

### **Virtual Meeting Norms:**

- All callers are to place themselves on mute
- Roll call is in place for attendance and for questions

The audio portion of this committee meeting will be made available on our website the day following the meeting.

### **AGENDA: 5:30-8:30**

1. Call to Order
2. Approval of the Agenda
3. Sherwood Secondary School Options
4. Elementary Enrolment Update (no copy)
5. Adjournment from public session and Resolution into Committee of the Whole (Private Session) as per the Education Act, Section 207.2 (b) the disclosure of intimate, personnel or financial information in respect of a member of the board or committee



## EXECUTIVE REPORT TO FINANCE AND FACILITIES COMMITTEE

**TO:** FINANCE AND FACILITIES COMMITTEE

**FROM:** Manny Figueiredo, Director of Education

**DATE:** October 22, 2020

**PREPARED BY:** Stacey Zucker, Associate Director, Support Services and Treasurer  
David Anderson, Senior Manager, Facilities Management

**RE:** Sherwood Secondary School Update

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**Action                      Monitoring X**

### Background:

On May 19, 2016, a report entitled “Sherwood Secondary School Update” was presented to the Finance and Facilities Committee. This report is attached as Appendix A as it has all the background related to the motions that have been approved by the Board of Trustees related to Sherwood Secondary School (Sherwood).

On September 17, 2020, an update on the 2019-20 Capital Priorities submissions was presented to the Finance and Facilities Committee and based on this update, it was requested “that staff be directed to bring back a report on options for Sherwood Secondary School based on Ministry feedback to the business case(s) that have been submitted.”

As a result of the decision of the Pupil Accommodation Review, Sherwood is to remain open. Based on the renewal needs at the school and the significant time and cost of doing the renewal work, the Board has requested funding to build a new school on the existing property.

The Board requested funding for this project 7 times in total:

- 2013-14 Capital Priority Funding
- 2014 School Consolidation Capital Funding
- 2015 School Consolidation Capital Funding
- 2015 Capital Priority Funding
- 2016 Capital Priority Funding
- 2017 Capital Priority Funding
- 2019 Capital Priority Funding

In 2019, the Ministry did not provide rationale for projects that were not approved. However, previous feedback includes:

May 2, 2014 - “This project was deemed to be renewal in nature. The board is expected to address these needs using their annual school renewal funding.”

March 23, 2015 - “The project is ineligible for SCC funding because it does not reduce excess capacity to address underutilized space.”

November 21, 2016 - “The Ministry recommends that the board consider existing capacity at other schools in the surrounding area. The Ministry would like to see the impact of the approved projects in this area before

3 - 2  
considering another project for this area.”

March 13, 2018 – “This project was not approved for Capital Priorities Grant funding as the expected savings and removal of renewal backlog does not sufficiently support the expected project cost. The Ministry would like to assess the local utilization upon the completion of approved Capital Priorities projects (Nora Frances Henderson Secondary School) before considering further project approvals in this area.”

When the Board approved the Secondary Facility Benchmark Strategy as part of the Capital Plan staff had consultants perform a feasibility study to determine the costs and timelines associated with the projects. Due to the significant asbestos and the layout of the school, the feasibility study concluded that the cost would be approximately \$9 million for the benchmark work and the projects would not be able to be performed while students were in the building. The study also concluded that the projects would not be able to be completed in the time that the students were out of the building (would take longer than the summer). As a result, for the 2017, 2018 and 2019 submission, the \$9 million that was allocated to Sherwood for the Secondary Facility Benchmarks was included in the business cases submitted for funding as a Board contribution.

### **Staff Observation:**

There are 3 main options for Sherwood:

1. Status quo – continue to submit the business case and request funding from the Ministry for a new school on the existing property
2. Move students temporarily to Barton while renewal/benchmark work is completed at Sherwood
3. Complete renewal/benchmark work at Barton and move students to Barton permanently

### **Factors to Consider**

There are many factors to consider when making this decision:

#### ***Board Motion***

The Board motion that was approved in 2012 related to the Secondary Pupil Accommodation Review does not support a move to Barton permanently. A new motion would be required.

