

EXECUTIVE REPORT TO FINANCE AND FACILITIES COMMITTEE

TO: Finance and Facilities Committee

FROM: Manny Figueiredo, Director of Education

DATE: April 12, 2017

PREPARED BY: Stacey Zucker, Executive Superintendent of Board Operations and Treasurer
David Anderson, Senior Facilities Officer

RE: Elementary School Facility Benchmarks

Action Monitoring X

Background:

Overall Capital Plan

At the April 25, 2016 Board meeting, Trustees approved the multi-year capital strategy framework and the budget associated with the strategy. The strategy spans 5 years and totals \$160 million in Capital Budget and \$17.5 million in Operating Budget. The components of the strategy and the annual budget were identified as:

Component	Amount
Secondary School Facility Benchmarks	\$11 million
Elementary School Facility Benchmarks	\$11 million
Secondary Program Strategy	\$2 million
Elementary Program Strategy	TBD
Annual School Renewal	\$8 million
Other	Varies depending on approved projects
Total	\$32 million
Annual Repairs and Maintenance	\$3.5 million funded by Operating Budget

As a result of that report, the Committee approved an \$11 million annual allocation to the Elementary School Facility Benchmarks. In addition, Trustees agreed that funding for the Elementary Program Strategy be allocated from the Elementary School Facility Benchmark component, if required.

Funding for the Overall Capital Plan

There are 3 main funding sources for the 5-year Overall Capital Plan:

1. School Renewal Grant (SRG)

SRG is an annual amount that is provided through the Ministry funded Grant for Student Needs (GSN). This grant is available to address the costs associated with repairs and renovations to schools.

2. School Condition Improvement (SCI)

SCI is intended to address the renewal backlog from the data collected to date through the Ministry's five-year Condition Assessment Program. 70 percent of SCI funding must be directed to key building components (foundations, roof, windows and HVAC / plumbing systems). The remaining 30 percent may be directed to the costs to improve any locally identified renewal needs that are listed in TCPS.

3. Proceeds of Disposition

Proceeds of Disposition result from the sale surplus properties. Ontario Regulation 193/10 states that Proceeds of Disposition (POD) must be used for the repair or replacement of components within a school. Board staff is estimating approximately \$65 million in proceeds of disposition (PODs) available for school renewal purposes over the next 5 years.

It is expected that funding for the additional 3 years of the Elementary Facility Benchmark Strategy will be provided from the same three sources.

Guiding Principles of the Overall Capital Plan

The guiding principles adopted by the Overall Capital Plan are provided below:

1. Schools identified as being in 'Poor' condition as defined in the Long-Term Facilities Master Plan will be given priority both in terms of schedule and budget;
2. Partnership opportunities that align with the Board's Strategic Priorities, that have a cost savings associated with them and that are time sensitive will be given priority both in terms of schedule and budget;
3. The scope of work proposed for each school will adhere to the Board design standards;
4. The Overall Capital Plan will be reviewed and updated on an annual basis, as part of the Board's Long-Term Facilities Master Plan update, to reflect any changes in scope, schedule or available funds.

Elementary Program Strategy

At the November 21, 2016 Board Meeting, the Elementary Program strategy was approved. As part of the strategy, it was recommended:

- a) That staff explore and recommend to the Finance and Facilities Committee the funds required, if any, to support the Elementary Program Strategy recommendations instrumental music, focused programs, and interventions/special education.
- b) That staff explore and recommend to the Finance and Facilities Committee an Elementary Benchmark Strategy based on the \$11 million annual funds approved by the Board in the Capital Plan, and that those benchmark priorities include (in alphabetical order):
 - gymnasiums
 - gym floors
 - learning commons
 - playfields
 - science rooms
 - visual arts rooms

At the January 18, 2017 Finance and Facilities meeting, the Board provided information regarding the Elementary Program Strategy. The Board had set aside \$11 million annually for Elementary Program Strategy and Elementary Benchmarks. Board staff estimated that the Program strategy renovations for instrumental music, focused programs, and interventions/special education would cost approximately \$5 million or \$1 million annually. This left \$50 million or \$10 million annually to provide for the Elementary Facility Benchmark Strategy.

