

Sherwood Secondary School Update

Finance and Facilities Committee

March 10, 2022

- Background
- Options
- Factors to Consider
- Review of Options

- On May 23, 2012, the Board approved the motion that kept Sherwood Secondary School open
- At that time, it was identified that significant renewal work was required at the school and staff began requesting funding for a new school
- Since this time, the Board, through the capital plan, has completed secondary benchmark projects to improve the learning environments in all secondary schools except Sherwood
 - Science Labs
 - Learning Commons
 - Gymnasium Floors (at Sherwood, this would involve refinishing)
 - Sports Fields
- The Board is presently looking at the next phase of secondary benchmark projects which includes washrooms, corridors, cafeterias and entrances

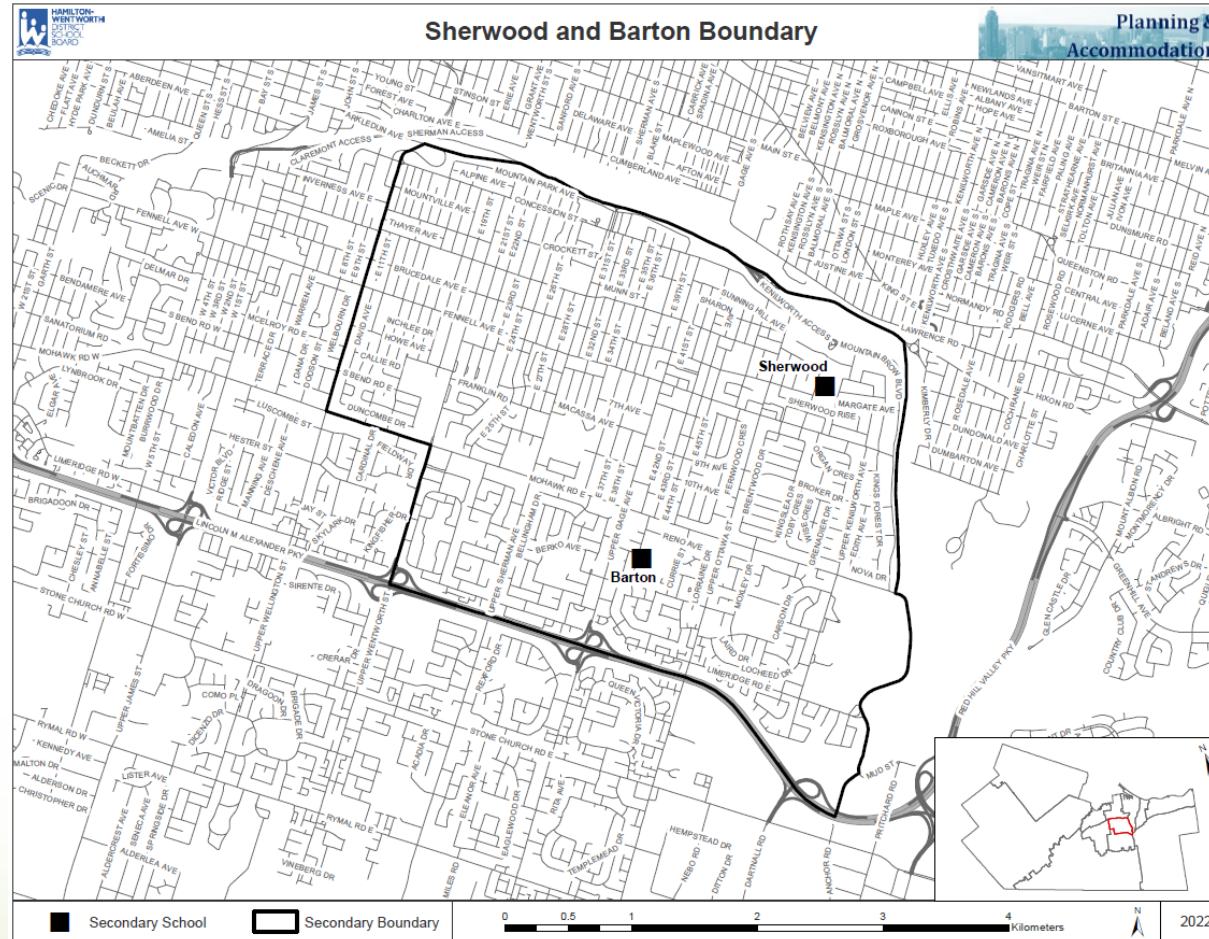
- Benchmark projects and deferred renewal work can not be completed at Sherwood:
 - Needs to be completed when students/staff are not in the building and the summer is not enough time for this work to happen.
- As a result of the renewal needs of the school and the inability to address them, the Board has requested funding from the Ministry 8 times since 2013 to build a new school on the Sherwood site. The Board has not been successful.
- In October 2020, Trustees decided that the Board should try one more time for a new school and if not successful, other options need to be considered.

