

ANCASTER HIGH INFORMATION SESSION

February 27, 2018

WELCOME & INTRODUCTIONS

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possibility

- Purpose of the Information Session
- Funding & Secondary Capital
- Renovations at Ancaster High
- Ancaster High Roof
- Asbestos
- Mould
- Examination of Ancaster
- Next Steps

- Provide the Community with an update on capital expenditures at Ancaster High
- Provide the Community with an update on the roof
- To address concerns raised by the School Community
- Answer any questions that remain

- Annual funding for repairs and maintenance:
 - School Condition Improvement - ~\$20M
 - School Renewal Allocation - ~\$20M
- 104 schools
- Aging infrastructure
- 5-year Capital & Maintenance Plan

School	Science Labs	Learning Commons	Sports Field	Gymnasium Floor	Total
Sherwood Secondary	\$5,750,000	\$2,000,000	\$1,250,000	\$12,000	\$9,012,000
Ancaster High	X	X	\$1,250,000	\$15,000	\$1,265,000
Saltfleet District High	\$2,500,000	X	\$1,250,000	\$15,000	\$3,765,000
Dundas Valley Secondary	X	X	\$1,250,000	X	\$1,250,000
Orchard Park Secondary	\$2,000,000	\$500,000	\$1,250,000	\$40,000	\$3,790,000
Westdale Secondary	\$3,000,000	\$500,000	\$1,250,000	\$15,000	\$4,765,000
Westmount Secondary	\$2,500,000	\$500,000	n/a	X	\$3,000,000
Sir Winston Churchill Secondary	\$2,000,000	\$500,000	\$2,000,000	\$40,000	\$4,540,000
Glendale Secondary	\$2,000,000	\$500,000	\$1,250,000	\$40,000	\$3,790,000
Sir Allan MacNab Secondary	\$2,250,000	\$500,000	X	\$15,000	\$2,765,000
TOTAL	\$22,000,000	\$5,000,000	\$10,750,000	\$192,000	\$37,942,000

X – already completed or in process at this date.

- Spending over the last 5 years:

• Ancaster High	\$ 5,835,000	• Sherwood	\$ 2,887,000
• Delta	\$ 190,000	• Sir Allan MacNab	\$ 4,262,000
• Dundas Valley	\$ 2,711,000	• Sir Winston Churchill	\$ 9,960,695
• Glendale	\$ 5,292,000	• Sir John A. Macdonald	\$ 34,400
• Nora F. Henderson	\$ 120,000	• Waterdown	\$ 446,335
• Orchard Park	\$ 7,144,500	• Westdale	\$ 1,260,000
• Saltfleet	\$ 6,630,000	• Westmount	\$ 4,226,000

- What capital improvements have we made at AHS (\$5.8 million)?
 - Various washroom upgrades
 - Gym floor refinishing
 - Roof repairs
 - Outdoor ground sign
 - Gym LED lights
 - Finishes (flooring etc.)
 - Science labs & west wing roofing
 - Transformer replacement
 - Boiler replacements
 - Misc. painting

- What capital improvements are we making?
 - Continued washroom upgrades
 - Roof replacement (East Wing)***
 - Floor, ceiling and lighting replacement (East Wing)
 - Addition boiler replacement

- What capital improvements are we planning?
 - A natural sports field (benchmark strategy)
 - Dust collector replacement
 - Exterior brick repointing
 - Window replacement

- This winter has had some significant snowfall and changes in temperatures that have contributed to the leaks at Ancaster High
- As soon as the roof leaks were noticed, HWDSB staff began to respond accordingly:
 - Roofing consultants were contacted, an analysis was conducted, and repairs were started
 - The areas where the leaks occurred were/are being monitored on a daily basis
 - Contractors were contacted to remove as much of the snow and water from the roof as possible.
 - The roof replacement was moved up one year (from Summer 2019 to Summer 2018)

- 7 rooms were taken off-line as a precaution
- Minimize impact to students
 - Classes moved to other areas
 - Computer lab taken off line
 - Laptops brought in
 - Students given opportunity to change lockers if requested

- Repairs have been made and are being monitored
- The East Wing roof will be replaced Summer 2018, as planned
- Ceilings, lighting and floors will also be upgraded to current standards in the East Wing at the same time
- Work will be completed for September 2018

- HWDSB takes the health and safety of its staff and students very seriously:
 - HWDSB maintains a complete inventory of all asbestos, and updates this inventory annually
 - Asbestos is abated when areas being renovated contain asbestos and may become disturbed

- HWDSB has an Asbestos Management Plan (AMP)
- HWDSB has a dedicated and qualified team to respond to the needs of the facilities and act as governed by the Ontario Regulations
- Asbestos Management Plan

- There is no asbestos in the area of the hall where the leaks are evident
- There is asbestos in the classrooms that were taken off-line:
 - Asbestos Containing Materials (ACM) specific to the location of the recent roof leaks are limited to a texture coat on the ceiling
 - The texture coating is 2mm thick with a rubberized encapsulant
- Any separation caused by the leak was addressed immediately as per the regulations
- As a precaution, HWDSB staff made the decision to take rooms off-line, although not required under the regulations and even when there was no evidence of disturbance.

- HWDSB's approach to mould is consistent with the approach endorsed by Public Health
- Concerns begin with a thorough visual inspection of potentially affected areas
- If conditions would lead to mould growth, we seek to repair and/or remove the materials
- HWDSB does not conduct environmental sampling for mould. Our approach is to eliminate mould and we do so without waiting on sampling results

- The Ministry of Labour visited AHS on two occasions in the past two weeks and have not indicated any concerns or issued any orders. The MOL also indicated that they were pleased with the way HWDSB responded
- Public Health have also visited the site and have not shared any concerns
- Third Party air monitoring results indicated 'All of the collected air samples were found to be acceptable'
- [Pinchin Inspection Report](#)

- Continue to provide updates on the website
- Complete roof and interior work this Summer

QUESTIONS?

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