

The Hamilton-Wentworth District School Board

Executive Council Report



Accommodation Strategy – City West

July 9, 2003

Executive Council Report Accommodation Strategy – CITY WEST

Introduction:

The Board has approved an accommodation review of the City West area since capacity is greater than the number of students (i.e. excess capacity). The purpose of the accommodation review is to formulate an accommodation strategy for the education of elementary students resident in the area.

The process by which the accommodation strategy is developed is specified in the School Closure Policy. This report has been prepared pursuant to article #9 of the school closure policy; whereby Executive Council is to prepare a report with a recommendation regarding an accommodation strategy for the area. An accommodation strategy will answer the following questions:

- What schools should be retained?
- What is the school organization of these schools?
- What is the school catchment of these schools?

Article #9 of the policy stipulates “such report will include information pertaining to:

- The financial impact, including any capital implications
- A recommendation regarding alternative use or disposition of the school(s) recommended for consolidation.”

Excess Capacity:

The operating capacity of the schools in the City West area totals 5,647.5 (once adjustments to capacity with respect to New Sanford and the closure of Gibson and Robert Land have been taken into account). The projected number of elementary students residing in the area by 2004 is equal to 5,207.5 FTE. Therefore the City West area has excess capacity equivalent to 440.0 pupil places.

City West Area Accommodation Review Committee:

Executive Council acknowledges the good work done by the City West Area Accommodation Review Committee. This committee worked hard to develop its recommendation concerning an accommodation strategy for consideration by the Board. It is commendable that this committee reviewed well over 20 potential scenario approaches to address its mandate leading to the strategy ultimately proposed by the committee.

The recommendation of the City West Committee was finalized on June 17, 2003 and is outlined in Appendix A. Executive Council observations regarding the committee's recommendation include the following:

- The recommendation achieved the seat reduction objective specified in the Terms of Reference.
- The committee's recommendation will also result in significant revitalization of the City West area. The new schools recommended by the committee are in accordance with the Board's JK-8 model.
- The school catchment re-definition plan proposed by the committee is based on sound planning principles.
- The committee's recommendation will not require any renovations to existing school buildings.

Executive Council Recommendation:

Executive Council endorses the accommodation strategy recommended by the Area Accommodation Review Committee (as outlined in Appendix B).

Implementation Plan

The Hamilton Wentworth District School Board needs to position itself to be in receipt of New Pupil Place grants as soon as possible in order to revitalize the school infrastructure. Excess capacity in the City West area is prohibiting the Board from receiving the funding required to proceed with major capital projects already identified as essential to the system. The objective for City West was that excess capacity in this area would be eliminated by June 2004.

The recommended strategy for City West is that 4 schools close and 2 new schools are constructed. The construction of 2 new schools will require the demolition of schools that are currently in active operation. Care will need to be taken with regard to the appropriate temporary accommodation of students throughout the construction period. Consequently, implementation of the recommended strategy is complicated and the June 2004 timeframe will need to be extended.

Appendix C illustrates a suggested implementation scenario regarding the implementation of the accommodation strategy for City West.

Financial Implications, including Capital

A significant benefit of the strategy recommended for City West is that there are no major capital renovation projects required. There will be two (ie 4 closures, 2 new

schools) fewer schools in the district once the accommodation strategy is fully implemented. This will produce the following operational benefits:

- More effective utilization of teaching and staff resources in support of learning objectives; and
- Greater efficiencies in the effort to heat, light, clean and maintain school buildings across the district.

In addition, the two new schools will allow the Board to make more effective use of School Renewal grants since these schools should not require significant capital attention for a number of years and obviously any deferred maintenance issues with the schools scheduled for closure will be avoided.

At a ballpark cost of \$7.5 million per school the cost of the two new schools may reasonably be estimated at \$15 million. Definitive cost estimates will be subject to an architect's assessment of the site, final design and size of the school, current construction costs at time of construction and determination of furniture, equipment and resource materials required. The financing plan is that construction costs will be covered by NPP grants (such grants provide school boards with cash flow required to service principal and interest payments on debt issued to finance new school construction). Successful achievement of this financing plan is contingent upon the reduction of excess capacity across the district, satisfaction of Ministry requirements for the removal of pupil places and the timely provision of Ministry approvals (where required).