#### ***Location***

Sherwood and Barton are both located in the same catchment. This means that students could be moved from Sherwood to Barton without going through an accommodation review. See Appendix B for a map.

#### ***Walkability***

Based on the current student population, Barton is walkable for 725 students and Sherwood is walkable for 605 students.

#### ***Capacity***

The current capacity of Barton is 1,092 (1,191 loaded at 23pp) and the current capacity of Sherwood is 1,374 (1,502 loaded at 23pp). The current enrolment is 1,166 and the highest projected enrolment is 1,389 over the next 5 years.

#### ***Programs***

Sherwood is currently the home of French Immersion for students on the mountain (including Ancaster).

#### ***FCI***

The current FCI for Barton is 66% and Sherwood is 74%.

## **Costs**

Based on the feasibility studies, the cost of benchmark work at Sherwood is approximately \$9 million. The average cost of benchmark work at the Board's other secondary schools was between approximately \$3.7 and \$4.7 million. This significant difference (50-60% higher) is a result of the asbestos abatement required when performing projects at Sherwood. It is expected that all work would be approximately 50-60% higher than average due to the costs of asbestos abatement.

Board staff projects that the Board would have to spend at least \$15 million at Sherwood in order to perform the secondary benchmark work and the renewal work required.

Board staff projects that it would spend less than \$8 million to perform the secondary benchmark work and the school renewal work required at Barton.

## **Funding**

The Board receives approximately \$8.3 million in School Renewal Grant and \$20 million in School Condition Improvement Grant on an annual basis. This grant is intended to fund the renewal work required in all HWDSB schools. The Board can also use Proceeds of Disposition for renewal projects. The majority of the funding indicated has been set aside in the Board's capital plan.

## **Feedback from Ministry**

Board staff met with Ministry staff on October 7, 2020. Although the Ministry staff could not comment on future approvals of business cases, they indicated that the Board should look back at previous feedback for the seven times that the new build of Sherwood has been rejected. In addition, the Ministry stated that business cases are looked at as a whole (how does the new build reduce capacity or create consolidations) and that one for one replacements are rare. Ministry staff indicated that they expect the Board to use their renewal grants to perform renewal work.

The Board has received previous feedback from the Ministry that it does not support using a significant amount of the school renewal allocation on one school. See Appendix C for a letter the Board received from the Ministry related to this in 2014.

## **Review of Options**

### **Status Quo**

Based on Ministry feedback over the last seven years and the discussion with Ministry staff, staff believes it is unlikely that the Ministry will approve this option.

In addition, if this is the recommendation, minimal work will continue to be done at Sherwood as the feasibility study indicated that the work cannot be performed while students are in the building and cannot be performed in the period of time that students are out of the building. Also, if the Board is requesting a new build, it is not recommended to spend more money than necessary. The work that would continue to be performed at Sherwood would be only for high and urgent needs.

### **Move Students Temporarily to Barton for Work to be Performed at Sherwood**

This option follows the intent of the motion. It allows the renewal work to be completed at Sherwood and allows students to be able to return to a school that has all the benchmark work completed such as new science labs and learning commons.

The biggest concern here is the significant cost. It is expected that this would cost over \$15 million. In addition, any future renewal work would also cost more than average due to the asbestos abatement required.

Sherwood has the capacity to handle future expected enrolment.

### 3 - 4 **Complete Renewal/Benchmark Work at Barton and Move Students There Permanently**

This option does not meet the original intention of the motion and an updated motion would be required. However, since the schools are in the same catchment area, there would not have to be a Pupil Accommodation Review. It would be up to the Board to determine the public input. This option does seem to be what the Ministry is referring to in their feedback to the business cases.

This school is more walkable based on current and expected enrolment. In addition, it is more accessible for French Immersion students who are being transported to Sherwood.

