



**Secondary Pupil Accommodation Review Committee**

# West Accommodation Review Committee Working Group Meeting #10

HWDSB – Education Centre – Board Room  
December 8, 2011

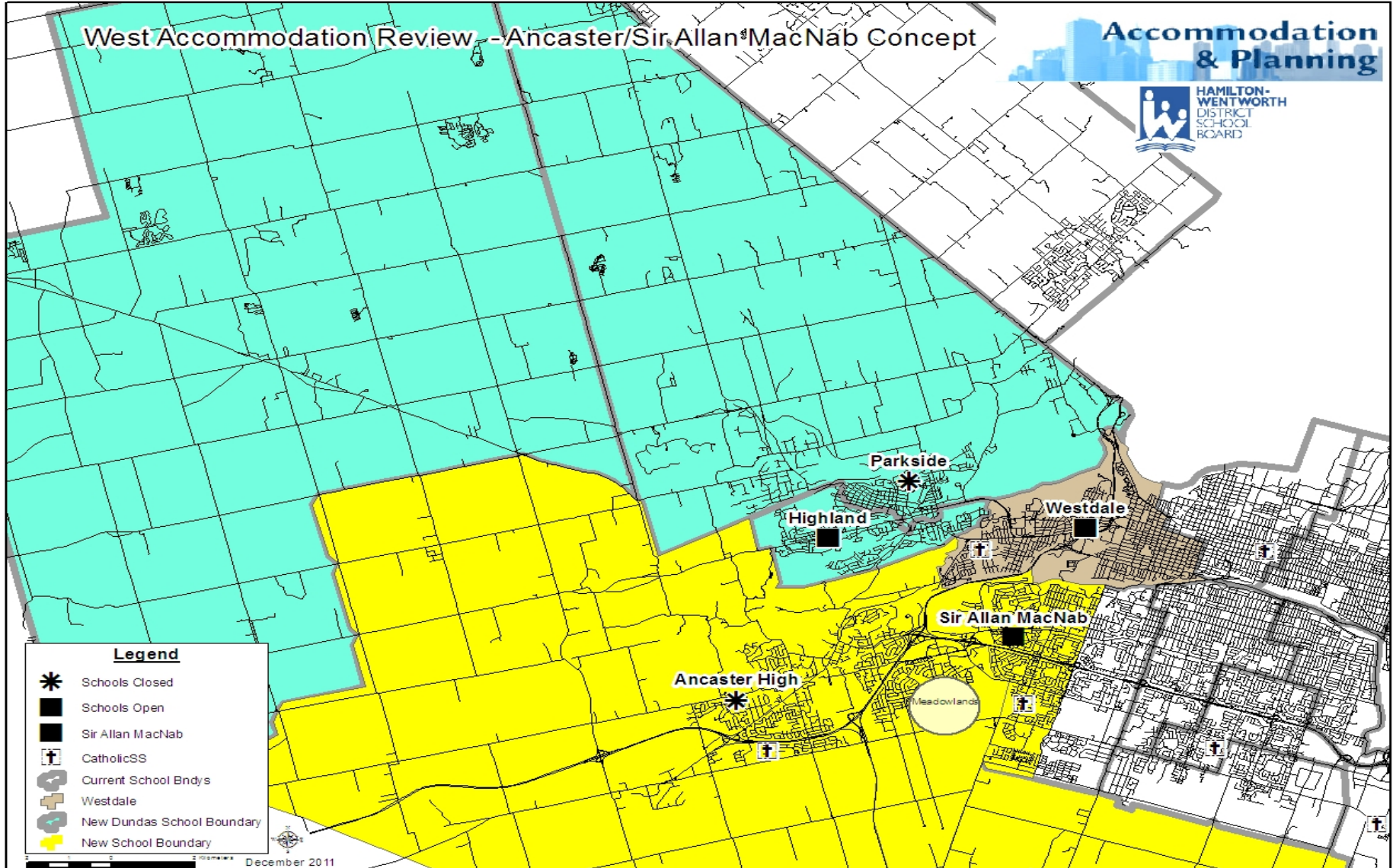


Information re:  
Ancaster / MacNab Concept Proposal



## Assumptions/Clarifications:

- That a site can be secured within the Ancaster Meadowlands for a new school
- Assumes South ARC wishes to revisit the proposal to see if the proposed solution solidifies its' own accommodation strategy.
- Will require West Arc proposing an additional recommendation to Trustees in their report that is outside of their current terms of reference.
- The proposal will require a review of current boundaries in both South & West clusters.
- That Sir Allan MacNab students will be apportioned between new school in the south west and new school proposed in south cluster.
- That current proposals for the resolution of Dundas student population stays the same as proposed by ARC committee.
- Assumes the sale of Ancaster High site, and Sir Allan MacNab site.





