



Overview of HWDSB Facilities Facilities Management Department

South ARC – Working Group Meeting #6
June 7, 2011

Facilities Management, creating effective environments that stimulate academic achievement.



Presentation Overview

- Accountabilities
- Current Context
- Funding & Utilization Gap Impact
- Renewal Program & Process
- Long-Term Sustainability



Accountabilities

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Facilities Management

Operations & Maintenance

Cleaning, Equipment Maint., Repairs, Utilities, Regulatory Compliances, Heating/Cooling, Automation, Building Envelop, Site Services, Vandalism, Security, Waste Removals etc.

Capital Renewal

Life Cycle Renewal of Existing Facilities, New Construction, Renovations, Program Upgrades, Accessibility, etc.

Accommodations & Planning

Property (Acquisition, Disposal, and Leasing), Pupil Accommodations, Enrollment Projections, School Boundaries, Portable Allocations, Development Planning, Mapping, etc.

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Current Context

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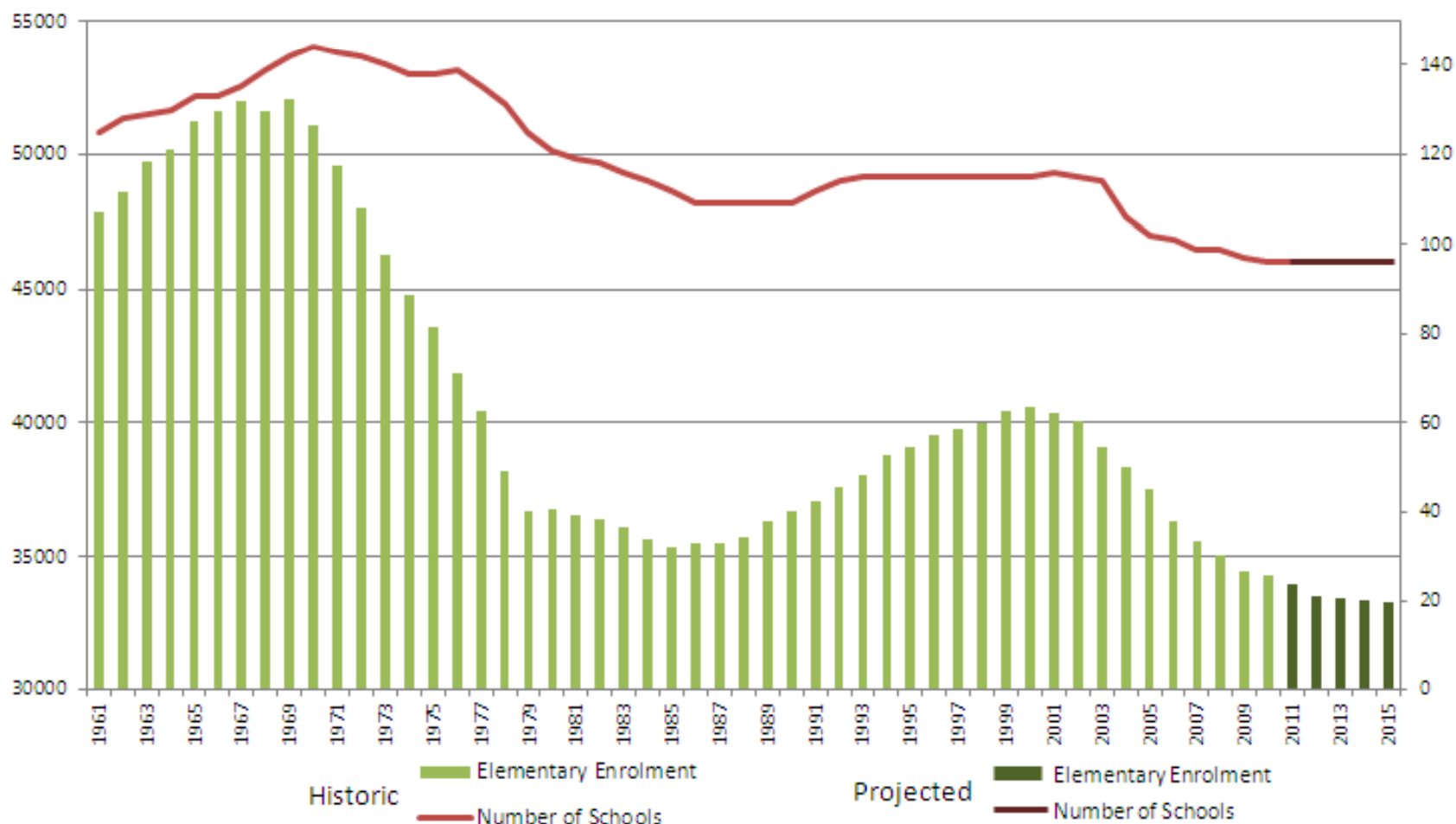
Challenges faced by the Facilities Management Department include:

- The HWDSB like many other school boards throughout the Province is experiencing continual decline in students enrolment
- The HWDSB has one of the oldest building infrastructures in Ontario, The average age of facilities is 52 years
 - Even after accounting for an aggressive building program that has seen the closure of 33 schools and the construction of 11 new school over the past 10 years
- Ministry of Education funding for facility enhancements and provincial benchmarks are insufficient to cope with our current facility needs

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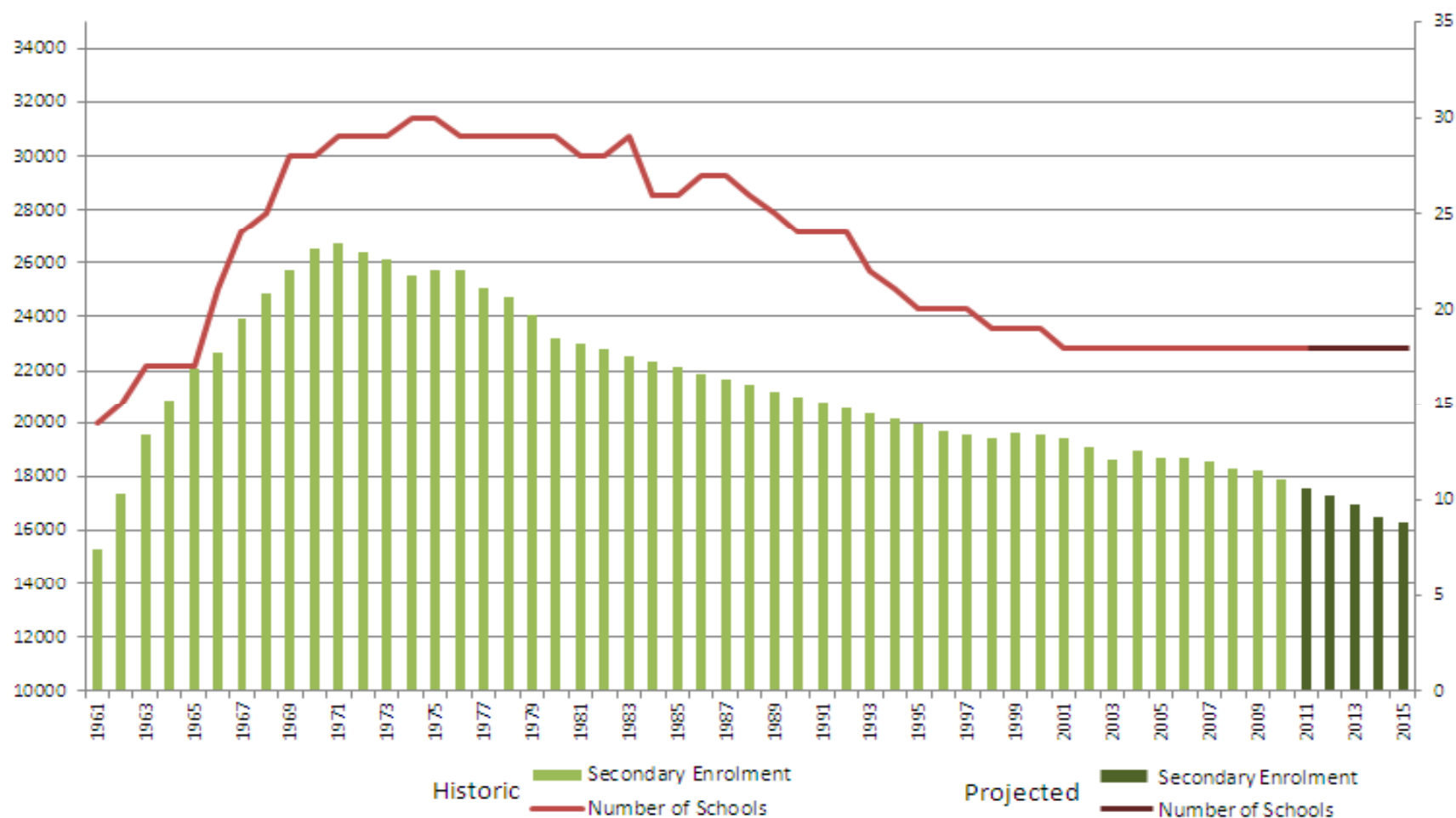
Historical and Projected Elementary Enrolment and School Inventory



