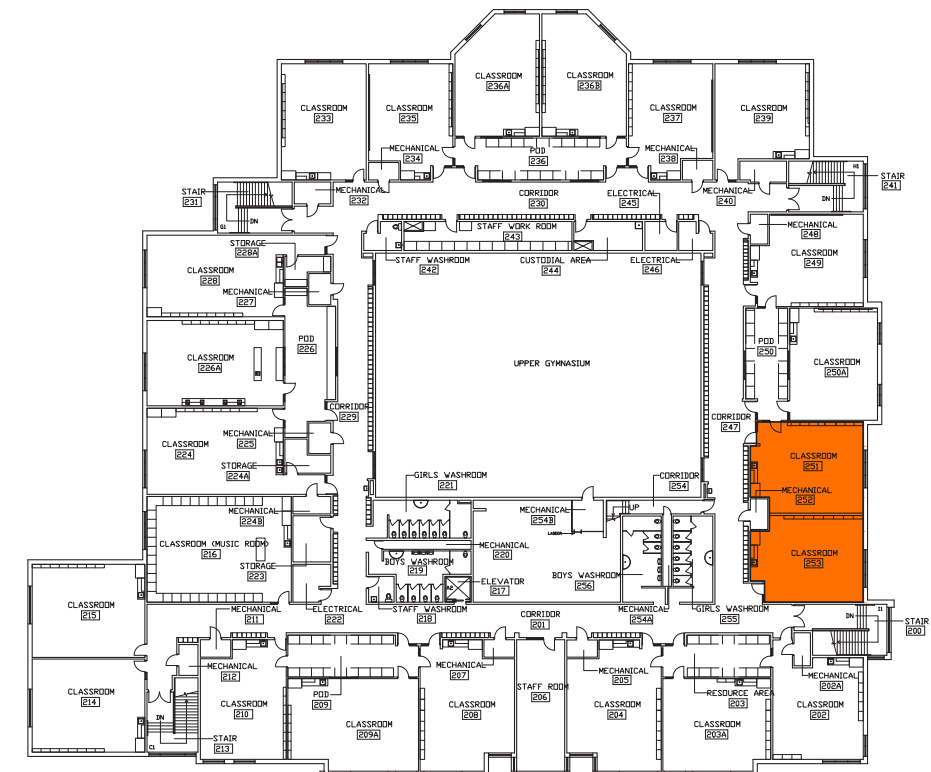
- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

**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



WENTWORTH ST N



**COSTING OPTION B (INITIAL OPTION)**

This option explores the requirements for accommodating students due to the closure of Hess St. and the reorganization of West Hamilton Planning Area Schools. No OTG change (OTG=800)

**ACCESSIBILITY**

Address Accessibility (same as option A)

FDK room reclaimed – suggesting Room 152 to be reclaimed

**BENCHMARK**

Same as option 1 in addition to below

Benchmark Items - Proposed Solution			
Item #	Requirement	Comments/ Recommendations	Cost
SB1	Add 1 FDK classroom	Convert classroom 119 to Kindergarten room + add FDK washroom	\$125,000
SB2	Requires 5 FDK rooms and 22 classrooms, 1 music room, and 2 Spec Ed rooms. (this school has all kinds of resource spaces in the PODS)	The school has 29 classrooms in total (excluding FDK), which can accommodate the requirements.	-
Total Option A Benchmark			\$100,000
<b>TOTAL ALL ITEMS</b>			<b>\$225,000</b>

**RENEWAL**

Address high and urgent renewal needs (same as option A)

**COSTING OPTION B (INITIAL OPTION)**

		+35% SOFT COSTS *	+25% CONTINGENCY
<b>TOTAL ACCESSIBILITY COST</b>	\$76,500	\$103,275	\$129,094
<b>TOTAL BENCHMARK COST</b>	\$225,000	\$303,750	\$379,688
<b>TOTAL RENEWAL COST</b>	\$16,237	\$21,920	\$27,400
<b>GRAND TOTAL OPTION B =</b>		<b>\$536,182</b>	

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

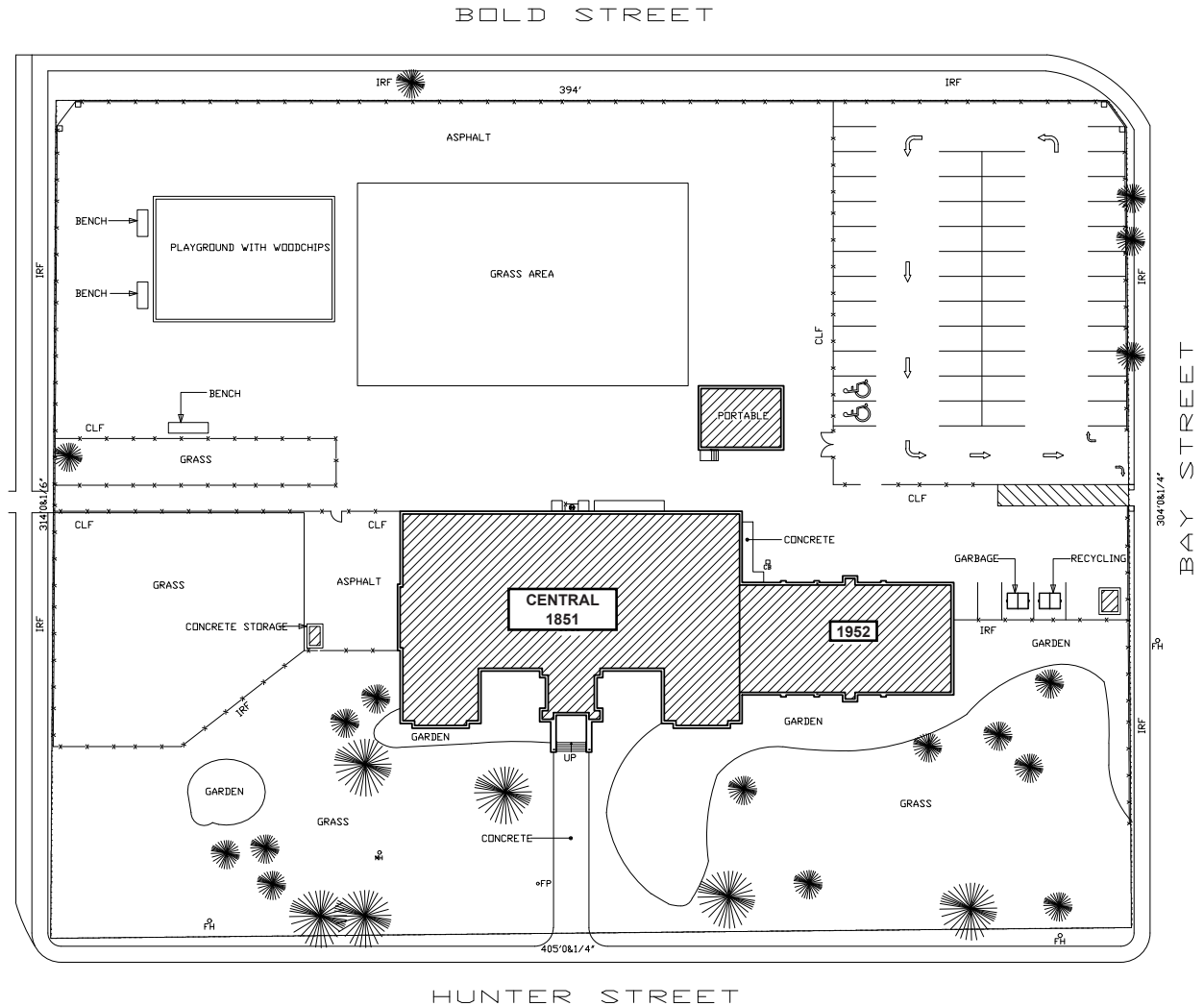
HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
 FEASIBILITY STUDIES  
**WEST HAMILTON PLANNING AREA**  
**CENTRAL**

**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 1851  
**ADDITIONS/RENOVATIONS:** 1952  
**NUMBER OF STOREYS:** 2 + BASEMENT  
**PROGRAM:** ENG  
**GRADE STRUCTURE:** JK-5  
**CAPACITY:** 283  
**2015 ENROLMENT:** 266 (94% capacity)

**SUMMARY:** The school is currently at 94% capacity. The only accessibility items required are a stage lift and a universal washroom at ground level.

**COSTING OPTION A:** Address accessibility, construct addition for change rooms, general office, and library space, convert library into resource space, address renewal items.

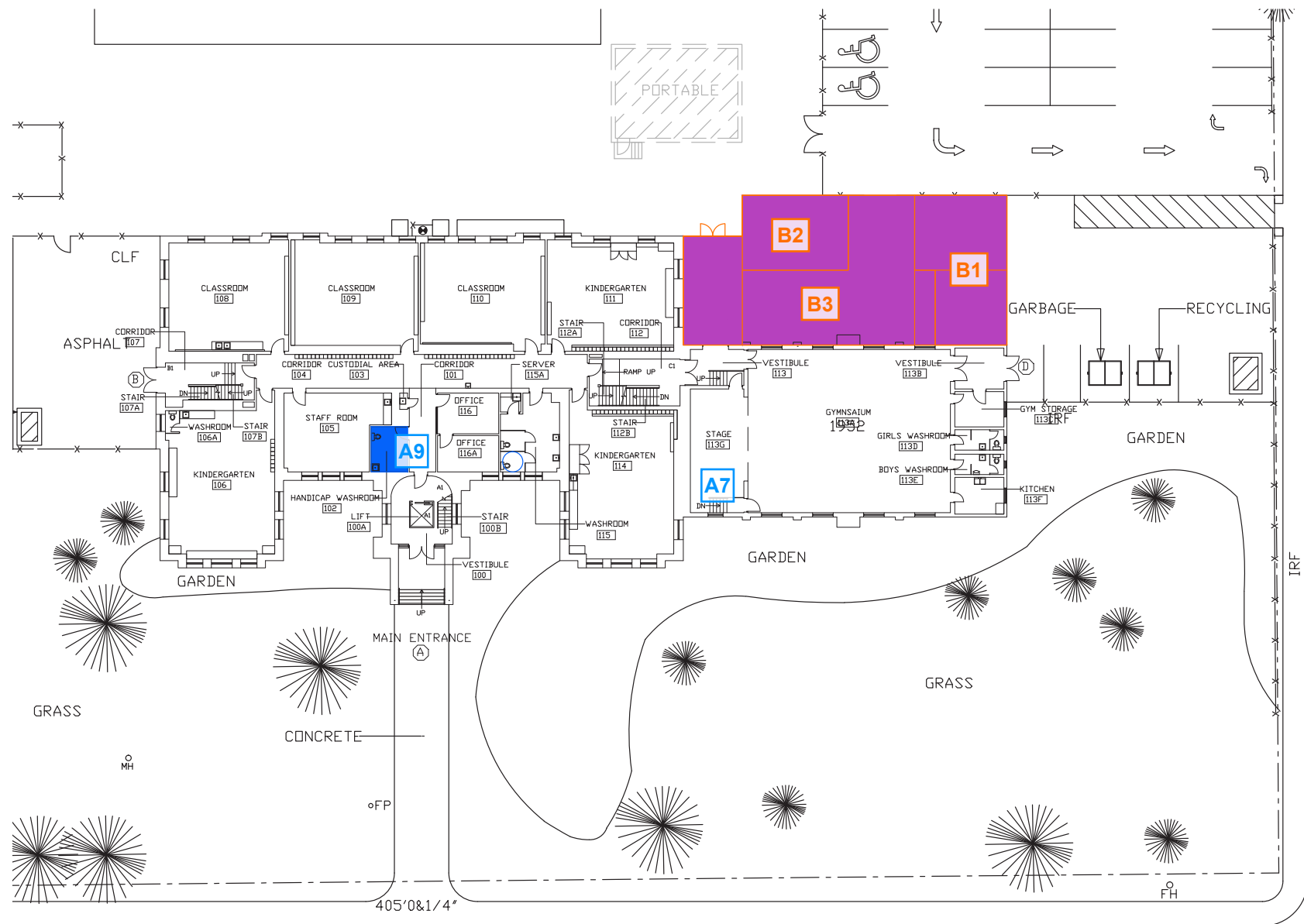
**COSTING OPTION B:** Same as costing option A



