



Secondary Accommodation **Review Committee**



Secondary Pupil Accommodation Review Committee

West Accommodation Review Committee Working Group Meeting #11

**HWDSB – Education Centre – Board Room
December 13, 2011**



Ancaster West Wing Review - Revisit Capital & Planning Implications



Assumptions/Clarifications:

- Assumes that the Auditorium structure allows for retention after demolition of the remaining building structure.
- Assumes that the existing Shop / Tech Rooms (x2) structure allows for retention after demolition of the remaining building structure.
- After demolition the facility will require the construction of the following elements:
 - New Gymnasium
 - New Lobby / Entrance to school, Gymnasium and Auditorium
 - New Building Plant services (Boiler, A/C) to service both new and existing structures as well as the existing Recreation Centre.



Capital related costs:

Construction Costs:

Proposed West Wing Reconstruction:

New Construction	= 8,775 sq. ft. x \$189.15 ft ²	= \$ 1,659,800
New Mechanical / Electrical	= boiler, connect to Rec Centre	= \$ 750,000
Upgrades to exist. / site, etc.	= lump sum	= \$ 500,000
Demolition area	= 33,703 sq. ft. x \$15/ft ²	= \$ <u>505,545</u>
Total		= \$ 3,415,345

Funding Sources:

- MOE = \$ TBD



Ancaster High – New School on
Existing Site
Capital & Planning Implications



Planning Related Information:

Area Calculations:

Proposed Square Footage = 135,737 sq. ft. (utilizing MOE Planning template for 1000 student pupil population)

Site Constraints:

- The plan attached indicates a severance in which 20 acres of the existing site would be retained for a new school. This could be potentially less, should the existing recreation centre be relocated.
- The plan attached indicates a severance in which the remaining 23 acres of the existing site would be surplus and could be sold to fund the proposed new school
- The City of Hamilton existing Recreation Centre could potentially remain on the site, but would require new plant infrastructure for heating and electrical provision.



Proposed Building Site Plan





Capital related costs:

Construction Costs:

New School	= 135,737 sq. ft. x \$189.15 /sq. ft.	= \$25,674,653
Site Cost	= existing	= \$0

Funding Sources:

- MOE = \$ TBD
- Proceeds of Disposition (23 acres of existing site) = \$ 9,200,000



Ancaster High – New School on
Meadowlands Site
Capital & Planning Implications



Planning Related Information:

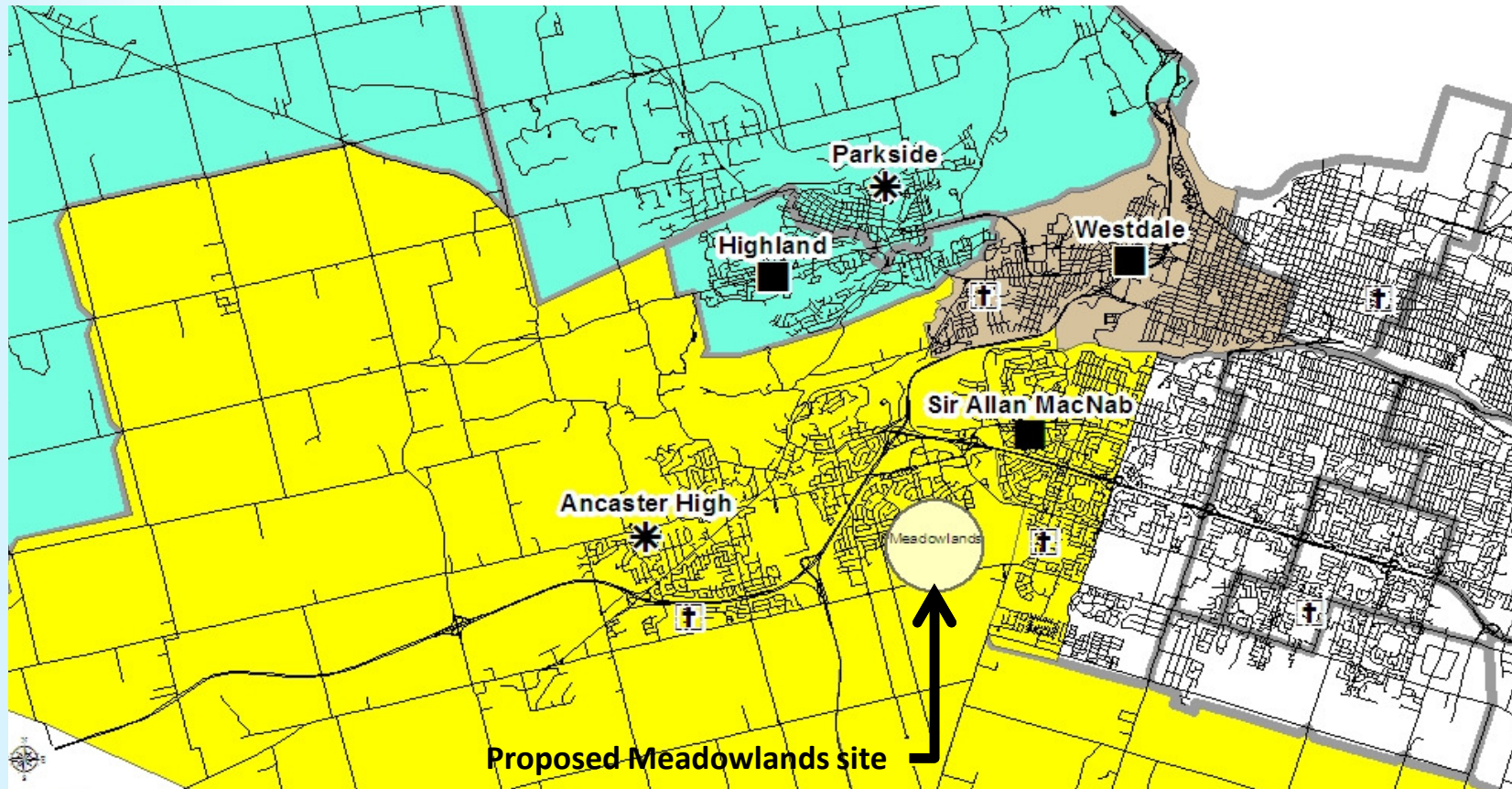
Area Calculations:

Proposed Square Footage = 135,737 sq. ft. (utilizing MOE Planning template for 1000 student pupil population)

Site Constraints:

- The plan attached indicates a general site location within the Meadowlands area that would be required to be purchased.
- The existing 43 acre Ancaster High site could be sold in order to finance the purchase of the new site
- Discussions with the City of Hamilton would need to be undertaken to discuss the need to;
 - i) retain the existing recreation centre on the existing Ancaster High site, or
 - ii) build a new recreation centre on the new school site.

Proposed Building Site Plan





Capital related costs:

Construction Costs:

New School	= 135,737 sq. ft. x \$189.15 /sq. ft.	= \$25,674,653
Site Cost (20 Acres – incl. Rec Centre)		= <u>\$ 8,000,000</u>
	Total	= \$ 33,674,653

Funding Sources:

- MOE = \$ TBD
- Proceeds of Disposition (43 Acres of Existing site) = \$ 17,200,000