Board staff estimated the costs related to the 6 components referred to above and determined that it would be possible to address all of the facility benchmark components for schools that will complete an accommodation review by the end of June 2017 and schools that are not identified to go through an accommodation review. The estimated costs of each of the components were identified as follows:

Benchmark	Number of Schools	Cost per Project	Total (5 Year)
Gymnasium	~16	\$2,500,000	\$40,000,000
Gym Floor	~25	\$75,000	\$1,875,000
Learning Commons	~25	\$100,000	\$2,500,000
Science Rooms	~25	\$50,000	\$1,250,000
Visual Arts Rooms	~25	\$50,000	\$1,250,000
Playfields	~20	\$100,000	\$2,000,000
Contingency			\$1,125,000
Total			\$50,000,000

The Board wanted to see all Elementary Schools reflected in the Elementary Facility Benchmark plan. Board staff estimated that it would take approximately \$80 million and 8 years to address all schools.

At the March 27, 2017 Board meeting the following motion was approved “That Board staff implement an 8-year plan to deliver the priorities related to the Elementary School Benchmark Strategy with an additional \$30 million (grand total \$80 million) for all schools that have been through an accommodation review or are not scheduled for an accommodation review.”

Staff Observations:

Elementary Facility Benchmarks

Board staff have reviewed the approved Elementary Facility Benchmarks and done an audit of all Elementary Schools to determine whether or not the benchmarks are met. For gymnasiums, Board staff compared the square footage of existing gyms to the Ministry benchmarks based on the space template (based on OTG capacity of the school). Gym floors are based on a review of the condition of the floors by Board staff (similar to secondary facility benchmarks). For the Learning Commons, Science Rooms and Visual Arts Rooms, Board staff has audited the rooms against a draft of the Board’s Elementary Design Manual. The components to be included in the Elementary Playfields are still to be determined based on a pilot that is underway with 4 existing playfields as well as some further research that is required to determine if all playfields require the same components.

Elementary Facility Benchmark Matrix (Appendix A)

Based on the direction from the March 27, 2017 Board meeting, an updated Matrix has been provided that identifies the staff recommendations for work to be completed in 2016-17 as part of the Elementary Facility Benchmark Strategy (see projects highlighted in blue on Appendix A). It is important to recognize that the timing of these projects, specifically the gymnasium expansions, may be delayed into the next school year due to the work the design and approval work required before the start of the projects.

These projects represent approximately \$8,600,000 of the \$10,000,000 allocated to the Strategy per annum. It is important to note that these costs remain estimates and that the amount may change based on the exact work that is required for each of the benchmarks components.

Next Steps

1. Finalize the elements of the Elementary Playfield component. Once finalized, Board staff can complete and update the audit.
2. Update the Elementary Facility Benchmark Matrix with refined budget amounts. The costs will be determined based on the components of the benchmark that are required to be completed.
3. Monitor these projects as part of the quarterly capital update.

Step	Date
Annual Capital Plan Approved	April 25, 2016
Elementary Program Strategy Approved	November 21, 2016
Elementary Facility Benchmarks Approved	January 23, 2017
Elementary Facility Benchmark Matrix Provided to Finance and Facilities	February 8, 2017
Elementary Facility Benchmark Matrix Approved	April 2017
2016-17 Plan Provided to Board	April 2017