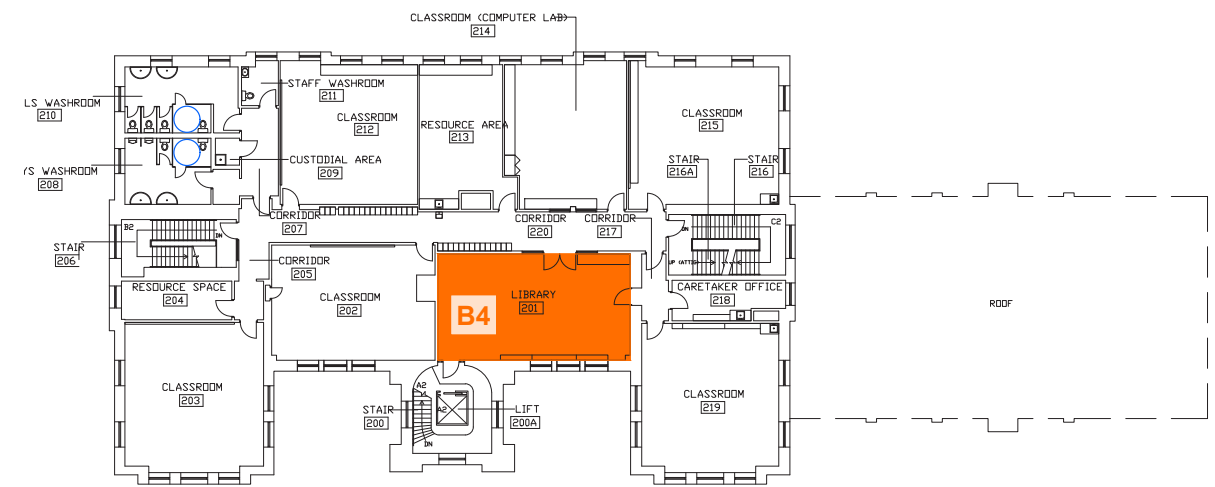
**WEST HAMILTON PLANNING AREA  
CENTRAL**

**COSTING OPTION A REFERENCE MAP (NOT TO SCALE)**

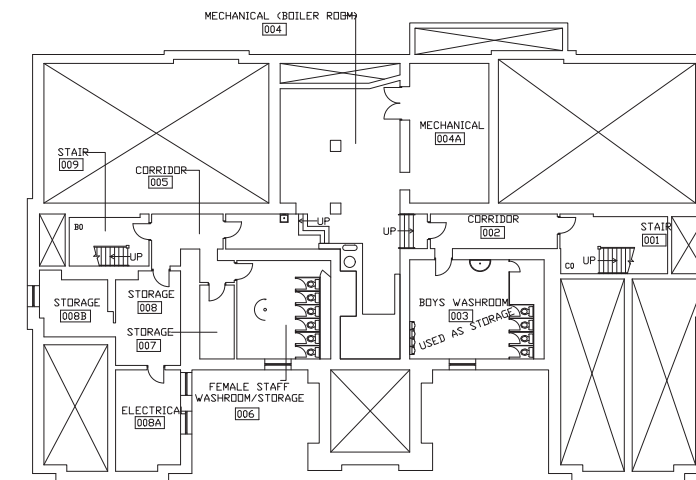
Accessibility items are shown in blue  
Benchmark items are shown in orange  
Addition is shown in purple  
Demolition/relocation is shown in dashed grey  
Refer to next pages for more information



**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**BASEMENT 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	yes	-	-
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	yes	-	-
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	no	add stage lift	\$20,000
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	no	convert accessible washroom 102 to a universal washroom	\$75,000
Total environmental remediation allowance				\$5,000
TOTAL ALL ITEMS				\$100,000



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
CENTRAL**

**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	0%
FDK Space	2,711	3,600	-889	-25%
General Office	627	1,200	-573	-48%
Gym & Stage	2,402	2,830	-428	-15%
Library	735	1,415	-680	-48%
Resource Space	429	991	-562	-57%
Staff Room	446	623	-177	-28%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Changerooms	736	800	-64	92%	Part of addition	See next page
B2	General Office	1,103	1,200	-97	92%	Part of addition	See next page
B3	Library	1,071	1,415	-344	72%	Part of Addition	See next page
B4	Resource Space	1164	991	+173	117%	Covert Library 201 into a resource classroom	\$50,000
Total environmental remediation allowance							\$5,000
TOTAL ALL ITEMS							\$55,000

**GENERAL OFFICE, LIBRARY AND CHANGEROOMS ADDITION (PER BENCHMARK REQUIREMENTS):**

Square footage of addition:  
 = **2,760 sf** Medium Addition Cost @ \$250/sf

**New Addition Construction Cost = \$690,000**

Cost of relocation of portable = **\$5,000**

	<b>+35% soft costs</b>	<b>+25% contingency</b>
<b>CONSTRUCTION COST</b>	\$931,500	\$1,164,375
<b>REMOVAL COST</b>	(included)	\$5,000
<b>TOTAL OF ADDITION =</b>		<b>\$1,169,375</b>

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
B2030	Exterior Doors Wooden doors	Study	High	\$10,608	-	\$10,608
B2030	Exterior Doors Wooden doors	Replace	High	\$84,864	-	\$84,864
A2020	Basement Walls - Study	Study	High	\$10,608	-	\$10,608
D2020	Domestic Water Distribution - Original Building	Study	High	\$10,608	\$2,500	\$13,108
D304003	Heating Water Distribution System	Study	High	\$10,608	\$2,500	\$13,108
D502001	Branch Wiring	Study	High	\$10,608	-	\$10,608
B2020	Exterior Windows - 1952	Replace	High	\$220,646	\$10,000	\$230,646
D3050	Terminal & Package Units - Original Building	Replace	High	\$74,256	\$2,500	\$76,756
A2020	Basement Walls	Replace	High	\$159,120	-	\$159,120
D2020	Domestic Water Distribution - Original Building	Replace	High	\$106,080	\$2,500	\$108,580
D502001	Branch Wiring	Replace	High	\$84,864	-	\$84,864
D304003	Heating Water Distribution System	Replace	High	\$84,864	\$2,500	\$87,364
<b>TOTAL ALL ITEMS</b>						<b>\$890,234</b>

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$100,000	\$135,000	\$168,750
<b>BENCHMARK (INTERIOR)</b>	\$55,000	\$74,250	\$92,813
<b>BENCHMARK (ADDITION)</b>			\$1,169,375**
<b>TOTAL RENEWAL COST</b>	\$890,234	\$1,201,816	\$1,502,270
<b>GRAND TOTAL OPTION A =</b>			<b>\$2,933,208</b>

\*\*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

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA**

**DR DAVEY**



architecture  
interiors  
urban design

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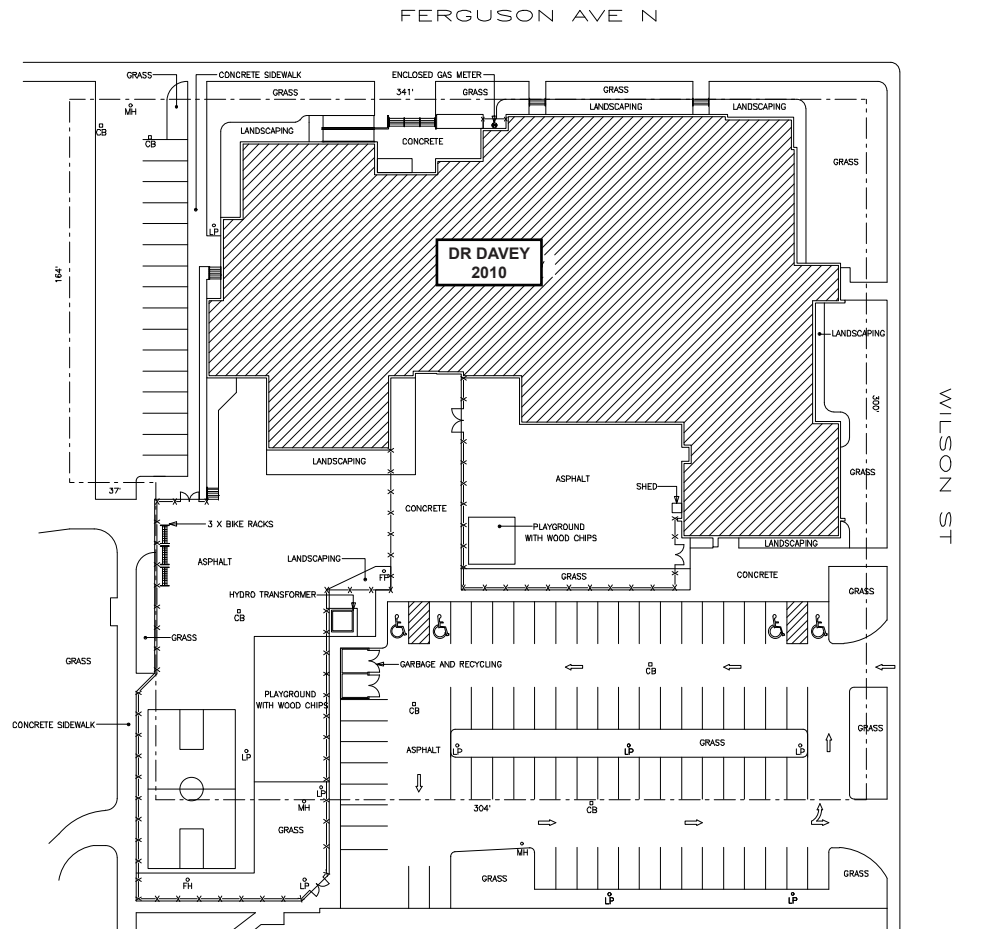
**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 2010  
**ADDITIONS/RENOVATIONS:** None  
**NUMBER OF STOREYS:** 3  
**PROGRAM:** ENG  
**GRADE STRUCTURE:** JK-8  
**CAPACITY:** 816  
**2015 ENROLMENT:** 528 (65% capacity)

**SUMMARY:** The school is currently at 65% capacity. The only accessibility item required is a universal washroom at ground level.

The south-east corner of the school is an independently run community centre.

**COSTING OPTION A:** Address accessibility, convert classroom 120 to staff room, address renewal items.

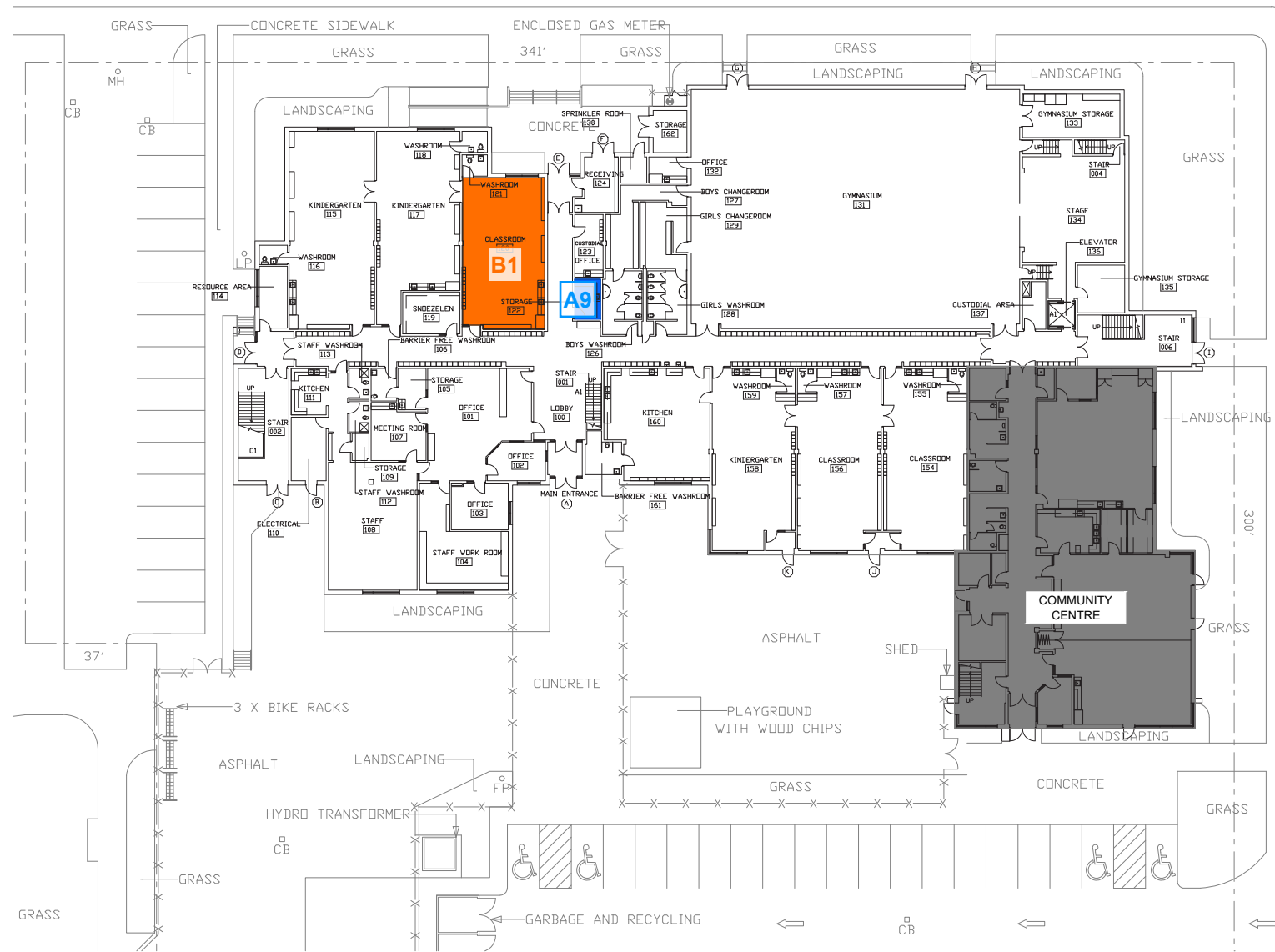
**COSTING OPTION B:** Same as costing option A.