The significant advantage of this option is the cost of performing the renewal/benchmark work. It is expected it would be about 50% of the cost of Sherwood. This would allow the Board to do more renewal work in other HWDSB schools. In addition, future renewal costs would be less expensive at Barton compared to Sherwood.

The disadvantage to this option is the capacity of Barton is lower than the highest projected enrolment. Although it is not unusual for a secondary school to be over 100% capacity, it is possible that portables may be required. Based on discussion with the Ministry, it is possible that an addition could be requested through the next Capital Priorities submission.

#### **Conclusion:**

Based on the request from the Finance and Facilities Committee, staff has provided three options related to Sherwood for the Board to consider. The factors to be considered are provided in this report.



## EXECUTIVE REPORT TO FINANCE AND FACILITIES COMMITTEE

**TO:** Finance and Facilities Committee

**FROM:** Manny Figueiredo, Director of Education

**DATE:** May 19, 2016

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

**RE:** Sherwood Secondary School Update

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**Action X**

**Monitoring ☐**

**Recommendation:**

That:

- a) HWDSB approve the revised Appendix B of the Secondary Facility Benchmark Strategy report, dated May 19, 2016.
- b) HWDSB submit a business case for funding of a new school on the existing Sherwood site as a part of the Board's submission for the next round of Capital Priorities Funding. The Board will include the \$9,012,000 set aside for Sherwood Secondary School in the Secondary Facility Benchmark Strategy as the Board's contribution towards the new school.

**Background:**

On May 23, 2012, the Board approved the following motions:

**"That the Board approve the closure of Barton, Hill Park and Mountain Secondary Schools upon the opening of a new school located both easterly and south of the Lincoln Alexander Parkway and the relocation of students to their permanent schools no later than September 2015, pending Ministry approval."**

**"That the Facilities Management Department consult with the principal and specialists to ensure that the remaining facilities meet the program strategy and address the renewal needs as outlined by this ARC Committee."**

As a result of these decisions, Sherwood Secondary School remained open and the Board began to look at strategies to address the renewal needs. At the time the decisions were made, the renewal needs at Sherwood were identified as approximately \$31 million.

Business cases were submitted for the renewal needs at Sherwood Secondary School as part of the 2012-13 and 2013-14 Capital Priority Submissions. The business cases were not supported by the Ministry. Therefore, it was necessary for the Board to come up with a plan to support not only Sherwood but all the renewal needs of the Secondary Schools that remained open as part of the decisions made on May 23, 2012.

As a result, June 9, 2014 Finance Committee report approved which included **“That the Board approve the Secondary School Revitalization Strategy as outlined in Appendix A.”**

On November 4, 2015, the Finance and Facilities Committee received a report entitled “Hamilton Mountain Secondary School Update.” In the update on Sherwood, the report stated the following.

“According to the secondary revitalization strategy, 2014-15 should have seen science labs, storage, prep rooms and offices revitalized. A significant amount of this work has not been completed due to the extensive asbestos abatement required as part of the renovations. The renovations cannot take place while students are in the school and the summer does not provide enough time to complete the renovations. In addition, with the experience that the Board has with asbestos abatement, the costs related to renewal work will be substantially increased.”

As a result of this update, the Board approved the following motion at the November 16, 2015 Board meeting. **“That Board staff bring back an update as to the cost estimates and possible solutions to be able to honour the motions made by the Board of Trustees in May 2012 for Sherwood Secondary School.”**

On December 2, 2015, the Finance and Facilities Committee received a report entitled “Sherwood Secondary School Update.” The report provided the Committee with possible solutions to renovate/replace Sherwood Secondary School. It also discussed the Feasibility studies that had been commissioned by the Board to review the feasibility of the work contemplated by the Secondary Program Strategy for 10 secondary schools.