Elementary Facility Benchmark Matrix

Appendix A

Elementary Facility	School Type	Original Construction Year	OTG	Accommodation Review Schedule	FCI Rating ¹	Meets Gymnasium Benchmark	Gymnasium Expansion Feasibility	Meets Science Room Benchmark	Meets Visual Arts Room Benchmark	Meets Learning Commons Benchmark	Meets Playfield Benchmark ²
Schools That Have Undergone A Pupil Accommodation Review By June 2017											
A. M. Cunningham, Building ID 9062-1	JK-5	1929	409	N/A	Fair	\$2,500,000	Yes	N/A	\$50,000	\$30,000	TBD
Adelaide Hoodless, Building ID 9063-1	JK-8	1912	548	N/A	Poor	✓	N/A	\$75,000	\$50,000	\$50,000	TBD
Billy Green E S, Building ID 5409-1	JK-8	1981	372	N/A	Fair	\$2,500,000	Yes	\$75,000	\$50,000	✓	TBD
Cootes Paradise, Building ID 9075-1	JK-5	1927	678	Complete 2011/2012	Average	\$2,500,000	Yes	N/A	\$50,000	✓	\$100,000
Dalewood, Building ID 9108-1	Grade 6-8	1948	370	Complete 2011/2012	Average	✓	N/A	\$15,000	✓	\$30,000	TBD
Ecole Elementaire Michaelle Jean, Building ID 5405-1	Grade 1-8	1955	274	N/A	Poor	✓	N/A	\$75,000	\$50,000	\$50,000	TBD
Franklin Road, Building ID 9073-1	JK-8	1954	444	Complete 2013/2014	Average	✓	N/A	\$75,000	\$50,000	\$20,000	TBD
George L. Armstrong, Building ID 9074-1	JK-8	1930	577	Complete 2013/2014	Fair	✓	N/A	\$75,000	✓	✓	TBD
Glenwood, Building ID 9115-1	JK-8	1976	99	N/A	Fair	✓	N/A	N/A	N/A	\$50,000	TBD
Helen Detwiler, Building ID 9083-1	JK-8	1991	456	N/A	Average	✓	N/A	\$75,000	\$50,000	\$50,000	TBD
Janet Lee PS, Building ID 6051-1	JK-8	1986	378	N/A	Good	N/A	No	✓	\$50,000	\$75,000	TBD
Lake Avenue, Building ID 9093-1	JK-8	1952	516	2015/2016	Fair	✓	N/A	✓	✓	✓	TBD
Memorial PS (Hamilton), Building ID 9099-1	JK-8	1918	668	Complete 2011/2012	Poor	\$2,500,000	Yes	✓	✓	\$75,000	\$100,000
Millgrove PS, Building ID 6292-1	JK-5	1915	234	Complete 2013/2014	Average	\$2,500,000	Yes	N/A	\$50,000	✓	TBD
Mount Albion PS, Building ID 6311-1	JK-8	1952	280	N/A	Poor	✓	N/A	\$75,000	\$50,000	\$100,000	TBD

Note: a check mark indicates that the benchmark is already met

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Mount Hope PS, Building ID 6315-1	JK-8	1952	363	Complete 2013/2014	Average	✓	N/A	✓	\$50,000	\$100,000	TBD
Norwood Park, Building ID 9121-1	JK-8	1954	464	N/A	Fair	N/A	No	\$15,000	✓	✓	TBD
Parkdale, Building ID 9122-1	JK-5	1946	291	Complete 2013/2014	Poor	✓	N/A	N/A	\$50,000	\$100,000	TBD
Pauline Johnson, Building ID 9072-2	JK-8	1967	426	Complete 2013/2014	Average	✓	N/A	\$75,000	\$50,000	\$100,000	TBD
Queen Mary, Building ID 9128-1	JK-8	1996	686	N/A	Good	✓	N/A	\$75,000	✓	\$50,000	\$100,000
Queensdale, Building ID 9130-1	JK-8	1948	317	Complete 2013/2014	Fair	\$2,500,000	Yes	\$75,000	\$50,000	\$75,000	TBD
Ridgemount, Building ID 9134-1	JK-8	1961	447	Complete 2013/2014	Fair	✓	N/A	\$75,000	\$50,000	\$30,000	TBD
Rosedale, Building ID 9136-1	JK-5	1953	257	Complete 2013/2014	Fair	\$2,500,000	Yes	N/A	\$50,000	\$100,000	TBD
Sir Wilfrid Laurier, Building ID 9148-1	JK-8	1990	709	2015/2016	Good	N/A	No	\$75,000	\$50,000	\$100,000	\$100,000
Tapleytown PS, Building ID 8752-1	JK-8	1881	291	N/A	Fair	N/A	No	\$75,000	\$50,000	\$50,000	TBD
Viscount Montgomery, Building ID 9156-1	JK-8	1951	444	Complete 2013/2014	Fair	N/A	No	\$50,000	✓	✓	TBD
W. H. Ballard, Building ID 9157-1	JK-8	1922	807	Complete 2013/2014	Poor	\$2,500,000	Yes	✓	\$20,000	✓	\$100,000
Subtotal:						\$20,000,000	N/A	\$1,055,000	\$920,000	\$1,235,000	\$500,000
Schools in a Pupil Accommodation Review in 2016-2017											
Ancaster Sr PS, Building ID 5343-2	Grade 7-8	1968	387	2016/2017	Poor	✓	N/A	\$50,000	\$20,000	\$50,000	TBD
Bennetto , Building ID 9103-1	JK-8	1966	721	2016/2017	Average	\$2,500,000	Yes	\$15,000	\$50,000	\$50,000	\$100,000
C H Bray PS, Building ID 5479-1	JK-6	1952	199	2016/2017	Poor	\$2,500,000	Yes	N/A	\$50,000	\$50,000	TBD