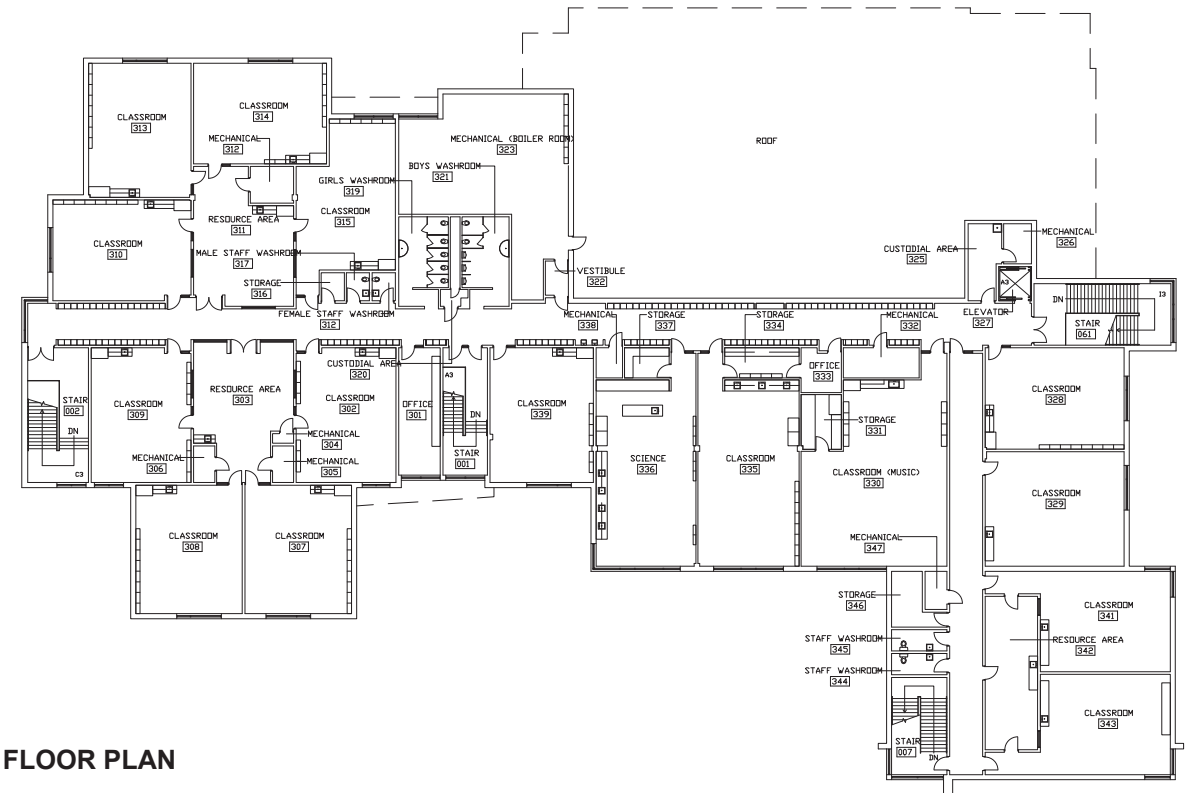
**WEST HAMILTON PLANNING AREA  
DR DAVEY**

**COSTING OPTION A REFERENCE MAP (NOT TO SCALE)**

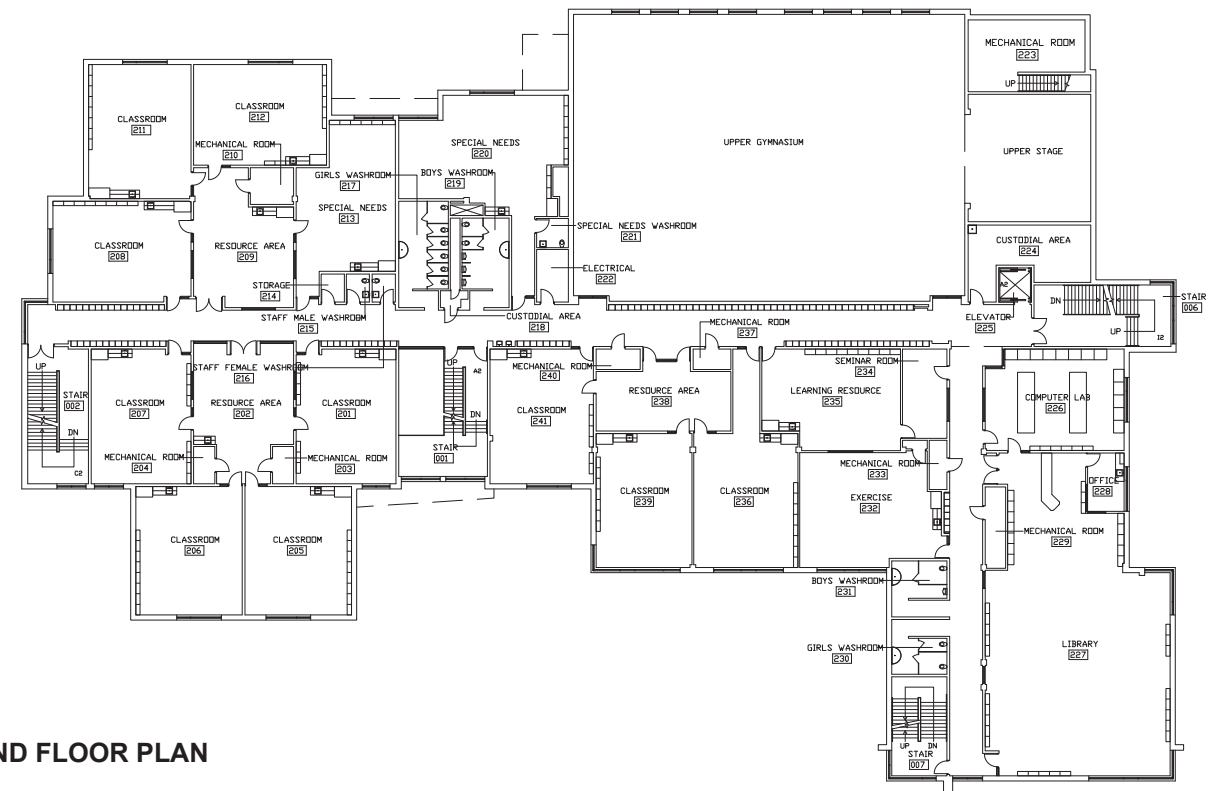
- Accessibility items are shown in blue
- Benchmark items are shown in orange
- Addition is shown in purple
- Demolition/relocation is shown in dashed grey
- Refer to next pages for more information



**GROUND FLOOR PLAN**



**THIRD 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	yes	-	-
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	yes	-	-
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	yes	-	-
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	no	convert Storage Room 122 to a universal washroom	\$75,000
TOTAL ALL ITEMS				\$75,000

**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	485	800	-315.4	-39%
FDK Space	5,857	6,000	-143	-5%
General Office	1,291	1,200	91	8%
Gym & Stage	7,269	8,160	-891	-11%
Library	2,835	4,080	-1,245	-31%
Resource Space	4,174	2,856	1,318	46%
Staff Room	1,083	1,795	-712	-40%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	2,066	1,795	+271		convert classroom 120 to staff room	\$100,000
TOTAL ALL ITEMS							\$100,000

## RENEWAL

There are no high or urgent priority renewal items identified for Dr. Davey school.

### COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
<b>TOTAL ACCESSIBILITY COST</b>	\$75,000	\$101,250	\$126,563
<b>TOTAL BENCHMARK COST</b>	\$100,000	\$135,000	\$168,750
<b>TOTAL RENEWAL COST</b>	\$0	\$0	\$0
<b>GRAND TOTAL OPTION A =</b>			<b>\$295,313</b>

\* **Soft costs** include:

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



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA**  
**EARL KITCHENER**

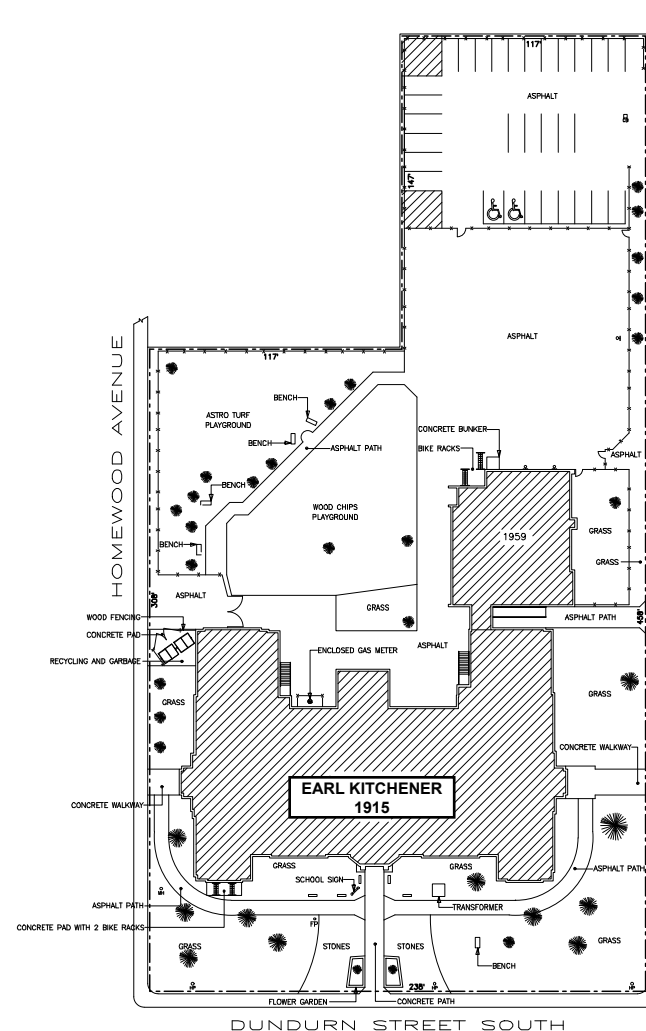
**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 1915  
**ADDITIONS/RENOVATIONS:** 1958  
**NUMBER OF STOREYS:** 3  
**PROGRAM:** ENG/FI  
**GRADE STRUCTURE:** JK-5  
**CAPACITY:** 548  
**2015 ENROLMENT:** 559 (102% capacity)

**SUMMARY:** The school is currently at 102% capacity. Accessible parking spaces are far from main entrance, however the school has elevator access to all levels. A universal washroom is required at ground level.

The basement floor is not entirely underground, and is a few steps below the playground to the west.

**COSTING OPTION A:** Address accessibility, include two additions to accommodate insufficient gym space, change rooms, office area, staff room, and resource space, address renewal items.