As a result of this report, the Board approved the following motions at the December 14, 2015 Board meeting. **“A. That staff pause the Secondary Revitalization Strategy and Field Revitalization Strategy except for what has already been tendered or purchased, and that staff bring back a report at the appropriate time when the feasibility studies has been reviewed by staff.**

**B. That, if the request for School Consolidation Submission is released by the Ministry prior to the report in the above recommendation, Board staff submit a business for funding of a new school on the existing Sherwood site.”**

On February 4, 2016, the Finance and Facilities Committee received a report entitled “Sherwood Secondary Update.” It provided an update on the feasibility study completed at Sherwood Secondary School and the costs associated with the work contemplated by the study. The total cost related to the work was estimated at \$37.5 million.

On February 22, 2016, the Board approved the following motion:

**“That the 2016 Ministry Request for School Consolidation Capital Projects and New Construction of Child Care report be submitted to the Ministry of Education as the submission from HWDSB.”** The construction of a new school on the existing Sherwood site was the only request on the Board’s submission.

After the motion on December 14, 2015, Board staff began work on a Multi-Year Capital Strategy which has 7 components. On April 25, 2016 the Board approved the following motion:

**“A. That HWDSB adopt the multi-year capital strategy framework.**

**B. That HWDSB approve the dollar amounts as set out in the multi-year capital strategy/framework for the 2016-17 budget.”**

Between January and April, Board staff began to receive the Feasibility studies related to the 10 secondary schools for which they were commissioned. It was determined that the funding source for the capital projects associated with these feasibility studies would be the “Secondary Facility Benchmark Strategy” component of the Multi-Year Capital Strategy and that the capital projects would have to be prioritized.

On March 21, 2016, the Board approved the following motions:

**“That staff allocate \$11M to the Secondary School Revitalization Strategy annually.” and “That staff identify Science Labs, Playing Fields, Learning Commons, Technology Labs and Gym Floors as potential priorities. Additionally, staff are asked to bring the committee further analysis on Technology Labs and Gym Floors.”**

On April 20, 2016, the Finance and Facilities Committee received further information from Board staff regarding Technology Labs and Gym Floors. On May 9, 2016 the Board approved the following motion:

- “A. That HWDSB focus priorities for the Secondary Facility Benchmark Strategy on Science Labs, Playing Fields, Learning Commons and Gym Floors;**  
**and**  
**B. That capital needs related to Technology Labs be funded by the Secondary Program Strategy component or the Annual School Renewal component of the Multi-Year Capital Strategy.”**

On April 28, 2016, the Finance and Facilities Committee received a report entitled “Secondary Facility Benchmark Strategy”. The report updated the Guiding Principles associated with the Multi-Year Capital Strategy and provided the costs for all secondary schools for the 4 priorities that were identified by the Board as part of the strategy based on the results of the feasibility studies. On Appendix B to the report (attached as Appendix B to the current report), there was a note related to Sherwood Secondary School science labs that stated that “The feasibility of the ability to do the Sherwood science lab renovations in a safe manner (ie. within a period when students are not in the building) is being revisited by Board staff and will be provided to Trustees as soon as possible.”

As a result of this report, the Board approved the following motion at the May 9, 2016 Board meeting.

- “A. That Appendix B of the Secondary Facility Benchmark Strategy report, dated April 28, 2016 be approved; that staff prepare a multi-year implementation plan to deliver the priorities related to the Secondary Facility Benchmark Strategy over a 5 year period; and that, on an annual basis, staff bring the specific plan related to the \$11 million set aside annually for the strategy back to the Board for approval as part of the capital budget.**  
**and**

- B. That the Guiding Principles set out in Appendix A of the report be approved as the guiding principles for the entire multi-year capital strategy.”**

On May 12, 2016, the Finance and Facilities Committee received a verbal report regarding HWDSBs 2015-16 School Consolidation Capital Grant submission for the construction of a new school on the Sherwood Secondary School site. The submission was not approved and as a result, Board staff indicated that this meant that the work identified as part of the “Secondary Facility Benchmark Strategy” for Sherwood needed to be considered in the 2016-17 plan.