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Historical and Projected Secondary Enrolment and School Inventory



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Facility Closures & Consolidations (Elementary Schools)

Hillcrest	Hampton Heights	Binkley
Hillsdale	Fernwood	Jerseyville
Fairfield	Thornbrae	Bennetto
Gibson	Allenby	Parkwood
Sanford	Pleasant Valley	Sheffield
Stinson Street	Central Park	Sherwood Heights
Queen Victoria	Peace Memorial	Lloyd George
Robertland	Seneca	Tweedsmuir
Dr. Davey	Ryckman Corners	Burkholder
Vern Ames	Dundas District	Grange
Lawfield	Prince of Wales	Briarwood

New Facilities / System Renewal

Hillcrest	Lawfield
Cathy Wever	Dr Davey
Queen Victoria	Sir W Osler
Prince of Wales	Ancaster Meadow
Gatestone	Ray Lewis
	Templemead

Last 10 Years

33 Older Facilities Closed

11 New Facilities Opened

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Funding

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Provincial Funding - Facilities

- Secondary Operations Grant
- Secondary Renewal Grant
 - New Construction/Capital Priorities Funding
 - GPTL (**G**ood **P**laces **T**o **L**earn) or SCIG (**S**chool **C**ondition **I**mprovement **G**rant)
 - Energy Efficient Schools Grant

Note: The Ministry of Education recently announced \$600 million dollars in new capital funding (approximately \$200 million per year for 3 years)

- It is projected the HWDSB will receive approximately \$15 million (\$5 million per year for 3 years)*

*Please Note: This is an estimated total based on historical funding allocation. The allocation of future funding is still contingent on the submission of a business case and approval by the Ministry of Education.

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Provincial Funding - Facilities

Base School Operations Grant (Secondary)

Formula

$$\text{ADE} \times 12.07\text{sm} \times 1.103 \times \$73.76$$

Ave. Daily Enrolment

Benchmark Area

12.07 Sq Meters / 130 Sq Ft

Benchmark Dollar Amount

2010 - 2011

Supplementary Area Factor

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Provincial Funding - Facilities

Base School Renewal Grant (Secondary)

Formula

$$\text{ADE} \times 12.07 \text{sm} \times 1.103 \times \$ 10.54 \times 0.960$$

Geographical Adjustment Factor

Ave. Daily Enrolment

Benchmark Area

12.07 Sq Meters / 130 Sq Ft

Benchmark Dollar Amount

2010 – 2011 (>20 yrs old)