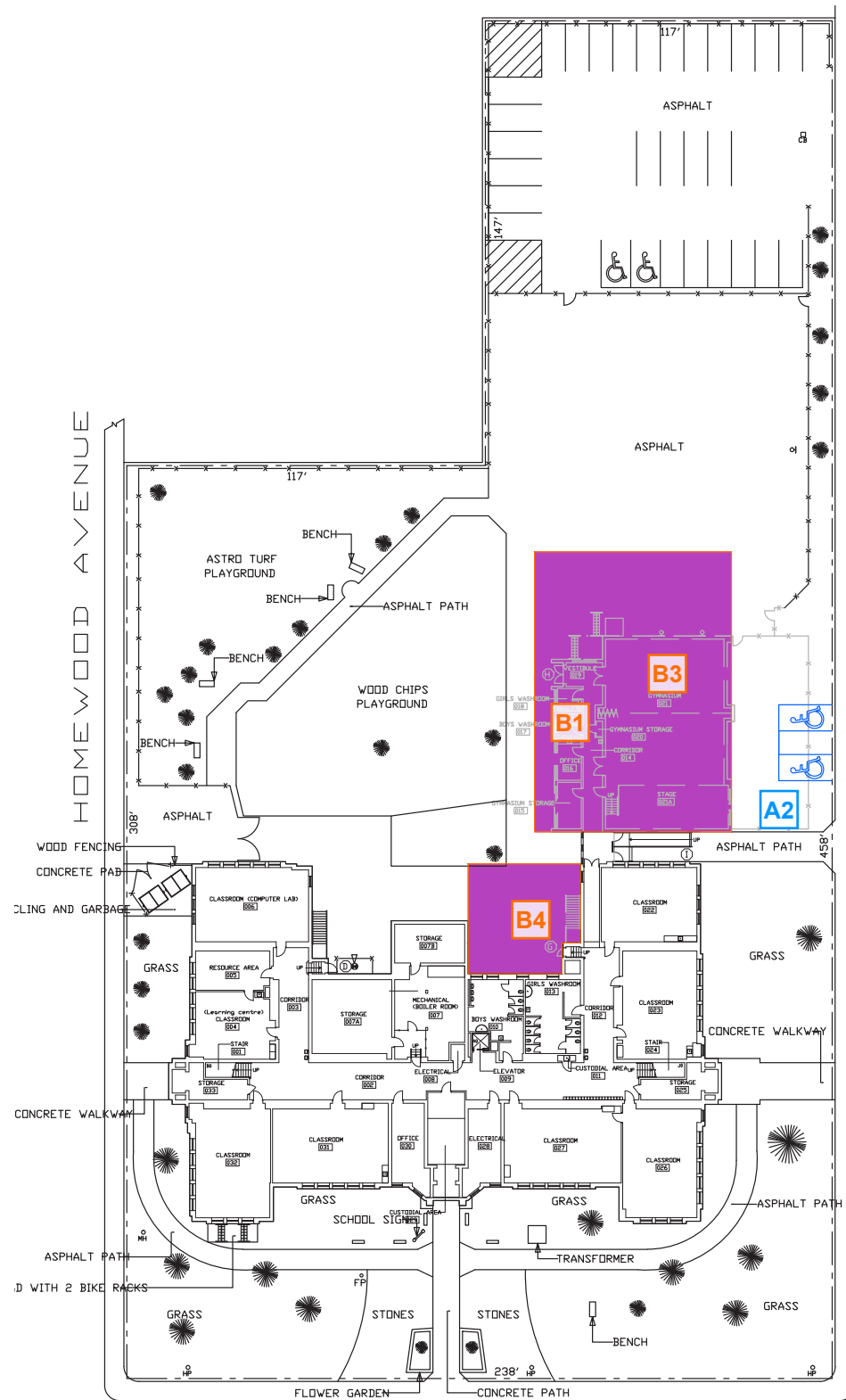
**COSTING OPTION B:** Same as costing option A.



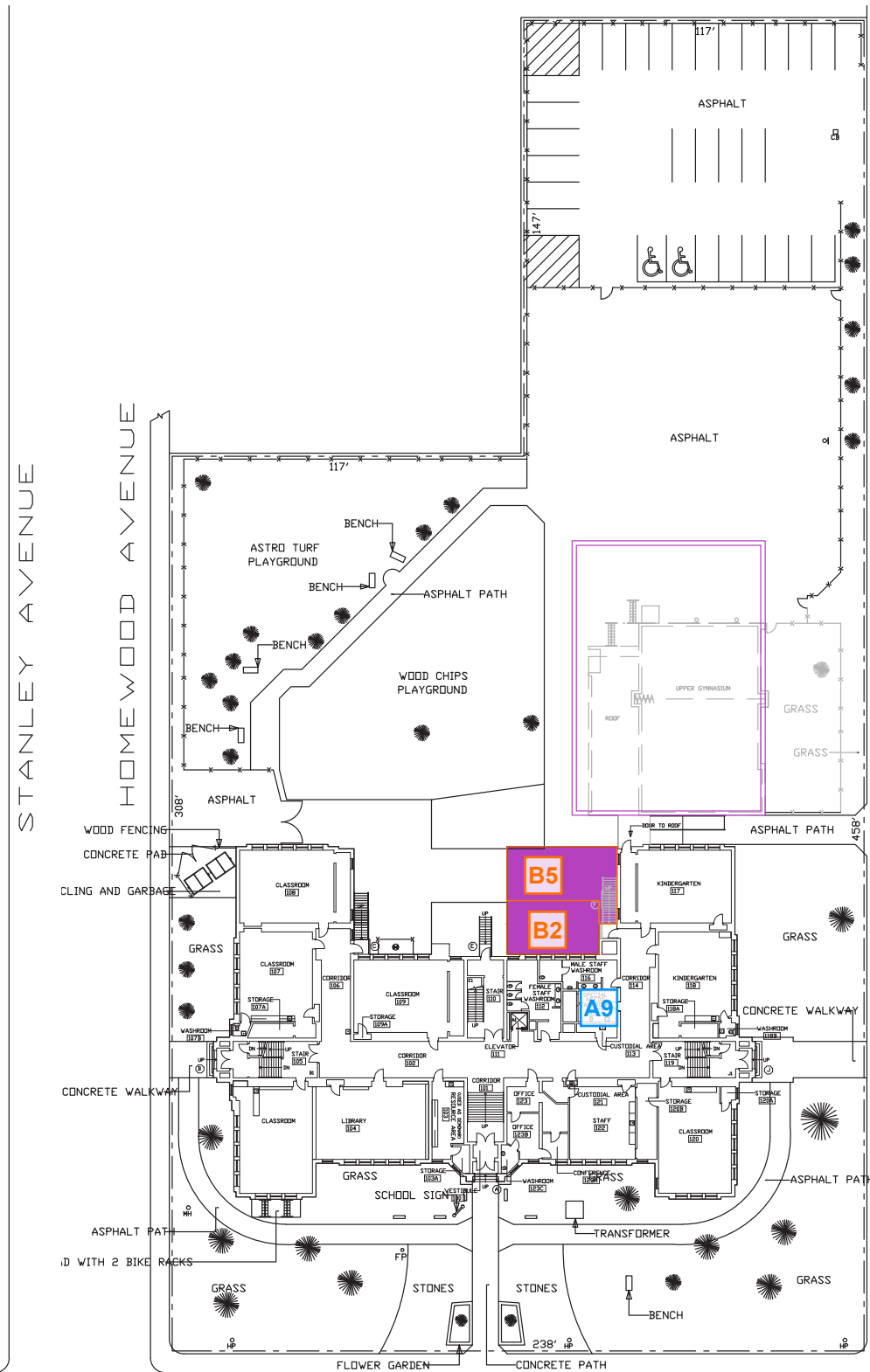
**WEST HAMILTON PLANNING AREA  
EARL KITCHENER**

**COSTING OPTION A REFERENCE MAP (NOT TO SCALE)**

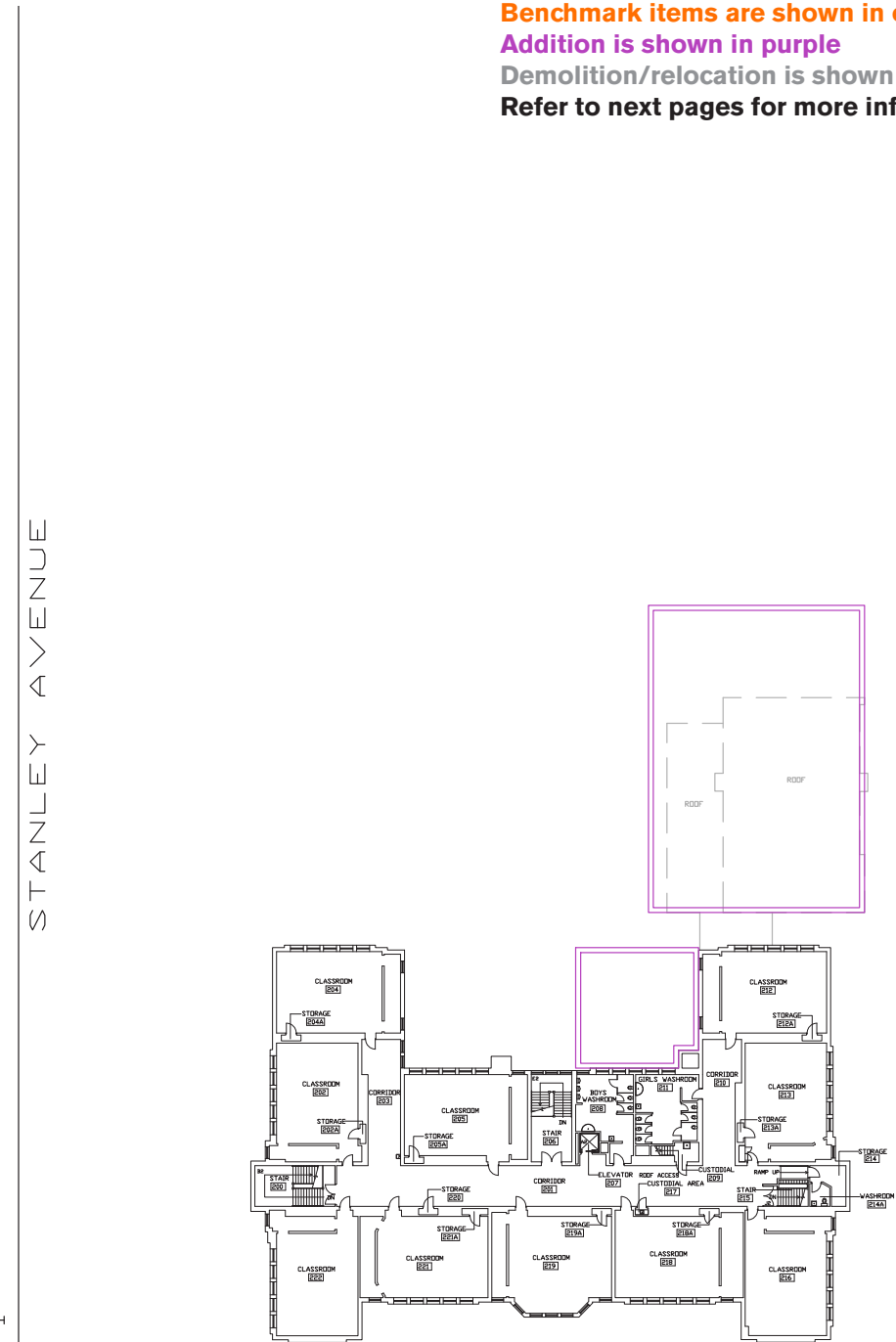
Accessibility items are shown in blue  
Benchmark items are shown in orange  
Addition is shown in purple  
Demolition/relocation is shown in dashed grey  
Refer to next pages for more information



**BASEMENT FLOOR PLAN**



**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	yes	-	-
A2	Path of travel to the main entrance door	no	Add 2 barrier-free parking spaces close to Entrance ( I )	\$3,000
A3	Barrier free entrance that meets OBC	yes	Entrance ( I ) has a barrier-free ramp access from Stanley Avenue.	-
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	yes	-	-
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	no	add stage lift	\$20,000
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	yes	room 105: needs adult change table / confirm layout adherence to OBC	\$50,000
Total environmental remediation allowance				\$5,000
TOTAL ALL ITEMS				\$78,000

**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	0%
FDK Space	3,514	4,800	-1,286	-27%
General Office	686	1,200	-514	-43%
Gym & Stage	2,589	5,480	-2,891	-53%
Library	1,986	2,740	-754	-28%
Resource Space	1,195	1,918	-723	-38%
Staff Room	595	1,206	-610	-51%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Changerooms	800	800	0		New gym and changeroom addition to expand existing western structure	See next page
B2	General Office	1,273	1,200	+73		new 2-storey addition: on level 1	See next page
B3	Gym & Stage	5,480	5,480	0		New gym and changeroom addition to expand existing western structure	See next page
B4	Resource Space	1,937	1,918	+19		new 2-storey addition: on basement level	See next page
B5	Staffroom	1,345	1,206	+139		new 2-storey addition: on level 1	See next page
<b>TOTAL ALL ITEMS</b>							See next page