The Guiding Principles for the Multi-Year Capital Strategy are attached as Appendix A. The first guiding principle states that “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.” Sherwood is identified as ‘Poor’ in the Plan and therefore when staff were planning the first year of the Multi-Year Capital Strategy, Sherwood was identified as one of the schools of priority.

In particular, the intention of staff was to include the renovation of Sherwood science labs in the first year of the Secondary Facility Benchmark Strategy. In order to follow up on the note regarding Sherwood on the bottom of Appendix B related to the timeline and in order to finalize the budget associated with science labs at Sherwood, the third party who completed the initial feasibility study at Sherwood was asked to provide a report on the budget and timeline associated with renovating the science labs as a stand-alone project.



Board staff received the report from the third party and it is attached as Appendix C. The cost associated with the stand-alone science lab renovation is estimated at \$8.6 million and involves closing the second floor of the school for an entire school year, accommodating students in 24 portables.

Board staff does not feel that it is in the best interest of the current students of Sherwood or in the best long-term interest of the Board to complete this renovation. Therefore, Board staff explored other potential options to complete science labs at Sherwood.

Board staff considered adding the science labs as an addition on to the existing Sherwood school. Board staff also considered a stand-alone facility housing the science labs on the same site. There are a number of issues with these options including:

- They would not address the renewal needs in the existing school
- There is no need for additional capacity at the existing school
- There would still be a significant cost associated with the addition or stand-alone facility (over the \$5.75 million originally allocated through the Secondary Facility Benchmark Strategy)
- The Board requires Ministry approval to add square footage to any facility
- It would be highly unlikely that the Ministry would approve an addition or stand-alone facility without additional capacity needs

The final option that Board staff considered was taking the \$9,012,000 originally allocated to Sherwood Secondary School through the Secondary Facility Benchmark Strategy and allocating it to the construction of a new school on the Sherwood site.

In May 2016, the Ministry is expected to be releasing its request for business cases for the 2016 Capital Priorities Grant. Board staff recommends that the Board submit a business case for a new build on the Sherwood site and that as part of the business case, the Board allocate \$9,012,000 to the new build. Therefore, the Board would be honouring its monetary commitment to the school and at the same time reducing the commitment required by the Ministry for a new school to approximately \$25 million.

### **Conclusion:**

Board staff had a third party prepare a report related to the cost and timing of the performing the renovations of the Sherwood Secondary School science labs as a stand-alone project as opposed to the original feasibility study where it was part of a multi-year renovation project. The cost has been estimated to \$8.6 million and involves taking the second floor offline for an entire school year and accommodating students in 24 portables. Board staff does not believe this is in the best interest of the current students of Sherwood or the long-term interest of HWDSB. The Board considered all possible option and believes that the most reasonable option to allocate the \$9,012,000 originally allocated to Sherwood through the Secondary Facility Benchmark Strategy and allocating it to new school construction on the existing Sherwood site as part of a business case submission for the next round of Capital Priorities Grant requests which is expected later this month.

**Hamilton-Wentworth District School Board****Guiding Principles for the Multi-Year Capital Strategy**

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 Multi-Year Capital Strategy 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;

|                     |                                 | Priorities    |                  |                |                  |                |
|---------------------|---------------------------------|---------------|------------------|----------------|------------------|----------------|
|                     | School                          | Science Labs  | Learning Commons | Sports Fields^ | Gymnasium Floors | Total          |
| Feasibility Studies | 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    |
|                     | Subtotal                        | \$22,000,000  | \$5,000,000      | \$10,750,000   | \$192,000        | \$37,942,000   |
|                     | Contingency (15%)               | \$3,300,000   | \$750,000        | \$1,613,000    | \$29,000         | \$5,692,000    |
|                     | Subtotal                        | \$25,300,000  | \$5,750,000      | \$12,363,000   | \$221,000        | \$43,634,000   |

| School                           | Science Labs | Learning Commons | Sports Fields ^ | Gymnasium Floors | Total               |
|----------------------------------|--------------|------------------|-----------------|------------------|---------------------|
| Waterdown District High          | X            | X                | \$2,000,000     | X                | \$2,000,000         |
| Nora Frances Henderson Secondary | X            | X                | \$2,000,000     | X                | \$2,000,000         |
| New North Secondary              | X            | X                | \$1,000,000     | X                | \$1,000,000         |
| Total                            | \$25,300,000 | \$5,750,000      | \$17,363,000    | \$221,000        | <b>\$48,634,000</b> |