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Central, Building ID 9104-1	JK-5	1851	283	2016/2017	Average	\$2,500,000	Yes	N/A	\$50,000	\$100,000	TBD
Earl Kitchener, Building ID 9111-1	JK-5	1915	548	2016/2017	Fair	N/A	No	N/A	\$50,000	\$100,000	TBD
Fessenden PS, Building ID 5343-1	JK-6	1959	383	2016/2017	Fair	N/A	No	N/A	\$50,000	\$10,000	TBD
Hess Street, Building ID 9084-1	JK-8	1974	450	2016/2017	Average	\$2,500,000	Yes	\$75,000	\$50,000	\$50,000	TBD
Queens Rangers PS, Building ID 8683-1	JK-6	1958	222	2016/2017	Average	\$2,500,000	Yes	N/A	\$50,000	\$50,000	TBD
Rousseau PS, Building ID 6625-1	JK-6	1958	291	2016/2017	Poor	N/A	No	N/A	\$50,000	\$75,000	TBD
Ryerson, Building ID 9139-1	Grade 6-8	1969	343	2016/2017	Average	✓	N/A	\$75,000	✓	\$100,000	TBD
Strathcona, Building ID 9151-1	JK-5	1956	245	2016/2017	Fair	N/A	No	N/A	\$50,000	\$50,000	TBD
Subtotal:						\$12,500,000	N/A	\$215,000	\$470,000	\$685,000	\$100,000
Schools Expected To Close Or Closing											
Beverly Central PS, Building ID 5418-1 (Closing)	JK-5	1959	222	Complete 2013/2014	Average	N/A	N/A	N/A	N/A	N/A	TBD
Collegiate Avenue PS, Building ID 5616-1 (Closing)	JK-8	1954	291	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Dr John Seaton PS, Building ID 5700-1 (Closing)	JK-8	1968	349	Complete 2013/2014	Average	N/A	N/A	N/A	N/A	N/A	TBD
Eastdale PS, Building ID 5751-1 (Closing)	JK-8	1965	219	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Elizabeth Bagshaw, Building ID 9113-1 (Closing)	JK-8	1969	511	2015/2016	Poor	N/A	N/A	N/A	N/A	N/A	TBD