**ADDITION 1 - NEW GYM ADDITION (PER BENCHMARK REQUIREMENTS):**

Square footage of addition:  
 = **6,275 sf** Medium Addition Cost @ \$250/sf

**New Addition Construction Cost = \$1,568,750**

Cost of environmental remediation, demolition and site cleanup = **\$160,000**

	<b>+35% soft costs</b>	<b>+25% contingency</b>
<b>CONSTRUCTION COST</b>	\$2,117,813	\$2,647,266
<b>REMOVAL COST</b>	(included)	\$160,000
<b>TOTAL OF ADDITION 1 =</b>		<b>\$2,807,266</b>

**ADDITION 2 - NEW 2 STOREY GENERAL OFFICE, RESOURCE, AND STAFF ROOM ADDITION (PER BENCHMARK REQUIREMENTS):**

Square footage of addition:  
 = **2,700sf** Medium Addition Cost @ \$250/sf

**New Addition Construction Cost = \$675,000**

	<b>+35% soft costs</b>	<b>+25% contingency</b>
<b>CONSTRUCTION COST (ADDN 2)</b>	\$911,250	\$1,139,063
<b>ADDITION 1 =</b>		\$2,807,266
<b>GRAND TOTAL OF ADDITIONS =</b>		<b>\$3,946,329</b>

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
D2030	Sanitary Waste	Study	High	\$10,608	\$2,500	\$13,108
D502001	Branch Wiring - Original Building	Study	High	\$10,608	-	\$10,608
B2010	Exterior Walls - Original Building	Replace	High	\$31,824	-	\$31,824
D3050	Terminal & Package Units	Replace	High	\$318,240	\$7,500	\$325,740
C3020	Floor Finishes - Original Building	Replace	High	\$48,054	\$5,000	\$53,054
D2030	Sanitary Waste	Replace	High	\$148,512	\$5,000	\$153,512
D502001	Branch Wiring - Original Building	Replace	High	\$816,816	-	\$816,816
D302002	Hot Water Boilers	Repair	Urgent	\$10,608	\$2,500	\$13,108
D302002	Hot Water Boilers	Replace	Urgent	\$143,208	\$5,000	\$148,208
D304003	Heating/Chilling water distribution systems	Study	Urgent	\$10,608	\$2,500	\$13,108
C201001	Interior Stair Construction - Original Building	Replace	Urgent	\$81,469	\$5,000	\$86,469
D304003	Heating/Chilling water distribution systems	Replace	Urgent	\$742,560	\$5,000	\$747,560
<b>TOTAL ALL ITEMS</b>						<b>\$2,423,723</b>

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		+35% SOFT COSTS *	+25% CONTINGENCY
<b>TOTAL ACCESSIBILITY COST</b>	\$78,000	\$105,300	\$131,625
<b>TOTAL BENCHMARK COST</b>	see additions	see additions	see additions
<b>BENCHMARK (ADDITION)</b>			\$3,946,329**
<b>TOTAL RENEWAL COST</b>	\$2,423,723	\$3,272,026	\$4,090,033
<b>GRAND TOTAL OPTION A =</b>			<b>\$8,167,987</b>

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

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

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

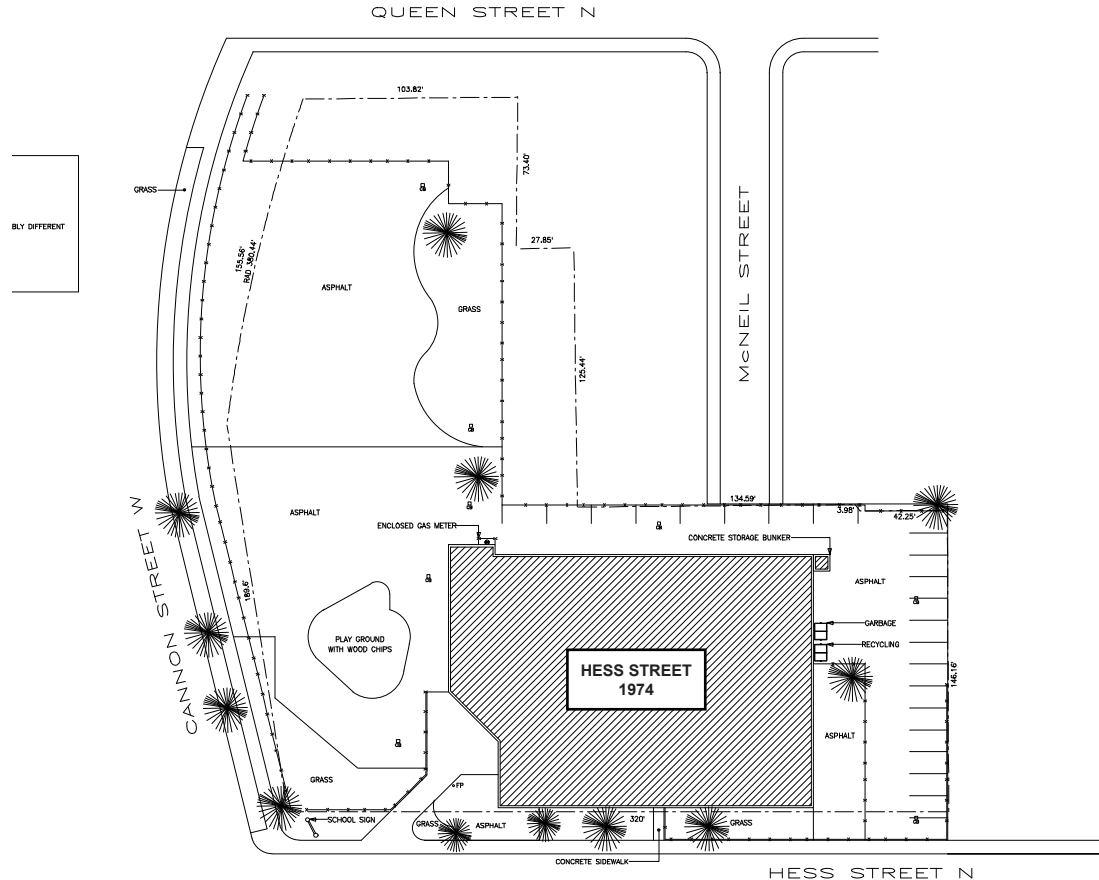
**WEST HAMILTON PLANNING AREA  
HESS STREET**

**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 1974  
**ADDITIONS/RENOVATIONS:** --  
**NUMBER OF STOREYS:** 2  
**PROGRAM:** ENG / SPED  
**GRADE STRUCTURE:** K-8  
**CAPACITY:** 450  
**2015 ENROLMENT:** 313 (70% capacity)

**SUMMARY:** The school is currently at 70% capacity. The school is lacking in all accessibility requirements. Accessible parking is not provided on site, and main entrances do not have ADO's. Washrooms require barrier-free stalls, and a universal washroom is required on the main level. An elevator addition is required for barrier-free access to the second floor. The second floor is an open plan that should be enclosed into individual spaces.

**COSTING OPTION A:** Address accessibility; expand insufficient library space into computer room, expand resource space into classrooms 127 and 225, demolish existing gym and build addition to include a larger gym with change rooms, mechanical and storage; address renewal items.

**COSTING OPTION B:** Close.



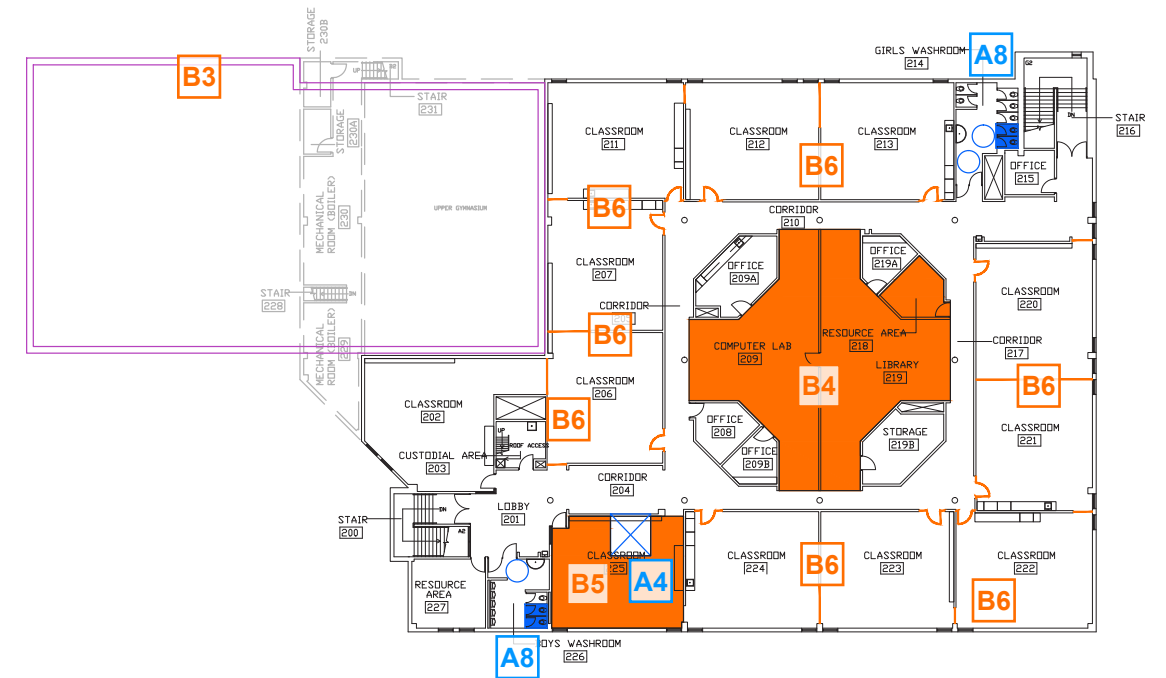
**WEST HAMILTON PLANNING AREA  
HESS STREET**

**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



**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	Add designated parking space near entrance G	\$1,500
A2	Path of travel to the main entrance door	no	New parking space path of travel to Entrance G is compliant.	-
A3	Barrier free entrance that meets OBC	no	add ADO on main Entrance A and Entrance G	\$10,000
A4	Are all levels accessible by wheelchair	no	Add elevator	\$200,000
A5	Are classrooms and common spaces accessible by wheelchair	no	see A4	-
A6	Elevator (Main)	no	see A4	-
A7	Lift (Gym Stage)	n/a	no stage	-
A8	Are washrooms accessible by wheelchair	no	add accessible stalls in washrooms 115,116. Convert two stalls in girls washroom 214 to a barrier-free stall. reconfigure layout of boys washroom 226 + add accessible stalls.	\$20,000
A9	Universal washroom	no	convert Washroom 126A and Vestibule 126 to a universal washroom.	\$75,000
Total environmental remediation allowance				\$10,000
TOTAL ALL ITEMS				\$316,500

**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	0%
FDK Space	3,270	4,800	-1,530	-32%
General Office	869	1,200	-331	-28%
Gym & Stage	2,420	4,500	-2,080	-46%
Library	1,239	2,250	-1,011	-45%
Resource Space	382	1,575	-1,193	-76%
Staff Room	705	990	-285	-29%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Changerooms	800	800	0	100%	Gym and stage addition with change rooms	see next page
B2	FDK Space	3,370	4,800	-1,430	-30%	Add washroom to FDK room 124.	\$30,000
B3	Gym & Stage	4,500	4,500	0	100%	Gym and stage addition with change rooms, gym storage, and mechanical room relocation. demolish existing gymnasium 105 and associated rooms 105B, 105C, 105D and 105E, 230, 230A, 230B, 228, and 229. Extend corridor for stair 231 into new upper mechanical room space.	see next page
B4	Library	2,069	2,250	-181	92%	extend library into computer lab 209 and resource area 218.	\$75,000
B5	Resource Space	1,273	1,575	-302	81%	convert classrooms 127 and 225 to resource spaces.	\$50,000
B6	Classrooms	-	-	-	-	enclose open plan classrooms on level 2.	\$100,000
<b>Total environmental remediation allowance</b>							<b>\$15,000</b>
<b>TOTAL ALL ITEMS</b>							<b>\$270,000</b>