The Board has three options:

1. Status Quo – school remains on the current site with no significant changes to the building – limited renewal work, limited secondary benchmark projects
2. Temporarily move students to Barton site in September 2022, perform renewal and secondary benchmark work at Sherwood site and move students back when work is complete.
3. Perform renewal and secondary benchmark work at Barton site and move students permanently to Barton site when work is complete.

- The previous Board motion keeps Sherwood open. Although the school would be Sherwood at either location, the spirit of the motion is referring to the site.
- Therefore, if the Board chooses option 3, the Board will have to rescind the previous motion.

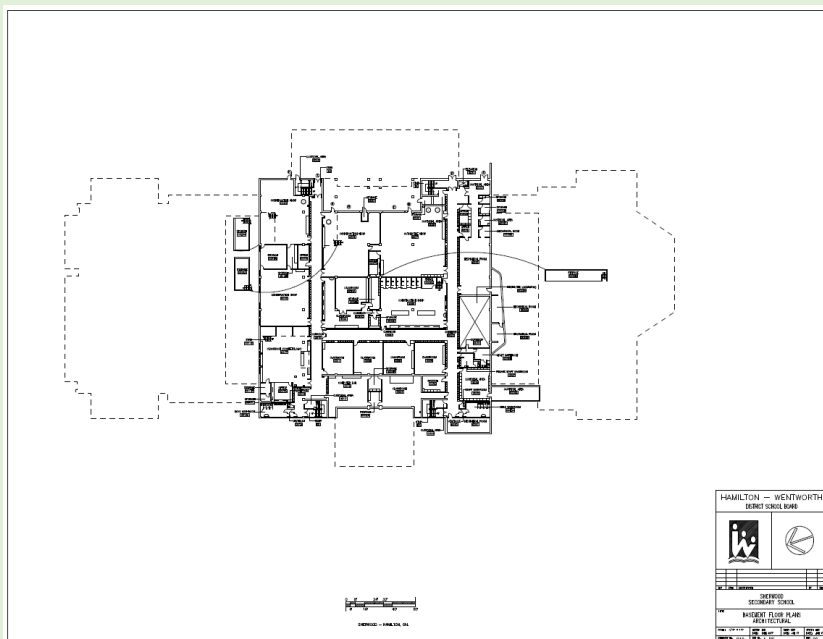
Sites are in the same catchment less than 3 km apart.