Given the complexity of the implementation plan it will be necessary to finance the interest costs on bridge financing for a short-term period until sufficient NPP cash flow is recognized. Since at least one of the new schools will likely be constructed on property already owned by the school board, there is no need to acquire lands for the school but demolition of the existing school structure will be an added cost.

It should be noted that in order to have the excess pupil places removed from capacity the schools to be consolidated will need to be offered to coterminous school boards and the Ontario Realty Corporation.

Disposition of Schools Consolidated

Even though the Board is positioning itself to be eligible for NPP grants, the Board will need to pursue every avenue of capital funding available. Consequently, it is recommended that the properties from consolidated schools not required for new school construction be declared surplus to Board needs and offered for purchase in accordance with Regulation 444/98. As required by regulation the net revenues resulting from the sale will be placed in the Proceeds of Disposition Reserve Fund. Utilization of monies in the Proceeds of Disposition Reserve Fund is restricted for capital purposes according provincial regulation.

**Area Accommodation Review Committee
Recommended Accommodation Strategy
City West**

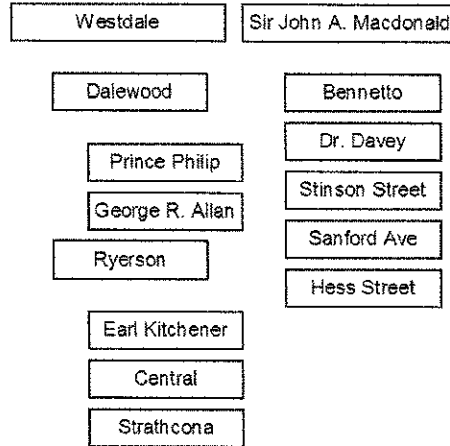
City West – Strategy Summary

- Close Tweedsmuir & Dr. Davey
- Build a new JK-8 school on Dr. Davey site
- Close Queen Victoria & Stinson Street
- Build a new JK-8 school on Stinson site

City West – Net Pupil Change

School	Reduction	Addition	Net Change
Tweedsmuir	-385.5		-385.5
Dr. Davey	-399.5		-399.5
New School		680	680
Queen Victoria	-286.5		-286.5
Stinson Street	-460		-460
New School		500	500
Total	-1531.5	1180	-351.5