**NEW GYM ADDITION (PER BENCHMARK REQUIREMENTS):**

Square footage of addition:  
 = **7,250 sf** Medium Addition Cost @ \$250/sf

**New Addition Construction Cost = \$1,812,500**

Cost of environmental remediation, demolition and site cleanup = **\$235,000**

	<b>+35% soft costs</b>	<b>+25% contingency</b>
<b>CONSTRUCTION COST</b>	\$2,446,875	\$3,058,594
<b>REMOVAL COST</b>	(included)	\$235,000
<b>TOTAL OF ADDITION =</b>		<b>\$3,293,594</b>

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
B2020	Exterior Windows - Original Building	Replace	High	\$151,694	\$10,000	\$161,694
D502002	Lighting Equipment - Original Building	Replace	High	\$10,608	-	\$10,608
C302004	Resilient Floor Finishes Gymnasium	Replace	High	\$31,559	\$5,000	\$36,559
D501003	Main Switchboards - Original Building	Replace	High	\$76,378	-	\$76,378
D3050	Terminal & Package Units - Original Building	Replace	High	\$37,128	\$5,000	\$42,128
D503001	Fire Alarm Systems - Original Building	Replace	Urgent	\$63,648	-	\$63,648
D509002	Emergency Lighting & Power - Original Building	Replace	Urgent	\$31,824	-	\$31,824
<b>TOTAL ALL ITEMS</b>						<b>\$422,839</b>

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$316,500	\$427,275	\$534,094
<b>TOTAL BENCHMARK COST</b>	\$270,000	\$364,500	\$455,625
<b>BENCHMARK (ADDITION)</b>			\$3,293,594**
<b>TOTAL RENEWAL COST</b>	\$422,839	\$570,833	\$713,541
<b>GRAND TOTAL OPTION A =</b>			<b>\$4,996,854</b>

\*\*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):**

Costing Option B 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

**WEST HAMILTON PLANNING AREA**  
**QUEEN VICTORIA**



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**architecture  
interiors  
urban design**

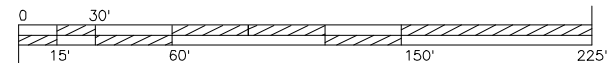
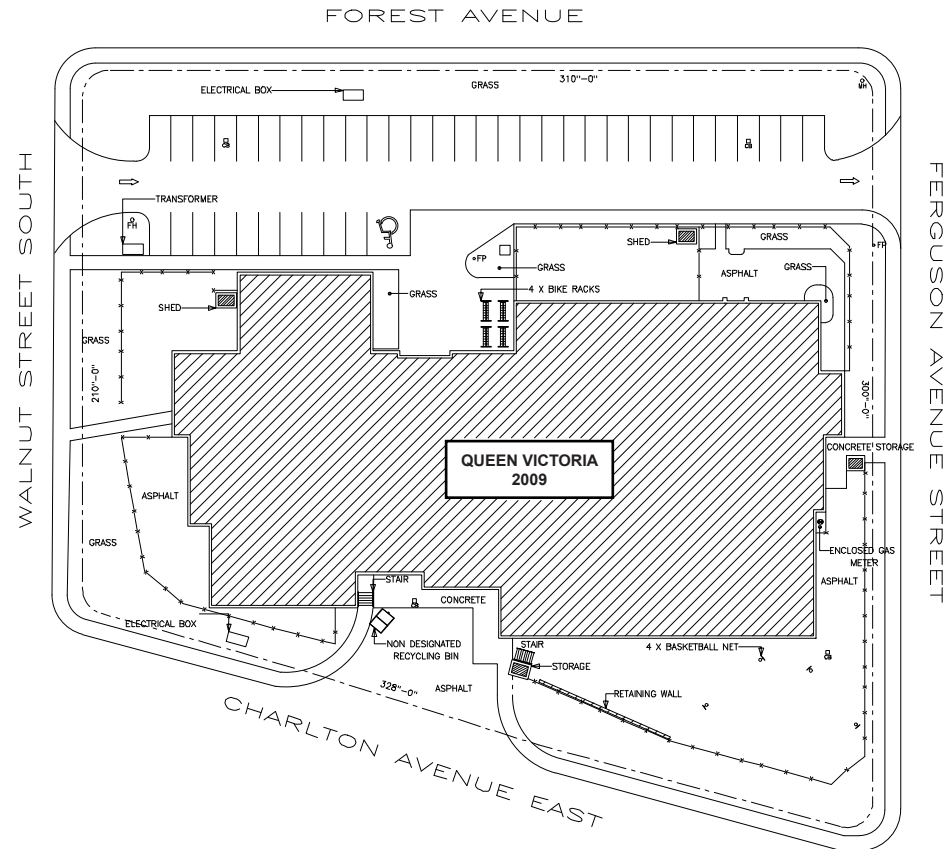
**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 2009  
**ADDITIONS/RENOVATIONS:** --  
**NUMBER OF STOREYS:** 3  
**PROGRAM:** ENG/SPED  
**GRADE STRUCTURE:** JK-8  
**CAPACITY:** 758  
**2015 ENROLMENT:** 540 (71% capacity)

**SUMMARY:** The school is currently at 71% capacity. An accessible parking space is provided, and the school is accessible. However, a universal washroom is required at ground level.

The north-west corner of the school is a child care centre.

**COSTING OPTION A:** Address accessibility and renewal items.

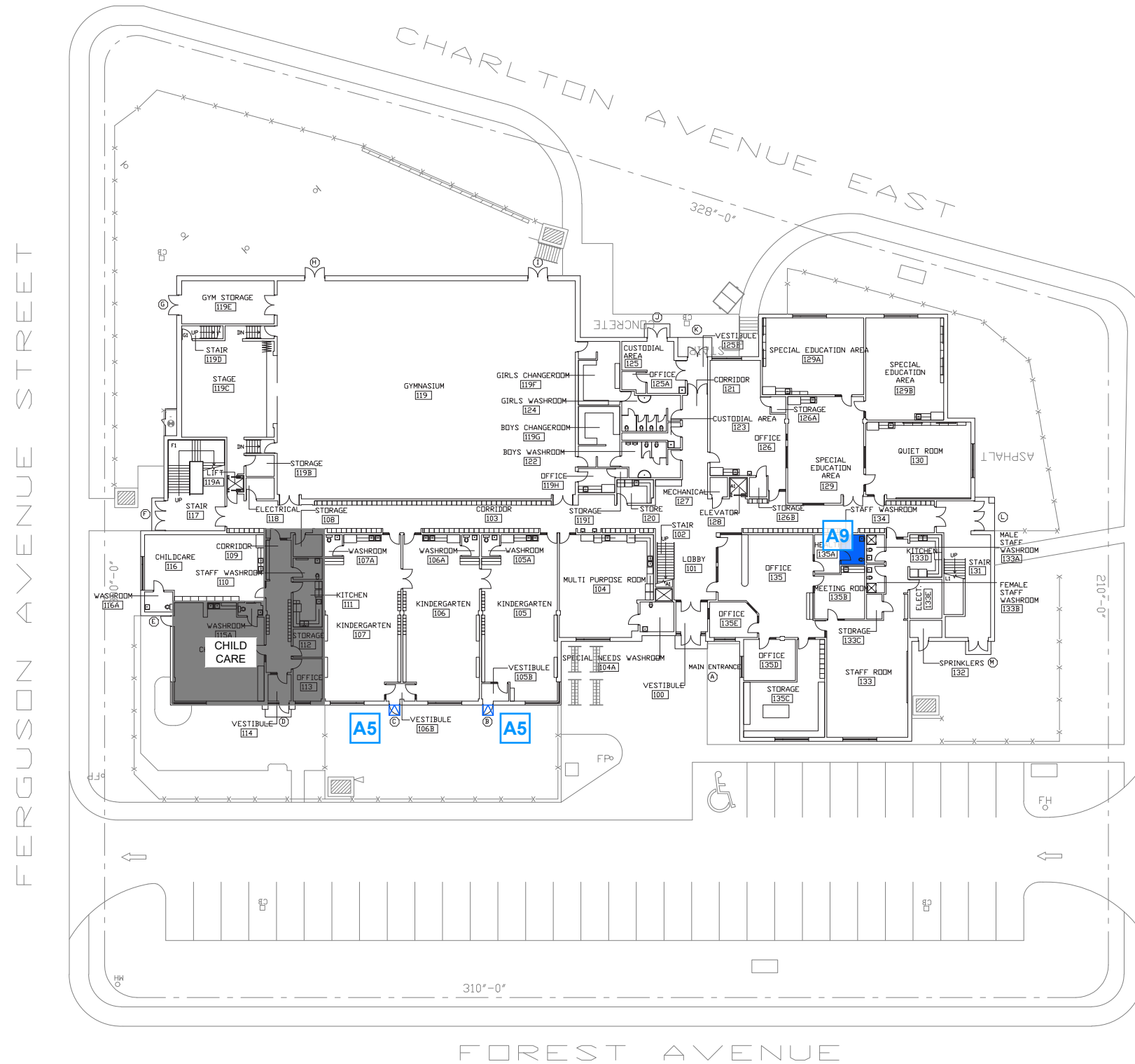
**COSTING OPTION B:** Same as costing option A.