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Glen Brae Md S, Building ID 9078-3 (Closing)	Grade 6-8	1967	331	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Glen Echo, Building ID 9078-2 (Closing)	JK-5	1962	314	2015/2016	Poor	N/A	N/A	N/A	N/A	N/A	TBD
Green Acres PS, Building ID 5924-1 (Closing)	JK-8	1956	389	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Greenville PS, Building ID 8596-1 (Closing)	JK-5	1885	222	Complete 2013/2014	Average	N/A	N/A	N/A	N/A	N/A	TBD
Memorial PS (Stoney Creek), Building ID 6282-1 (Closing)	JK-8	1956	358	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Mountain View PS, Building ID 6317-1 (Closing)	JK-8	1949	231	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
R. L. Hyslop, Building ID 8597-1 (Closing)	JK-8	1966	254	2015/2016	Fair	N/A	N/A	N/A	N/A	N/A	TBD
Sir Isaac Brock, Building ID 9146-1 (Closing)	JK-5	1969	268	2015/2016	Average	N/A	N/A	N/A	N/A	N/A	TBD
Spencer Valley PS, Building ID 6713-1 (Closing)	Grade 6-8	1968	262	Complete 2013/2014	Average	N/A	N/A	N/A	N/A	N/A	TBD
Schools Built On Or After The Year 2000											
Ancaster Meadow, Building ID 11226-1	JK-8	2005	579	N/A	Good	✓	N/A	\$15,000	✓	\$50,000	TBD
Bellmoore (New), Building ID 12289-1	JK-8	2012	640	N/A	Good	✓	N/A	✓	✓	✓	\$100,000
Cathy Weaver, Building ID 9140-2	JK-8	2006	760	2016/2017	Good	✓	N/A	✓	✓	✓	✓

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Dr. J Edgar Davey (New), Building ID 9110-1	JK-8	2010	804	2016/2017	Good	✓	N/A	✓	✓	\$20,000	\$100,000
Gatestone, Building ID 11227-1	JK-8	2005	582	N/A	Good	✓	N/A	✓	✓	✓	✓
Hillcrest, Building ID 9088-1	JK-8	2006	764	Complete 2013/2014	Good	✓	N/A	\$15,000	✓	✓	\$100,000
Prince of Wales (New), Building ID 9126-1	JK-8	2009	830	Complete 2011/2012	Good	✓	N/A	✓	✓	\$50,000	\$100,000
Queen Victoria (New), Building ID 9129-1	JK-8	2009	764	2016/2017	Good	✓	N/A	✓	✓	\$50,000	\$100,000
Ray Lewis PS, Building ID 11225-1	JK-8	2005	628	N/A	Good	✓	N/A	✓	✓	\$50,000	\$100,000
Tiffany Hills, Building ID 19261	JK-8	2016	537	Open 2016/2017	Good	✓	N/A	✓	✓	✓	TBD
Winona (New), Building ID 12288-1	JK-8	2011	761	N/A	Good	✓	N/A	✓	✓	✓	✓
Subtotal:						\$0	N/A	\$30,000	\$0	\$220,000	\$500,000
Schools That Have <u>Not</u> Undergone A Pupil Accommodation Review By June 2017											
Allan A. Greenleaf, Building ID 8417-2	JK-8	2000	548	2020/2021	Good	✓	N/A	\$75,000	\$50,000	✓	TBD
Balaclava PS, Building ID 5425-1	JK-8	1989	381	2020/2021	Good	\$2,500,000 ³	TBD	✓	✓	✓	TBD
Buchanan Park, Building ID 9070-1	JK-6	1960	245	2017/2018	Fair	\$2,500,000 ³	TBD	N/A	\$50,000	\$75,000	TBD
Cecil B. Stirling, Building ID 9102-1	JK-8	1977	326	2019/2020	Poor	✓	N/A	✓	✓	\$100,000	TBD
Chedoke, Building ID 9105-1	JK-8	1957	579	2017/2018	Average	✓	N/A	✓	✓	✓	TBD
Dundana PS, Building ID 8595-1	JK-5	1953	398	2019/2020	Poor	\$2,500,000 ³	TBD	N/A	\$50,000	\$20,000	TBD
Dundas Central S, Building ID 5722-1	JK-8	1854	442	2019/2020	Poor	✓	N/A	✓	\$50,000	✓	TBD