- Because sites are in the same catchment, the Board can move between the sites without going through a Pupil Accommodation Review
 - Based on exemption in the Pupil Accommodation Review Guidelines from November 2018

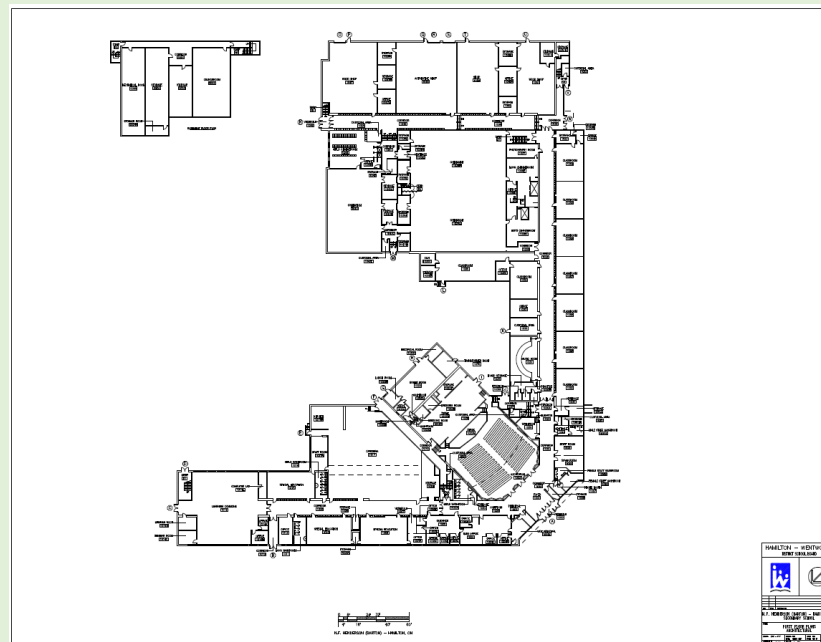
Sherwood Site

Sherwood Capacity – 1,374
 Current Enrolment: 1,253
 Highest Projected Enrolment: 1,389 in 5 years



Barton Site

Barton Capacity – 1,092



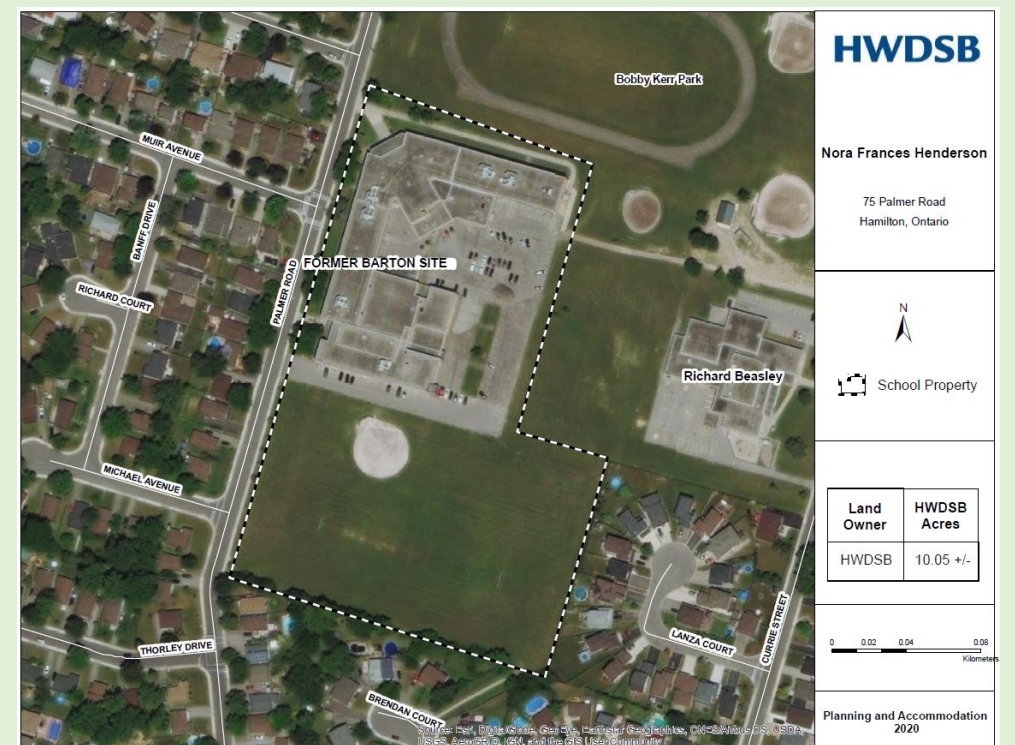
- As the Ministry changes the secondary class size, the capacity at both schools will likely increase.
 - Current Enrolment – 1,253 full time equivalent (FTE)