\*\*\* The \$9,012,000 initially identified as the total cost related to the Secondary Facility Benchmark Strategy priorities at Sherwood Secondary School is being set aside to support Sherwood for the duration of the Multi-Year Capital Strategy. In 2016-17, the \$9,012,000 is being used to support the business case to the Ministry of Education for a new school to be built on the existing Sherwood property as part of the 2016 Capital Priorities Submission.

\* A study was conducted by a third party consultant on the feasibility of completing the Sherwood Secondary School science lab renovations in a safe manner (ie. within a period when students are not in the building). The feasibility study results indicated that there was no logical manner in which to conduct the science lab renovations in isolation. The study identified a capital investment of approximately \$8.6 million and taking the second floor of the school off line for an entire school year.

^ For the Sports Fields, Sir Winston Churchill Secondary School, Waterdown District High School, Nora Frances Henderson Secondary School and the New North Secondary School are intended to be Artificial Turf fields. The remainder are to be Natural Turf fields.

NOTE: An annual budget of \$11 million has been allocated to the Secondary Facility Benchmark Strategy component of the Multi-Year Capital Strategy. The projected cost associated with the priorities above is \$48,634,000. Therefore, it is expected that this is a 5-year strategy. Any part of the budget allocation which is not used will be reallocated to a different component of the Multi-Year Capital Strategy based on Board approval.

**CS&P**Architects

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## Memorandum

Project: Sherwood Secondary School  
Feasibility StudyTo: HWDSB  
Attention: David Anderson

For Your:

- ☒ Information and Use  
☐ Distribution  
☐ Review and Comments  
☐ To File

Project No.: 14046

Pages: 7

Date: May 16, 2016

From: Maureen O'Shaughnessy

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**Re: Feasibility to Construct Science Labs**

We are writing, as requested, to comment on the feasibility to proceed immediately with the construction of the science room renovations at Sherwood Secondary School. The key issue affecting the acceleration of this project is the complexity of the abatement, which will drive both the cost and schedule.

There is no logical way to isolate the science rooms only for renovation. The challenge is related to the need to keep the abatement area completely separate from the occupied area of the school. The entire 2nd floor requires Type 3 abatement. This means that all supply and return air must be completely separated from the rest of the school building. The only logical way to approach the science renovations is to close down and renovate the entire 2nd floor. It may be physically possible to separate the science room supply and return from the rest of the 2nd floor; however even the smallest potential for cross-contamination is not a risk that the Board should contemplate. Isolation between floors is less concerning as there is only one point of connection between floors. The 2nd floor will require a new rooftop air handling unit, to provide a completely separate system, as part of the renovation.