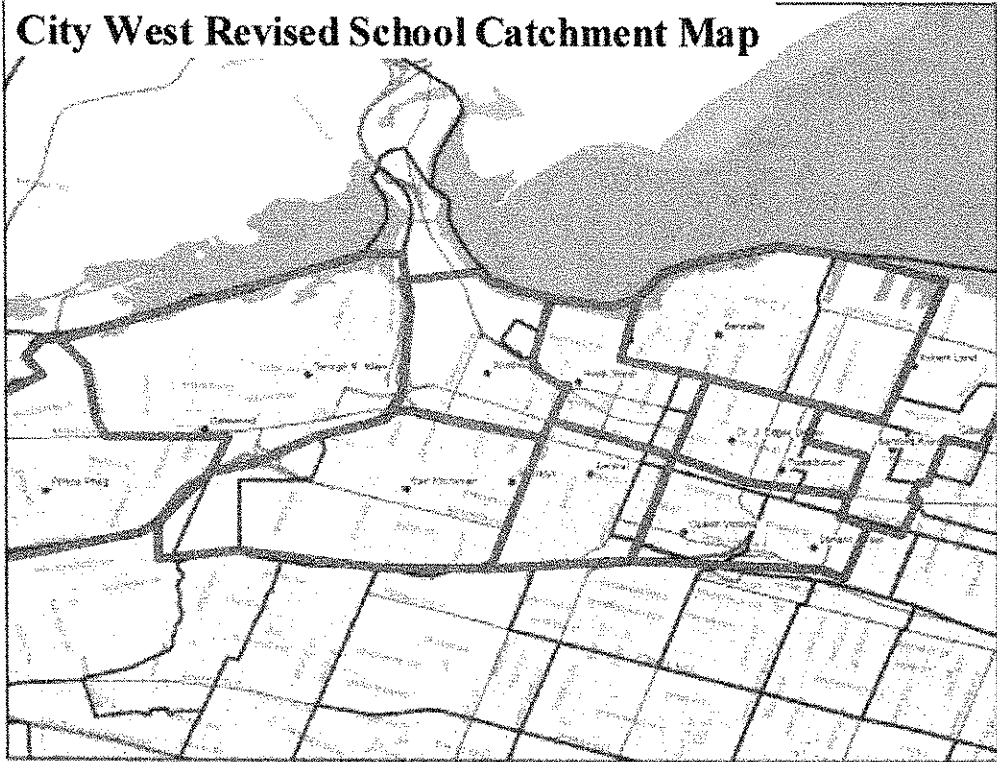
City West – Associated School Clusters



City West – School by School Summary

School	Curr Grades	Prop Grades	Reg. Enrol	F.I	SpEd	Total Enrol	Cap	Var
Bennetto	Jk-8	Jk-8	714.5			714.5	702.0	-12.5
Central	Jk-5	Jk-5	195.5			195.5	171.0	-24.5
Dalewood	6-8	6-8	278.0	63	48	389.0	268.5	-120.5
Earl Kitchener	Jk-5	Jk-5	248.0	159	12	419.0	497.5	78.5
George R Allan	Jk-5	Jk-5	237.5	133.5		371.0	533.5	162.5
Hess Street	Jk-7	Jk-8	487.0			487.0	497.5	10.5
Prince Philip	Jk-5	Jk-5	284.0			284.0	326.5	42.5
Ryerson	6-8	6-8	328.0	66	12	406.0	315.0	-91.0
New Sanford	Jk-5	Jk-8	671.0			671.0	600.0	-71.0
New Stinson Street	Jk-5	Jk-8	611.0			611.0	500.0	-111.0
Strathcona	Jk-6	Jk-6	108.5	64	22	194.5	204.5	10.0
New Dr. Davey	6-8	Jk-8	731.0			731.0	680.0	-51.0
SPED					25			

City West Revised School Catchment Map



Executive Council
Recommended Accommodation Strategy
City West

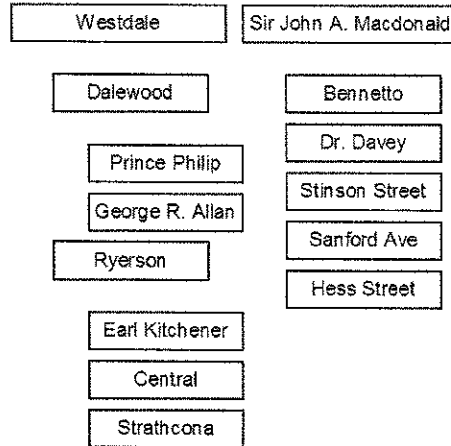
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City West – Net Pupil Place Change

School	Reduction	Addition	Net Change
Tweedsmuir	-385.5		-385.5
Dr. Davey	-399.5		-399.5
New School		650	650
Queen Victoria	-286.5		-286.5
Stinson Street	-460		-460
New School		530	530
Total	-1531.5	1180	-351.5