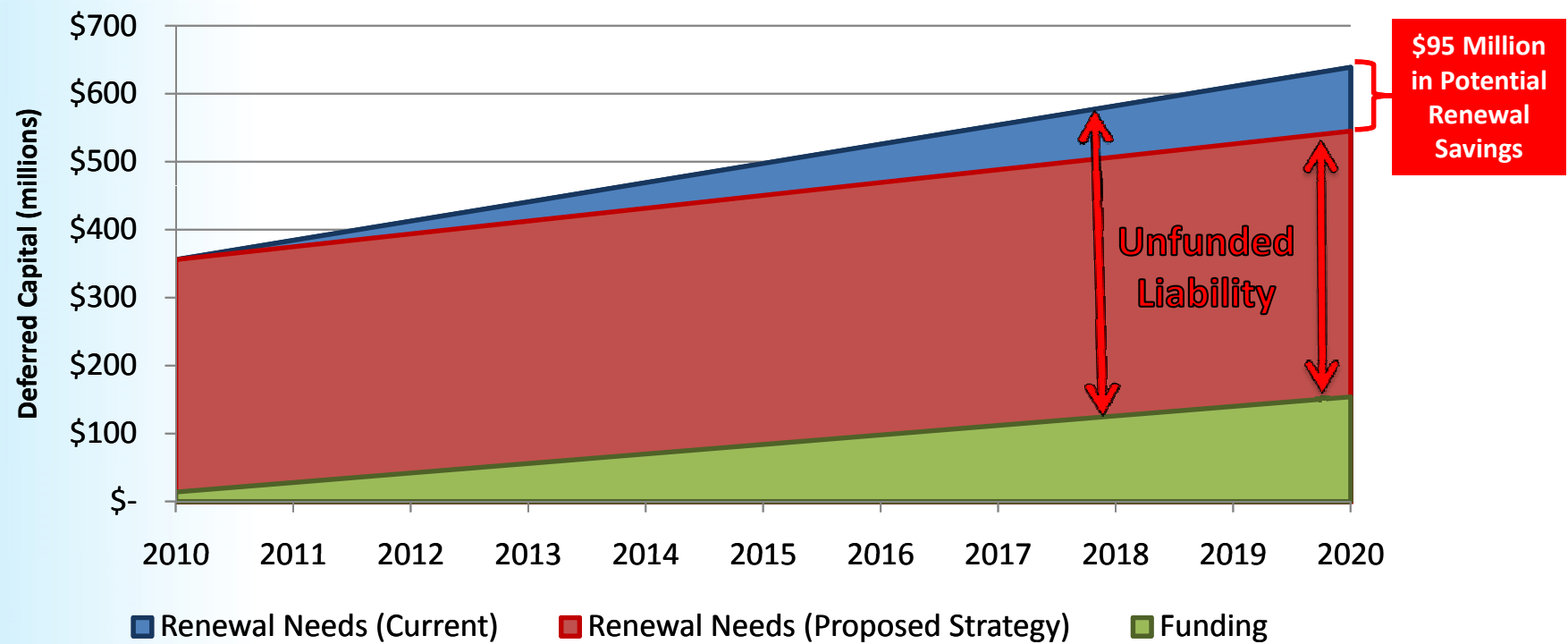
Supplementary Area Factor

HWDSB

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HWDSB Funding Challenges



- The amount of unfunded liability is projected to reach approximately \$485 million by 2020
- Under the proposed accommodation strategy prepared by HWDSB Administration, the amount of unfunded liability will decrease to \$391 million

Please Note: Proposed Strategy based on the Accommodation Options produced by HWDSB Administration for all of the school accommodation reviews (elementary and secondary) currently underway

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Renewal Program

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Capital Allocation Protocol

At present, five priorities govern the allocation of renewal funds:

1. Health and Safety Issues
2. Regulatory Compliance Issues
3. The risk that the failure of one or more components might cause a program (i.e. science lab) or the building itself to close, or cause secondary damage
4. High & Urgent ReCAPP Events
5. New Program Initiative Requirements



Capital Allocation Protocol (Con't)

4. High & Urgent ReCAPP Events

ReCAPP (Real-estate Capital Asset Planning Program)

- Provincial software (all Ontario School Boards, all Buildings)
- An inventory of building components & their lifecycles
- An “Event” is a predicted lifecycle replacement date
- Software assumes a “like for like” replacement
- The Priority of an Event is Influenced by:

Age, Design, Materials, Size, Use, Maintenance, Vandalism, Weather etc.