	Current Capacity	% of Enrolment Compared to Capacity	Capacity based on 23 pp Class Size	% of Enrolment Compared to Capacity
Sherwood	1,374	91%	1,502	83%
Barton	1,092	115%	1,191	105%

- At peak estimated enrolment, it is anticipated that the Barton site could require up to 8 portables.
- No portables at the Barton site are anticipated to be required for Option 2

Barton Site

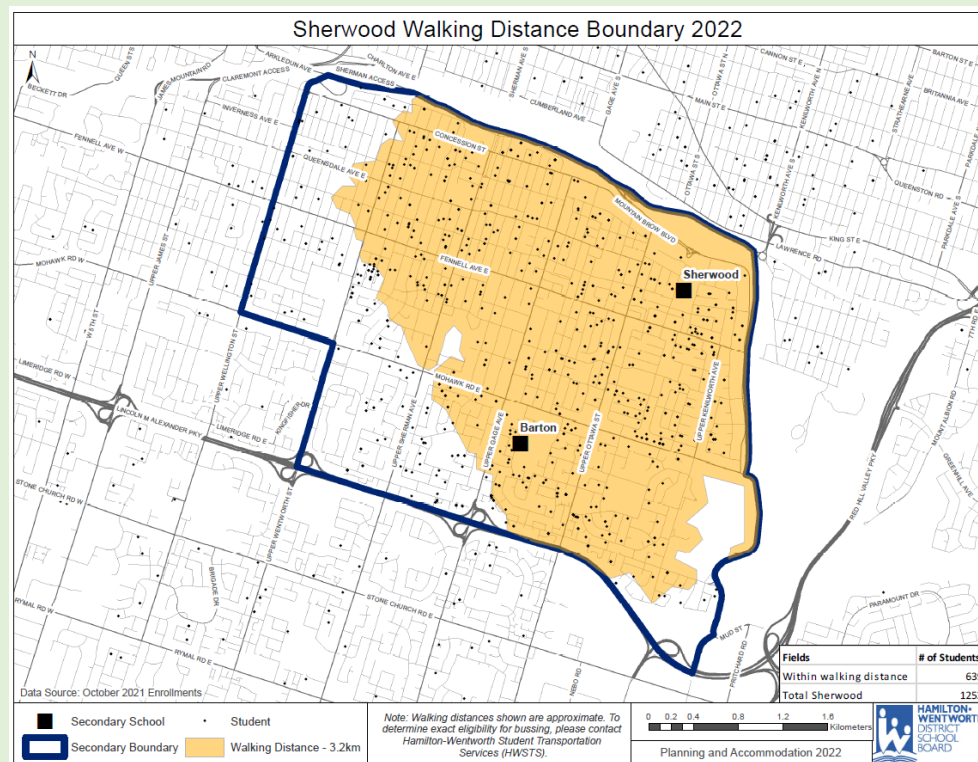
10.05 acres



- The Sherwood site is 2.5 acres larger than the Barton site
- Barton has additional green space adjacent to it with Bobby Kerr Park on the south side and Richard Beasley in the back
- For Options 2 and 3, the permanent location for Sherwood will receive an artificial turf field.