## West/South Concept Option

	Capacity	2010	2015	2020
<b>Ancaster</b>	<b>1356</b>			
Enrolment		962	0	0
Utilization		<b>71%</b>	<b>0%</b>	<b>0%</b>
<b>Highland/Dundas</b>	<b>1000</b>			
Enrolment		756	1,111	920
Utilization		<b>82%</b>	<b>111%</b>	<b>92%</b>
<b>Parkside</b>	<b>777</b>			
Enrolment		595	0	0
Utilization		<b>77%</b>	<b>0%</b>	<b>0%</b>
<b>Westdale</b>	<b>1521</b>			
Enrolment		1,594	1,456	1,370
Utilization		<b>105%</b>	<b>96%</b>	<b>90%</b>
<b>Ancaster/ MacNab New</b>	<b>1250</b>			
Enrolment		0	1,473	1,369
Utilization		<b>0%</b>	<b>118%</b>	<b>110%</b>
<b>Total Utilization</b>		<b>84%</b>	<b>107%</b>	<b>97%</b>



## Benefits:

### **Ancaster High & Sir Allan MacNab:**

- New state of the art replacement school built in Ancaster Meadowlands to replace Ancaster High and Sir Allan MacNab.
- Both existing schools resolve concerns related to their poor utilization rates.
- Provides the opportunity to re-align boundaries for the south-east rural Ancaster students; to new south cluster school
- Increases HWDSB's capacity to compete for market share of students in this area.

### **South & West Clusters:**

- Proposal includes the closure of 7 schools and construction of 3 new schools.
- Both south and west cluster accommodation strategies provide utilization rates that meet or exceed ARC mandated 100%, for the foreseeable future.
- Proceeds of Disposition = approx. \$29M, New School Construction = approx. \$32.5M + \$6M = \$38.5
- Deferred capital reduction increased by an additional \$15.5M





## Issues:

### **Ancaster High & Sir Allan MacNab:**

- Loss of recreation centres at both sites would need consultation with City to develop new Recreation Centre on new school site, or maintain recreation centres on current sites.
- Loss of Ancaster Auditorium would need to be reviewed as part of potential new school.
- Ancaster High “green space” could be seen as a loss to the community



# Plan “B” Parkside Proposal Capital & Planning Implications





## Planning Related Information:

### Area Calculations:

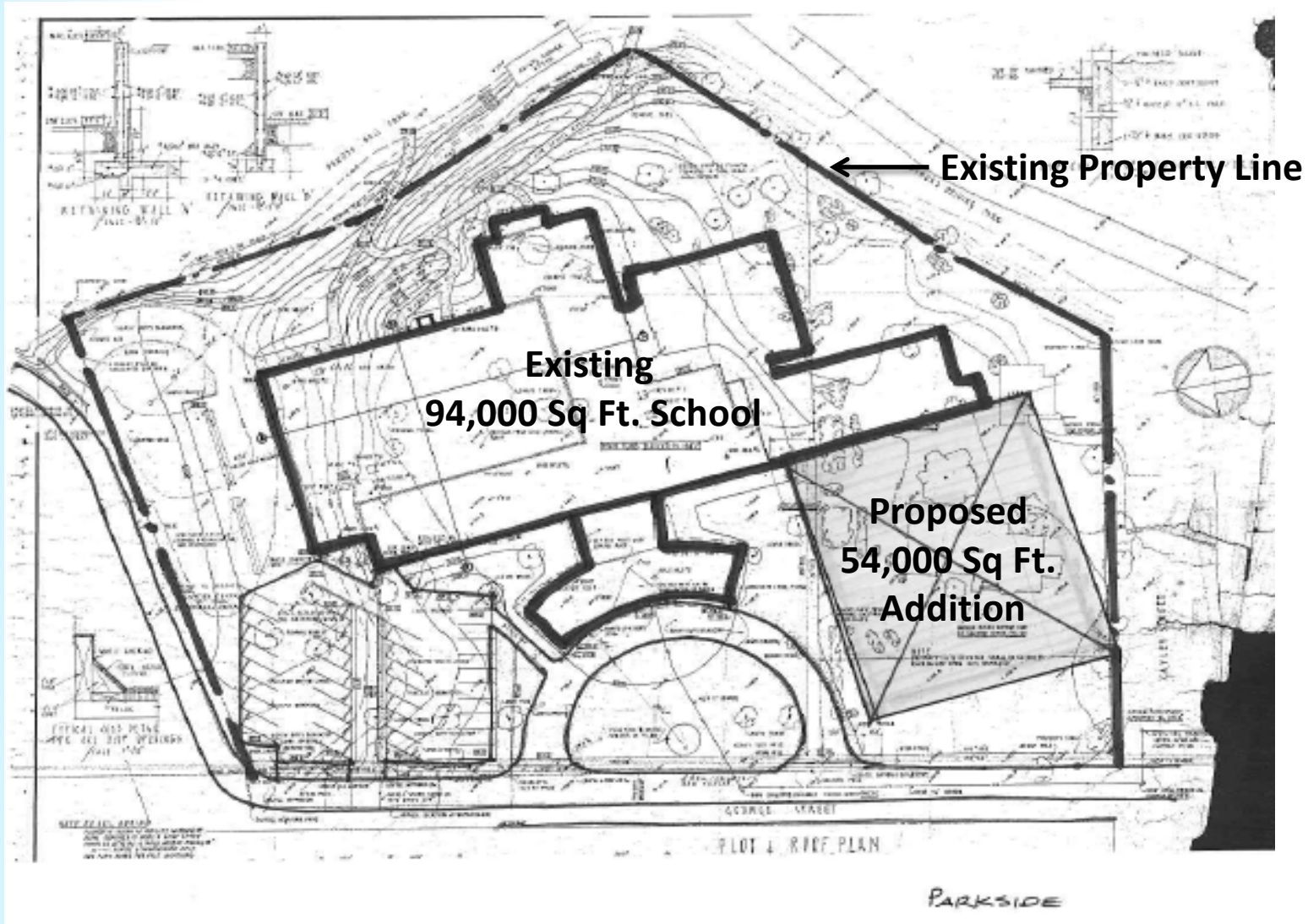
Current Square footage	=	94,823 sq. ft.
Proposed Square Footage	=	<u>149,029</u> sq. ft. (utilizing MOE Planning template)
Variance	=	54,207 sq. ft.