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South ARC Schools

Barton Hill Park Mountain Sir Allan McNab Sherwood



School Profile: Barton Secondary School

Year of Construction:	1960
Year of Addition(s):	1963
Building Size:	138,036 ft ² +/-
Site Size:	14.95 +/- Acres Shared site with Richard Beasley Elementary
10 Year Renewal Needs:	\$13,666,882

Summary of Capital Expenses, 2000-2010	Total Amount
Architectural	\$5,600,140
Mechanical	\$14,098
Electrical	\$9,025
Program	\$6,167
Health & Safety	\$15,999
Total	\$5,645,429

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School Profile: Hill Park Secondary School

Year of Construction:	1954
Year of Addition(s):	1966, 1968
Building Size:	159,097 ft ² +/-
Site Size:	8.18 +/- Acres Hill Park 4.86 +/- Acres Linden
10 Year Renewal Needs:	\$12,930,653

Summary of Capital Expenses, 2000-2010	Total Amount
Architectural	\$720,142
Mechanical	\$231,821
Electrical	\$23,662
Program	\$0.00
Health & Safety	\$4,120
Total	\$979,745

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School Profile: Mountain Secondary School

Year of Construction:	1968
Year of Addition(s):	None
Building Size:	73,023 ft ² +/-
Site Size:	7.57 +/- Acres
10 Year Renewal Needs:	\$8,346,829

Summary of Capital Expenses, 2000-2010	Total Amount
Architectural	\$20,161
Mechanical	\$45,543
Electrical	\$3,870
Program	\$16,533
Health & Safety	\$13,394
Total	\$99,501

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School Profile: Sherwood Secondary School

Year of Construction:	1967
Year of Addition(s):	None
Building Size:	180,996 ft ² +/-
Site Size:	13.05 +/- Acres
10 Year Renewal Needs:	\$32,319,706

Summary of Capital Expenses, 2000-2010	Total Amount
Architectural	\$373,389
Mechanical	\$395,244
Electrical	\$7,443
Program	\$0.00
Health & Safety	\$96,794
Total	\$872,870

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School Profile: Sir Allan MacNab Secondary School

Year of Construction:	1969
Year of Addition(s):	None
Building Size:	193,200 +/- ft ²
Site Size:	30.31 +/- Acres
10 Year Renewal Needs:	\$12,726,720

Summary of Capital Expenses, 2000-2010	Total Amount
Architectural	\$2,352,403
Mechanical	\$1,577,669
Electrical	\$175,065
Program	\$58,180
Health & Safety	\$216,549
Total	\$4,379,866

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Long-Term Sustainability

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- The Facilities Management Department of the HWDSB has developed its own vision statement:

“Facilities Management, creating effective environments that stimulate academic achievement”

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Current Facility Condition

- The Board owns 115 school buildings plus administrative sites
- Total estimated asset value/ replacement cost approx. \$1 billion
 - Presently 38% or \$356 million of the total asset is in need of renewal
 - Projected to reach 68% or \$639 million in the next 10 years



Facility Condition (Con't)

- Deferred capital investment (ReCAPP Events) does not address any of the following areas of concern:
 - Building code upgrades
 - Municipal directed planning and building improvements
 - Academic program requirements
 - Accessibility needs
 - Changes required to implement a new method of program delivery within the overall school system



Facility Condition (Con't)

- The status quo is no longer an option for the HWDSB
- Annual funding allocations continue to decrease, due to declining student enrolment, resulting in increasing pressures to sustain the current facilities portfolio
- If there is a silver lining in all this it is that the combination of declining enrolment and reduced facility utilization provides an opportunity for the HWDSB to take action
 - Optimize the quality and number of facilities



Long-Term Facilities Master Plan

Planning Strategies and Guidelines

1. Academic Program Planning Strategy
 2. Accommodation Planning Strategy
 3. Capital Projects Planning Strategy
 4. Maintenance & Energy Planning Strategy
 5. Operational Planning Strategy
- The work of this ARC will help shape these future planning strategies



Questions

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