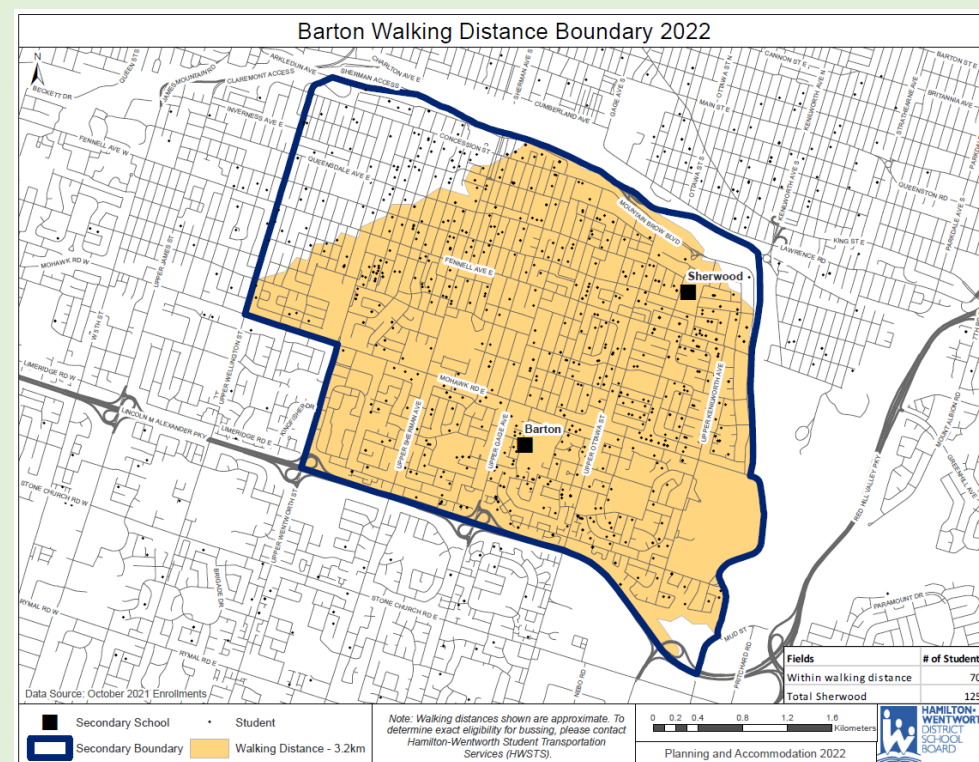
Sherwood Site

Walkable for 639 of 1,253 students



Barton Site

Walkable for 703 of 1,253 students



Programs at Sherwood include:

- French Immersion.
- Specialist High Skills Majors (SHSMs) in:
 - Arts and Culture
 - Construction
 - Health and Wellness
 - Transportation
- Cosmetology.
- **All programs will continue in either location.**

- Science labs, Learning Commons and gymnasiums will be aligned to the Board's Secondary Benchmark Strategy. Additional renovations will also be completed in the 'shop' areas of either school and will include items such as dust collection and any upgrades required to ensure the spaces meet the program benchmarks