Note: a check mark indicates that the benchmark is already met

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Flamborough Centre Senior PS, Building ID 5835-1	JK-8	1928	243	2020/2021	Average	✓	N/A	\$75,000	\$50,000	\$100,000	TBD
Gordon Price, Building ID 9081-1	JK-8	1991	442	2017/2018	Average	\$2,500,000	TBD	\$15,000	\$50,000	\$75,000	TBD
Guy Brown (New), Building ID 5936-2	JK-8	2011	632	2020/2021	Good	✓	N/A	✓	✓	\$50,000	✓
Highview, Building ID 9085-1	JK-8	1954	511	2019/2020	Poor	\$2,500,000	TBD	✓	\$50,000	\$50,000	TBD
Holbrook, Building ID 9089-1	JK-6	1962	326	2017/2018	Average	\$2,500,000	TBD	N/A	\$50,000	\$50,000	TBD
Huntington Park, Building ID 9090-1	JK-8	1956	453	2019/2020	Fair	\$2,500,000	TBD	✓	✓	\$75,000	TBD
James Macdonald, Building ID 9091-1	JK-6	1954	317	2017/2018	Fair	\$2,500,000	TBD	N/A	\$50,000	\$50,000	TBD
Lawfield ES, Building ID 9094-1	JK-8	2007	602	2019/2020	Good	✓	N/A	\$15,000	✓	\$50,000	\$100,000
Lincoln M. Alexander, Building ID 9095-1	JK-6	1989	326	2019/2020	Fair	✓	N/A	N/A	\$50,000	\$50,000	TBD
Lisgar, Building ID 9097-1	JK-8	1963	369	2019/2020	Fair	\$2,500,000	TBD	\$75,000	\$50,000	\$100,000	TBD
Mary Hopkins PS, Building ID 6248-1	JK-5	1920	401	2020/2021	Poor	\$2,500,000	TBD	N/A	\$50,000	\$75,000	TBD
Mountview, Building ID 9120-1	JK-6	1967	291	2017/2018	Fair	\$2,500,000	TBD	N/A	\$50,000	\$100,000	TBD
R A Riddell, Building ID 9131-1	JK-8	1972	594	2017/2018	Fair	\$2,500,000	TBD	✓	✓	\$75,000	TBD
Richard Beasley, Building ID 9066-2	JK-5	1968	280	2019/2020	Fair	\$2,500,000	TBD	N/A	\$50,000	\$75,000	TBD
Sir William Osler Elementary School, Building ID 12129-1	JK-8	2007	602	2019/2020	Good	✓	N/A	✓	✓	\$20,000	\$100,000

Note: a check mark indicates that the benchmark is already met

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Templemead, Building ID 11086-1	JK-8	2003	513	2019/2020	Average	✓	N/A	✓	✓	\$50,000	TBD
Westview, Building ID 9117-3	Grade 6-8	1967	343	2017/2018	Average	\$2,500,000	TBD	✓	✓	\$75,000	TBD
Westwood, Building ID 9117-2	JK-5	1964	395	2017/2018	Average	\$2,500,000	TBD	N/A	\$50,000	\$100,000	TBD
Yorkview S, Building ID 6954-1	JK-5	1954	222	2019/2020	Poor	\$2,500,000	TBD	N/A	\$50,000	\$100,000	TBD
Subtotal:						\$32,500,000	N/A	\$255,000	\$800,000	\$1,515,000	\$0
Benchmark Totals by Category:						\$65,000,000	N/A	\$1,555,000	\$2,190,000	\$3,655,000	\$1,100,000
Total Benchmark Costs:						\$73,500,000					
Contingency:						\$3,675,000					
Total Benchmark Strategy						\$77,175,000					

¹ FCI Rating is based upon Long Term Facilities Master Plan Condition Index (5 Year FCI) last updated May 2016.

² Playfield benchmark scope, budget and components to be determined.

³ All dollar values are estimates only, and not actual budgets. Science Room, Visual Arts Room, and Learning Commons benchmark value will be further refined with more detailed scope definition.

⁴ It is expected that 6 of the 16 schools identified in the "Schools that have not undergone a Pupil Accommodation Review by June 2017" category will require gymnasium expansions.

 Indicates work planned for 2017/18

Note: a check mark indicates that the benchmark is already met

April 2017