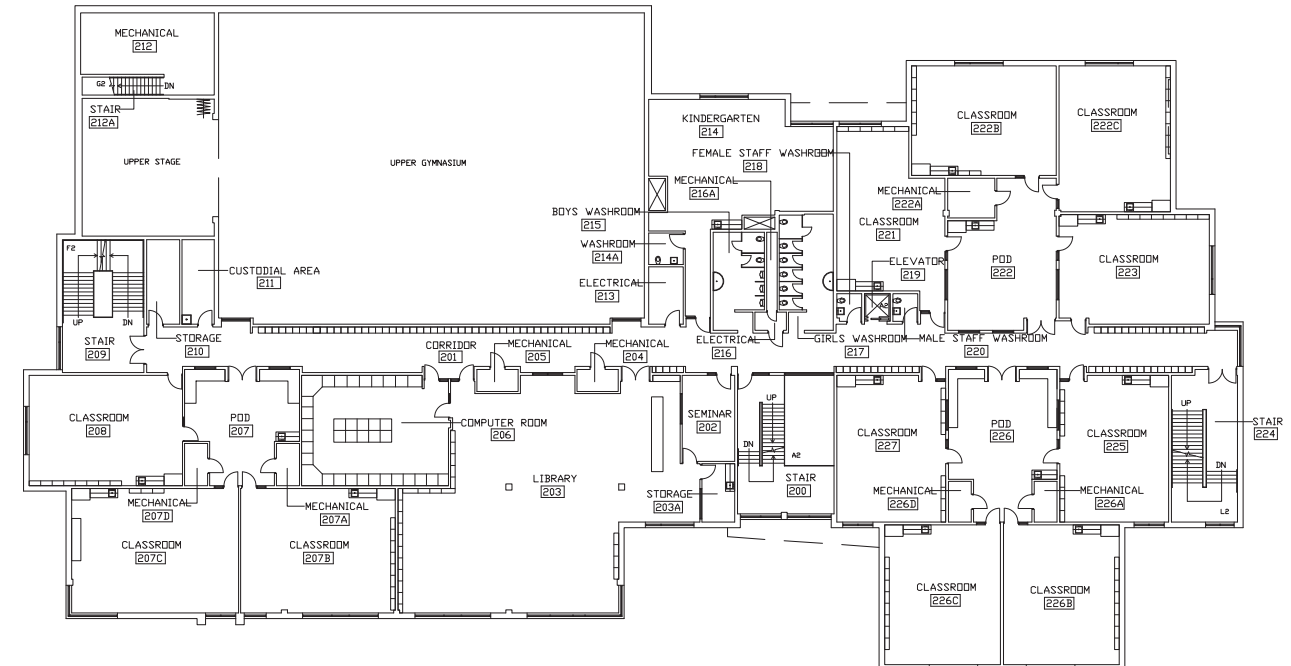
**WEST HAMILTON PLANNING AREA  
QUEEN VICTORIA**

**COSTING OPTION A REFERENCE MAP (NOT TO SCALE)**

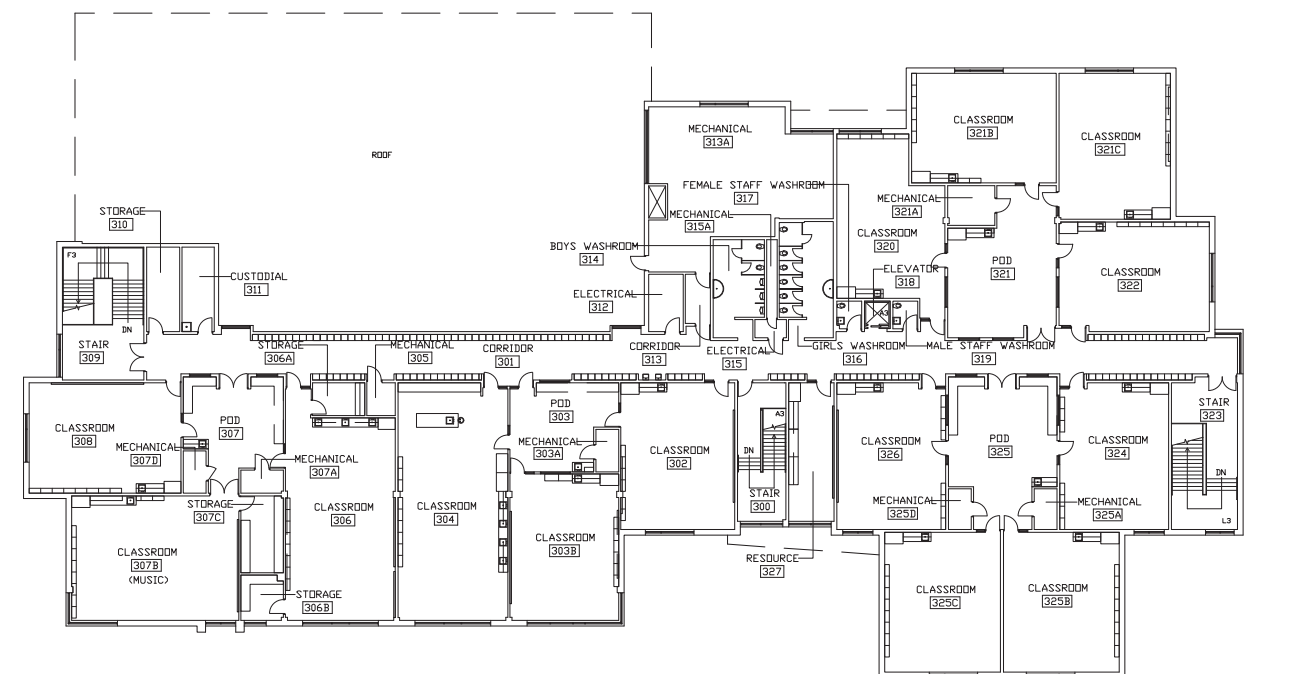
Accessibility items are shown in blue  
Benchmark items are shown in orange  
Addition is shown in purple  
Demolition/relocation is shown in dashed grey  
Refer to next pages for more information



**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD 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	yes	-	-
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	Accesses (B) and (C) to FDK playground are not Barrier-free; there is a step down. Add ramp down to playground.	\$3,000
A6	Elevator (Main)	yes	-	-
A7	Lift (Gym Stage)	yes	-	-
A8	Are washrooms accessible by wheelchair	yes	-	-
A9	Universal washroom	yes	washroom 134	\$30,000
<b>TOTAL ALL ITEMS</b>				<b>\$33,000</b>

**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	481	800	-319	-40%
FDK Space	5,358	6,000	-642	-11%
General Office	1,423	1,200	223	19%
Gym & Stage	6,211	7,580	-1,369	-18%
Library	2,553	3,790	-1,237	-33%
Resource Space	3,543	2,653	890	34%
Staff Room	1,248	1,668	-419	-25%

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
D502002	Lighting Equipment - Gym	Replace	High	\$15,300	-	\$15,300
C201001	Interior Stair Construction	Repair	Urgent	\$20,375	-	\$20,375
TOTAL ALL ITEMS						\$35,675

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		+35% SOFT COSTS *	+25% CONTINGENCY
<b>TOTAL ACCESSIBILITY COST</b>	\$33,000	\$44,550	\$55,688
<b>TOTAL BENCHMARK COST</b>	\$0	\$0	\$0
<b>TOTAL RENEWAL COST</b>	\$35,675	\$48,161	\$60,202
<b>GRAND TOTAL OPTION A =</b>		<b>\$115,890</b>	

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



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
 FEASIBILITY STUDIES  
**WEST HAMILTON PLANNING AREA**  
**RYERSON**

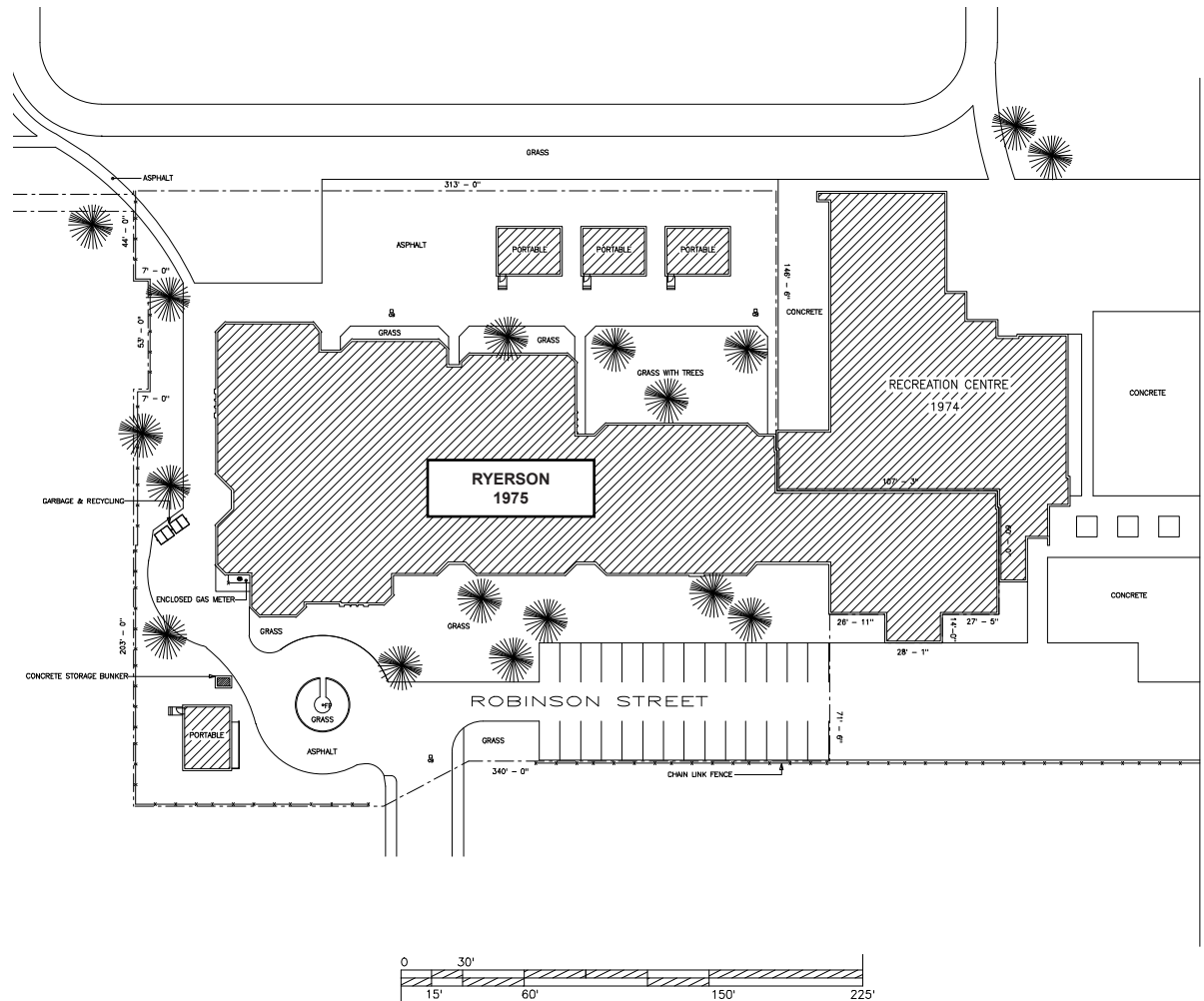
**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 1975  
**ADDITIONS/RENOVATIONS:** --  
**NUMBER OF STOREYS:** 3  
**PROGRAM:** ENG/FI/POC/SPED  
**GRADE STRUCTURE:** 6-8  
**CAPACITY:** 343  
**2015 ENROLMENT:** 370 (108% capacity)

**SUMMARY:** The school is currently at 108% capacity. Accessible parking spaces are not provided on site and the main door does not have an ADO. The school is on one level. A universal washroom is required at ground level.

The school shares gym and changerooms with an adjacent recreation centre.

**COSTING OPTION A:** Address accessibility, address renewal items.

**COSTING OPTION B:** Same as costing option A.



**WEST HAMILTON PLANNING AREA  
RYERSON**

**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



**GROUND 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	provide 2 accessible spaces and a paved area to entrance.	\$10,000
A2	Path of travel to the main entrance door	no	refer to item A1	-
A3	Barrier free entrance that meets OBC	no	ADO required	\$5,000
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	yes	-	-
A6	Elevator (Main)	n/a	-	-
A7	Lift (Gym Stage)	n/a	-	-
A8	Are washrooms accessible by wheelchair	yes	one more barrier-free stall per washroom required per OBC	\$5,000
A9	Universal washroom	no	convert storage 106A to universal washroom	\$75,000
Total environmental remediation allowance				\$5,000
TOTAL ALL ITEMS				\$100,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
RYERSON**



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architecture  
interiors  
urban design

**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	0%
FDK Space	0	0	0	0%
General Office	1,080	1,200	-120	-10%
Gym & Stage	4,056	3,430	626	18%
Library	1,584	1,715	-131	-8%
Resource Space	1,364	1,201	164	14%
Staff Room	559	755	-195	-26%

**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
C1010	Partitions Step Cracking	Study	High	\$10,608	-	\$10,608
C3030	Ceiling Finishes - Original Building	Replace	High	\$106,037	\$5,000	\$111,037
B2020	Exterior Windows - Original Building	Replace	High	\$39,090	\$7,500	\$46,590
D50300	Fire Alarm Systems - Original Building	Replace	Urgent	\$63,648	-	\$63,648
TOTAL ALL ITEMS						\$231,883

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$100,000	\$135,000	\$168,750
<b>TOTAL BENCHMARK COST</b>	\$0	\$0	\$0
<b>TOTAL RENEWAL COST</b>	\$231,883	\$313,042	\$391,303
<b>GRAND TOTAL OPTION A =</b>			<b>\$560,053</b>

\* **Soft costs** include:

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

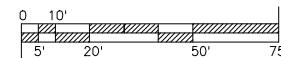
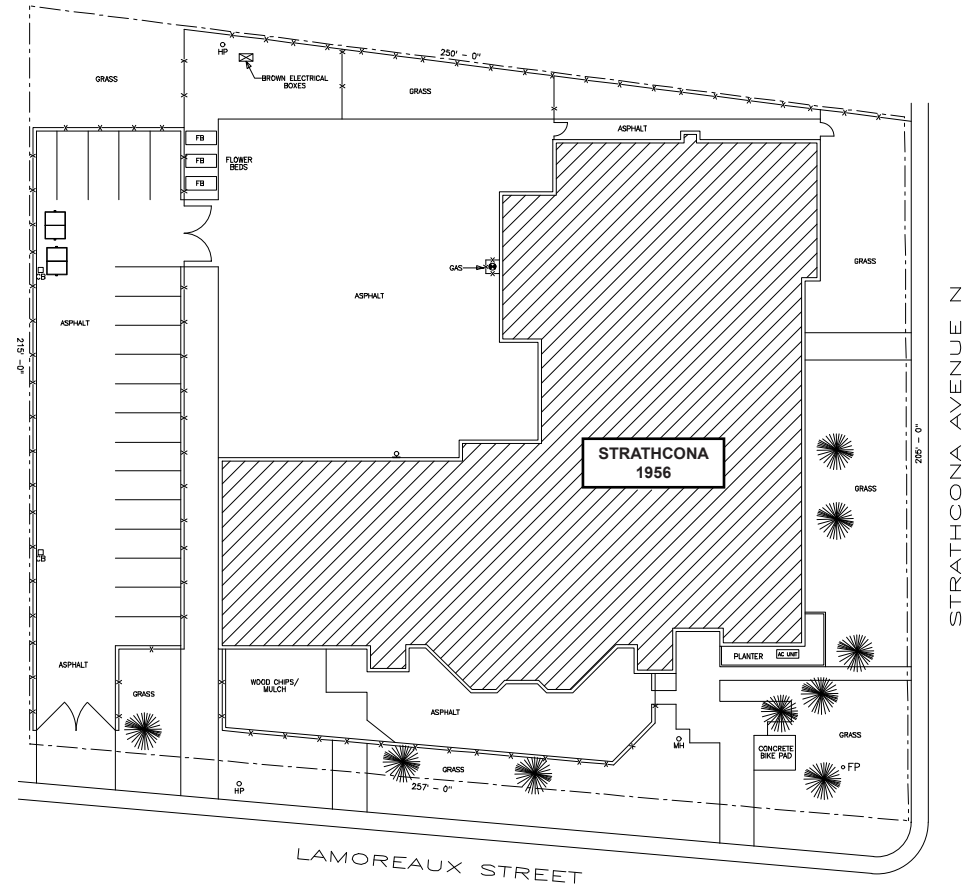
HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
 FEASIBILITY STUDIES  
**WEST HAMILTON PLANNING AREA**  
**STRATHCONA**

**PLANNING AREA:** West Hamilton  
**YEAR CONSTRUCTED:** 1956  
**ADDITIONS/RENOVATIONS:** 1985  
**NUMBER OF STOREYS:** 2  
**PROGRAM:** ENG/POC  
**GRADE STRUCTURE:** JK-5  
**CAPACITY:** 245  
**2015 ENROLMENT:** 204 (83% capacity)

**SUMMARY:** The school is currently at 83% capacity. An accessible parking space is not provided. A universal washroom is required at ground level, barrier-free stalls are required on the second level, and elevator addition is required to access the second level. A stage lift should also be provided.