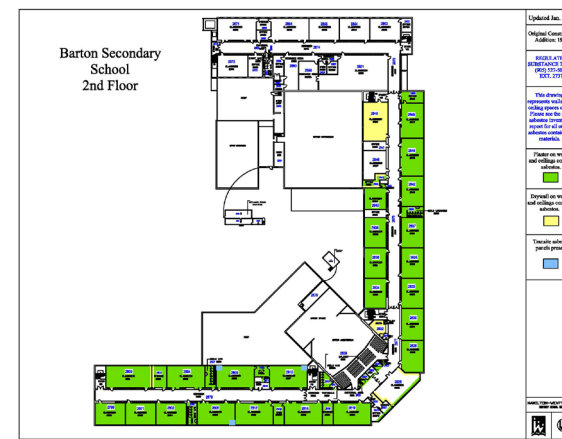
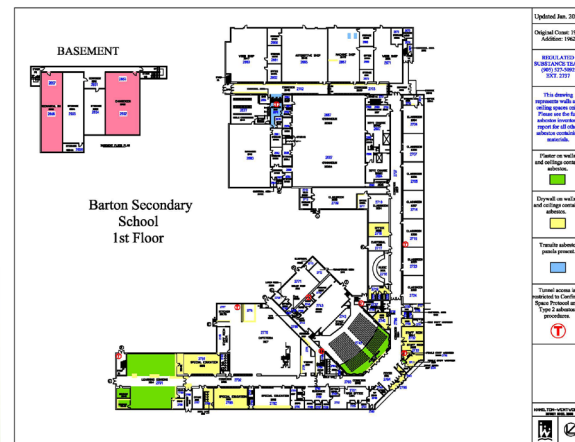
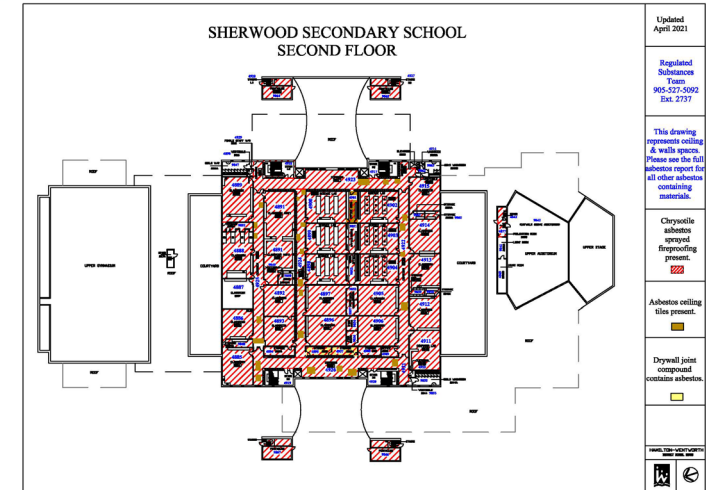
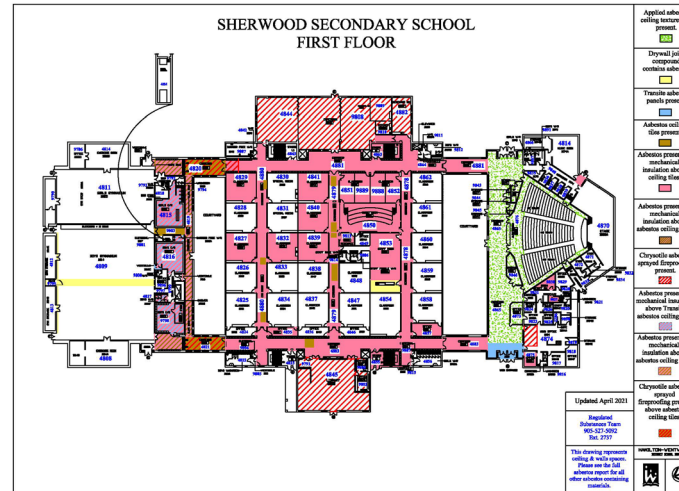
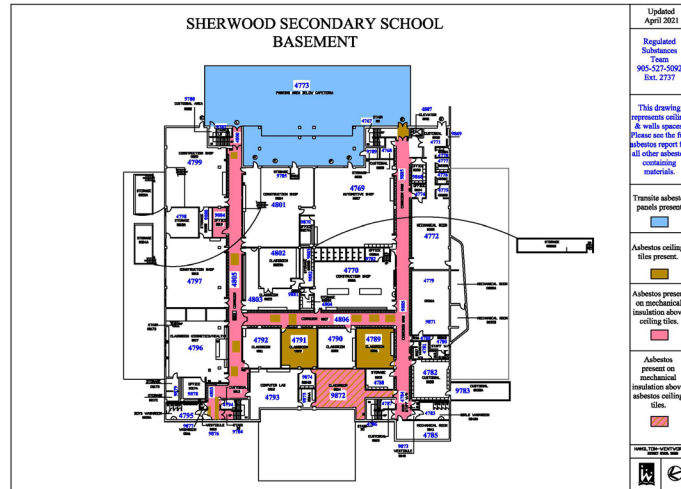
**Facility Condition Index (FCI) = 5 Year Renewal Needs
Building Replacement Value**