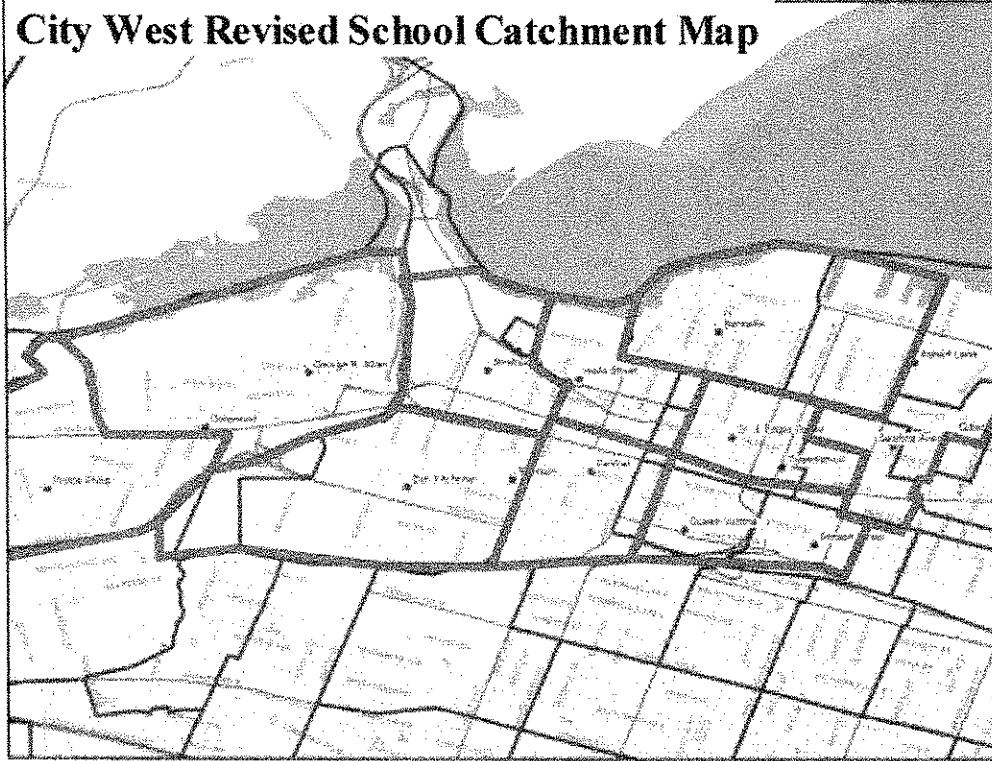
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New Sanford	Jk-5	Jk-8	671.0			671.0	600.0	-71.0
New Stinson Street	Jk-5	Jk-8	611.0			611.0	530.0	-81.0
Strathcona	Jk-6	Jk-6	108.5	64	22	194.5	204.5	10.0
New Dr. Davey	6-8	Jk-8	731.0			731.0	650.0	-81.0
SPED					25			

City West Revised School Catchment Map



City West – Suggested Implementation Scenario

Timing	Changes	School Closure	Major Capital Project
2003/2004			
June, 2004		<ul style="list-style-type: none"> • Dr Davey • Sanford 	
2004/2005	<ul style="list-style-type: none"> • Implement revised catchments • Sanford JK-5 students => Gibson temporarily • Sanford 6-8 students => Prince of Wales temporarily • Dr Davey JK-5 students => Robert Land and Queen Victoria temporarily • Dr Davey 6-8 students => Tweedsmuir temporarily • Stinson 6-8 => Tweedsmuir temporarily 		<ul style="list-style-type: none"> • Demolish Dr Davey • Plan, prepare site for new JK-8 on Dr Davey site • Demolish Sanford • Plan, prepare site for new JK-8 on Sanford site
June, 2005			
2005/2006			<ul style="list-style-type: none"> • Complete construction of new JK-8 on Dr Davey site • Complete construction of new JK-8 on Sanford site
June, 2006		<ul style="list-style-type: none"> • Queen Victoria • Robert Land • Stinson 	
2006/2007	<ul style="list-style-type: none"> • Open New JK-8 School on Dr Davey site • Open New JK-8 School on Sanford site 		<ul style="list-style-type: none"> • Demolish Stinson • Plan, prepare site for new JK-8 on Stinson site
June, 2007			
2007/2008			<ul style="list-style-type: none"> • Complete construction of new JK-8 on Stinson site
June, 2008		<ul style="list-style-type: none"> • Tweedsmuir • Gibson 	
2008/2009	<ul style="list-style-type: none"> • Open New JK-8 School on Stinson site 		