**COSTING OPTION A:** Address accessibility, expand general office and resource space into existing underused classroom 203 and storage room 116B, address renewal items.

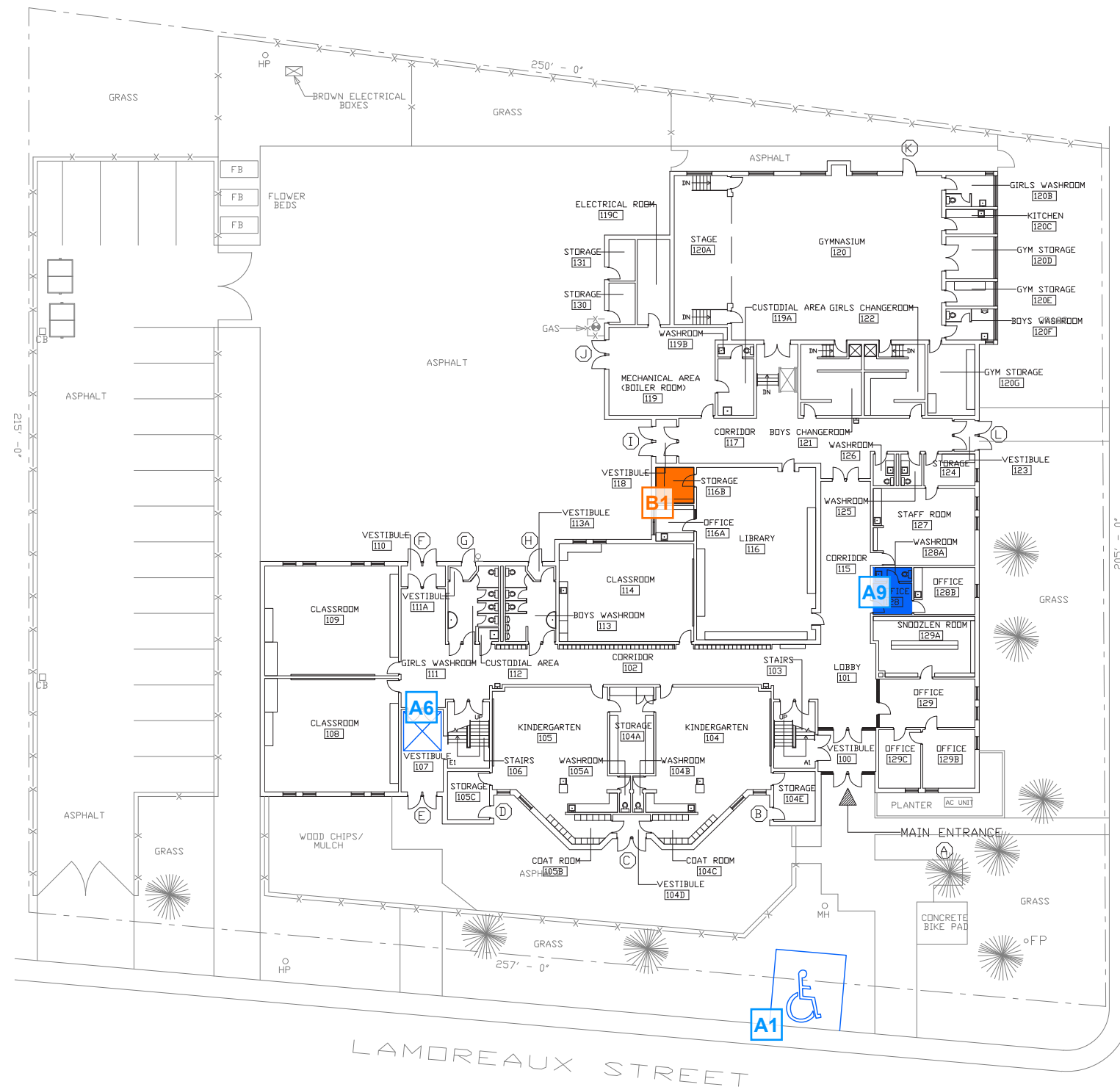
**COSTING OPTION B:** Same as costing option A.



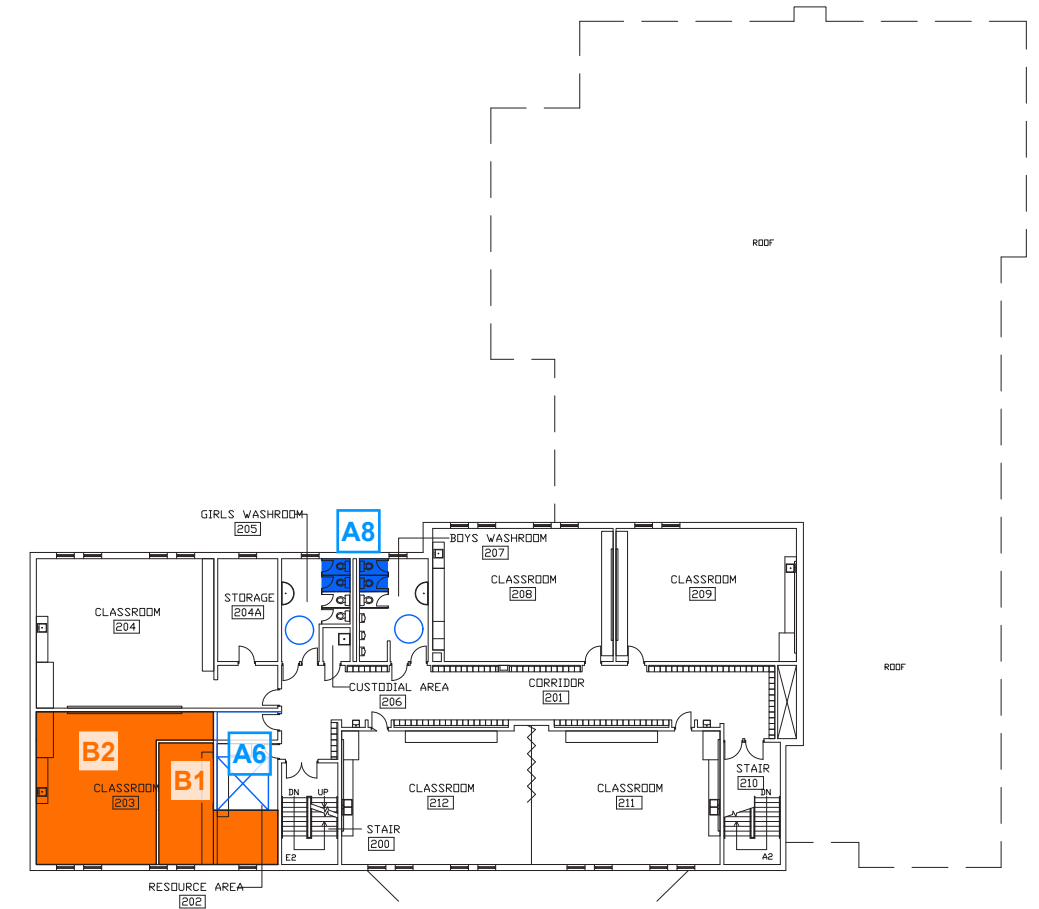
**WEST HAMILTON PLANNING AREA  
STRATHCONA**

**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



**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	add designated parking space	\$2,500
A2	Path of travel to the main entrance door	no	refer to item A1	-
A3	Barrier free entrance that meets OBC	no	add ramp and ADO	\$12,500
A4	Are all levels accessible by wheelchair	no	refer to item A6	-
A5	Are classrooms and common spaces accessible by wheelchair	no	see A6	-
A6	Elevator (Main)	no	add elevator	\$200,000
A7	Lift (Gym Stage)	no	add stage lift	\$20,000
A8	Are washrooms accessible by wheelchair	no	convert regular stall to accessible stalls on second floor.	\$5,000
A9	Universal washroom	no	convert office 128 / Washroom 128A to universal washroom.	\$75,000
Total environmental remediation allowance				\$7,500
TOTAL ALL ITEMS				\$320,000



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
STRATHCONA**



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interiors  
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**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	456	800	-344	57%
FDK Space	2,494	2,400	94	4%
General Office	799	1,200	-401	-33%
Gym & Stage	2,434	2,450	-16	-1%
Library	1,228	1,225	3	0%
Resource Space	558	858	-299	-35%
Staff Room	431	539	-108	-20%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	General Office	1,201	1,200	+1	100%	Convert Part of classroom 203 and storage room 116B to office	\$75,000
B2	Resource Space	942	858	+84		Convert part of classroom 203 to resource space.	\$75,000
Total environmental remediation allowance							\$7,500
TOTAL ALL ITEMS							\$157,500

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD  
FEASIBILITY STUDIES

**WEST HAMILTON PLANNING AREA  
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**RENEWAL**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Abatement Cost	TOTAL
B2020	Exterior Windows - Original Building	Replace	High	\$47,736	\$7,500	\$55,236
C3020	Floor Finishes - Ceramic Tile - Entire Building	Replace	High	\$26,520	-	\$26,520
C3020	Floor Finishes - Hardwood - Original Building	Replace	High	\$10,608	-	\$10,608
C1030	Fittings - Washroom Partitions - Entire Building	Replace	High	\$63,648	-	\$63,648
C3030	Ceiling Finishes - Acoustic Tile Ceiling - Original Building	Replace	High	\$42,432	\$5,000	\$47,432
G2030	Pedestrian Paving - Interlocked Brick	Repair	High	\$10,608	-	\$10,608
D502002	Lighting Equipment - Emergency Lighting	Replace	High	\$15,912	-	\$15,912
D502002	Lighting Equipment - Exterior Lighting	Replace	High	\$10,608	-	\$10,608
D502002	Lighting Equipment - Exit Lighting	Replace	High	\$10,608	-	\$10,608
D3050	Terminal & Package Units - Addition 1	Repair	High	\$15,912	\$7,500	\$23,412
D3060	Controls & Instrumentation - Original Building	Replace	High	\$106,080	-	\$106,080
D503001	Fire Alarm Systems	Replace	Urgent	\$63,648	-	\$63,648
G30	Site Civil/Mechanical Utilities - Underground Utilities - Original Building	Study	Urgent	\$10,608	-	\$10,608
G30	Site Civil/Mechanical Utilities - Underground Utilities - Original Building	Replace	Urgent	\$334,152	-	\$334,152
B3010	Roof Coverings - Roof Sections 201 & 501 - Asphalt Shingles	Replace	Urgent	\$22,277	\$2,500	\$24,777
B3010	Roof Coverings - Roof Sections 102 & 103 - Built-up Roof	Replace	Urgent	\$72,134	\$2,500	\$74,634
<b>TOTAL ALL ITEMS</b>						<b>\$888,491</b>

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

		<b>+35% SOFT COSTS *</b>	<b>+25% CONTINGENCY</b>
<b>TOTAL ACCESSIBILITY COST</b>	\$320,000	\$432,000	\$540,000
<b>TOTAL BENCHMARK COST</b>	\$157,500	\$212,625	\$265,781
<b>TOTAL RENEWAL COST</b>	\$888,491	\$1,199,463	\$1,499,329
<b>GRAND TOTAL OPTION A =</b>		<b>\$2,305,110</b>	

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