Sherwood Site's FCI	Barton Site's FCI
77%	68%

Sherwood Site	Barton Site
<ul style="list-style-type: none">• Sherwood benchmark costs would be approximately 50-60% higher than the average benchmark costs due to asbestos abatement required.• Approximately \$15 million to do benchmark and renewal work at Sherwood.	<ul style="list-style-type: none">• Barton benchmark costs would be average benchmark costs.• Approximately \$8 million to do benchmark and renewal work at Barton.

- Both schools have asbestos that will require abatement to perform the renewal/benchmark work
- Sherwood's abatement will take significantly more time and money:
 - The asbestos at Sherwood includes sprayed fireproofing on the underside of the floor or roof structure above. The asbestos removal process (abatement) involved is a manual (scraping) method which requires a type 3 enclosure.
 - The layout/HVAC system at Sherwood does not allow part of the school to be safely isolated while the work is being completed so students/staff have to be out of the building.





	Sherwood Site	Barton Site
Total Renewal Work Required (per FCI data)	\$28.3 million	\$20 million
Total Renewal Work Required (High and Urgent)	\$11.6 million	\$5.1 million
Renewal Work Proposed	\$6 million	\$3.5 million
Benchmark Work	\$9 million	\$4.5 million

Note:

\$422 million in total renewal needs across HWDSB

\$246 million in High and Urgent renewal needs across HWDSB

- Approximately \$2.5 million of renewal/SCI work has been completed at Sherwood over the past 10 years, including the following:
 - Windows and doors
 - Stucco repairs
 - Gymnasium floor replacement
 - Boiler upgrade
 - LED lighting upgrades (bulb replacements)
 - Barrier free parking spaces
 - Hot water heat exchangers
 - Learning Commons flooring
- An average of \$6.1 million of renewal/SCI work has been completed at the remaining secondary schools, over the past 10 years.

- The renewal work at both locations(options 2 and 3) will cost approximately \$3.5 million and include:
 - New ceiling grid and tiles throughout
 - New LED light fixtures throughout
 - New flooring throughout non-terrazzo areas
 - Polish terrazzo flooring where present
 - Paint throughout
 - Renew washrooms
- In addition, Sherwood's high and urgent needs identifies a new roof at a cost of approximately \$2 million
- Sherwood is also larger by approximately 40,000 SF larger and will have increased costs in the range of \$500,000 - \$1 million

- It is important to note that not all high and urgent renewal work is completed at all schools.
 - The high and urgent renewal needs of all the schools in the Board total \$246 million. The Board receives approximately \$28 million per year to address these needs plus any others that come up
 - The Board must prioritize renewal work
 - Items such as HVAC or water distribution systems are included in the high and urgent needs but replacement only typically happens locally where work is occurring. Other site underground services may also be identified as a need, but not a priority for renewal
 - Examples of high and urgent needs that are not included in the projection for Sherwood include heating/cooling water distribution of \$1.8 million and main switchboards of \$575,000.
 - Examples of high and urgent needs that are not included in the projection for Barton include water distribution of \$770,000 and site mechanical utilities of \$935,000.

- Funding Sources Available:
 - Capital Priorities
 - This is how the Board gets funding for new schools and additions
 - 100% funded by the Ministry based on individual business case submissions, when requested
 - Funding has been requested 8 times for a new build on the Sherwood site
 - School Renewal Allocation
 - This is how the Board gets funding for renewal work at all schools
 - This funding cannot be used for new schools or additions
 - Approximately \$8 million annual allocation