**Additional Spaces include:** = Classrooms x 1, Science Rooms x 2, Music Room x 1, Tech / Vocational Rms x 8, Spec Ed. X 2, Gym x 1, Staff Office x 1, Mtg. Rm. X 1

### Site Constraints:

- The plan attached indicates a addition that is approximately 150 ft. x 180 ft. on two levels.
- Site limitations required the addition to be built adjacent the main entrance and adjacent the street
- City of Hamilton Site Plan approval may impose setbacks, site coverage restrictions that may be detrimental to the proposed layout.

## Proposed Building Site Plan



## Capital related costs:

### Construction Costs:

Addition	= 54,207 sq. ft. x \$189.15 /sq. ft.	= \$10,253,250
Renovation	= 20,000 sq. ft. x \$125 / sq. ft.	= <u>\$ 2,500,000</u>
<b>Total</b>		<b>= \$ 12,753,250</b>

### Funding Sources:

- MOE = \$ TBD
- Proceeds of Disposition (Highland Site) = \$ 7,130,000



# Ancaster West Wing Review Capital & Planning Implications



## Planning Related Information:

### Area Calculations:

Current Building Square footage	= 175,500 sq. ft.
Proposed East Wing Demolition area	= 29,700 sq. ft.
Proposed West Wing Demolition area	= 74,896 sq. ft. (incl. Auditorium)

### Additional Spaces needs:

East wing demolition	= Spec Ed. X 2, SHSM x 2, Tech x 1, Science Labs x 2, Upgrade to Tech Rm. x 1
West wing demolition	= Tech (Shops) x 2, Science labs x 2, Upgrade to Tec Rm. X 1 loss of Auditorium.

# Capital related costs:

## Construction Costs:

### East Wing:

New Construction	= 9,910 sq. ft. x \$189.15/ft <sup>2</sup>	= \$ 1,875,000
Renovation / Upgrades	= lump sum	= \$ 750,000
Demolition	= 29,700 sq. ft. x \$10/ft <sup>2</sup>	= \$ <u>297,000</u>
<b>Total</b>		<b>= \$ 2,992,000</b>

### West Wing:

New Construction	= 5,800 sq. ft. x \$189.15 ft <sup>2</sup>	= \$ 1,097,000
Renovation / Upgrades	= lump sum	= \$ 750,000
Demolition area	= 74,896 sq. ft. x \$10/ft <sup>2</sup>	= \$ <u>748,960</u>
<b>Total</b>		<b>= \$ 2,595,960</b>

## Funding Sources:

- MOE = \$ TBD





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# Three Year Average Student Counts in 'Rural' Areas