- Funding Sources Available:
 - School Condition Improvement (SCI)
 - This is how the Board gets funding to revitalize and renew building components like foundations, roofs, windows, plumbing, HVAC and electrical for all schools
 - This funding cannot be used for new schools or additions
 - Approximately \$18-20 million annual allocation
 - Proceeds of Disposition (POD)
 - The Board receives this money when it sells surplus properties
 - POD is not intended to be allocated to a specific project upon sale
 - Ministry Regulation requires Boards to spend POD on SCI related projects.
 - Boards can request an exemption to the Regulation from the Ministry but the exemptions are carefully considered
 - HWDSB has approximately \$35 million in POD in the August 31, 2021 financial statements

- Option 2 and Option 3 both have transitions to different buildings
 - Same staff, same students
- Transition Committees will be set up as soon as the decision is made.
 - Membership will include students, administration, superintendent, ward trustee, staff, School Council, Home and School, and a community partner.
- The purpose of the transition committee is to provide input and advice to the superintendent and principals to make any transition as smooth as possible

STEP 1

Virtual Information Session #1 on the Future of Sherwood Secondary School

At this information session, students, families, staff and interested community members can learn about the considerations involved and possible options Trustees will consider.

Virtual Meeting Details

Thursday, February 10, 2022
6:00 p.m. to 7:00 p.m.

Microsoft Teams link to join:
hwdsb.info/SherwoodVirtual1

STEP 2

Submit questions about the process and options for Sherwood

From February 10 to 20, email any questions or comments you have to
info@hwdsb.on.ca

STEP 3

Virtual Information Session #2 on the Future of Sherwood Secondary School

At this information session, staff will respond to the questions and concerns raised by students, families, staff and interested community members.

Virtual Meeting Details

Tuesday, February 22, 2022
6:00 p.m. to 7:00 p.m.

Microsoft Teams link to join:
hwdsb.info/SherwoodVirtual2

STEP 4

School and Community Survey on Preferred Options

From February 23 to March 7, we will conduct a public survey on the community's preferred options for Sherwood's future.

This will help inform a final Trustee decision expected in March 2022, for action before September 2022.

Questions? Please email
info@hwdsb.on.ca

- The first information session is attached to report as Appendix C (pages 4-23 to 4-44)
- The public were given an opportunity to ask questions/provide comments. A list is attached to the report as Appendix D (pages 4-45 to 4-91)
- The second information session is attached to the report as Appendix E (pages 4-92 to 4-126)
- The public survey was open from February 23 – March 7, 2022. A summary of the results with duplicate responses removed is attached to the report as Appendix F (page 4-127)

- Survey
 - The survey results are one of the factors that will be considered
 - There were 3,485 total responses
 - Research and Analytics worked to remove duplicate responses. The revised number of responses was 2,003.
 - the data used cleaned to remove identical responses from the same IP address. Where the relationship to the school was different but IP address was the same, the responses were kept. Where the IP address and relationship to the school were identical but the option selection was different, the responses were kept.

	Option 1	Option 2	Option 3	Total
Parents/Guardians of current Sherwood students	315	71	80	466
Parents/Guardians of future Sherwood students	209	135	228	572
Parents/Guardians of past Sherwood students	59	6	18	83
Previous Sherwood students	156	4	63	223
Community members	170	41	53	264
HWDSB staff members	64	20	33	117
Sherwood students	105	16	26	147
HWDSB (but not Sherwood) students	15	6	11	32
Other	53	17	29	99
Total:	1146	316	541	2003

- **Staff does not consider Option 1 to be a viable option**

- Chosen by 57% of survey respondents

Option 2 (Sherwood)

- No capacity concerns
- Larger program spaces
 - Gymnasiums
 - Tech rooms
- Larger “Other” spaces
 - Auditorium
 - Cafeteria
 - Staff room
- Many classrooms do not have natural light
- Chosen by 16% of survey respondents
- Approximately \$15 million cost

Option 3 (Barton)

- Capacity
 - Portables required at peak projected enrolment
- All programs will continue to be offered. Spaces are generally smaller.
- Classrooms offer natural light
- Chosen by 27% of survey respondents
- Approximately \$8 million cost