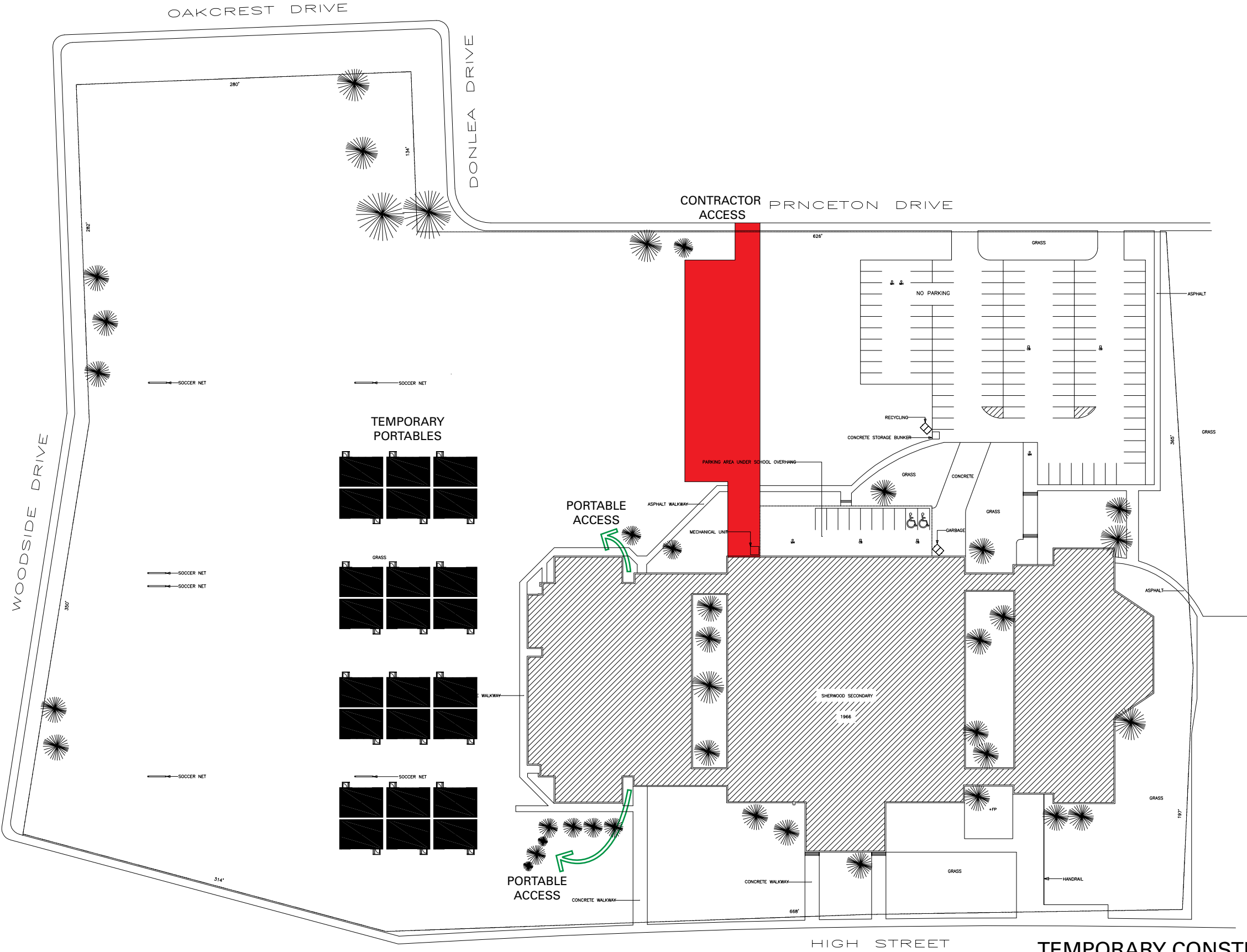
The construction would take over a year and could start at the end of one school year for occupancy in September of the following year. There are 24 classrooms, including the 6 existing science rooms, which would be displaced for 14 months. If the students cannot be accommodated elsewhere for a year then up to 24 portables would be required. The cost to install portables on site is approximately \$50,000 per portable, for a total of \$1,200,000. This does not include the cost to purchase or rent new portables, if required. A new electrical service would also be required at an approximate cost of \$500,000.

Construction access would be limited to the stairwell at the northeast corner of the classroom wing. This stair would be inaccessible to students during construction. Temporary provisions for exiting through the construction shop at the basement level would be required. A fire rated access to exit, using the gym exit vestibule, would also be required to temporarily replace the northeast stair exit on the ground floor. A temporary driveway from Princeton Drive would provide access to the contractor's staging area. See attached sketches for temporary construction provisions.

**CS&P**Architects**Memorandum**

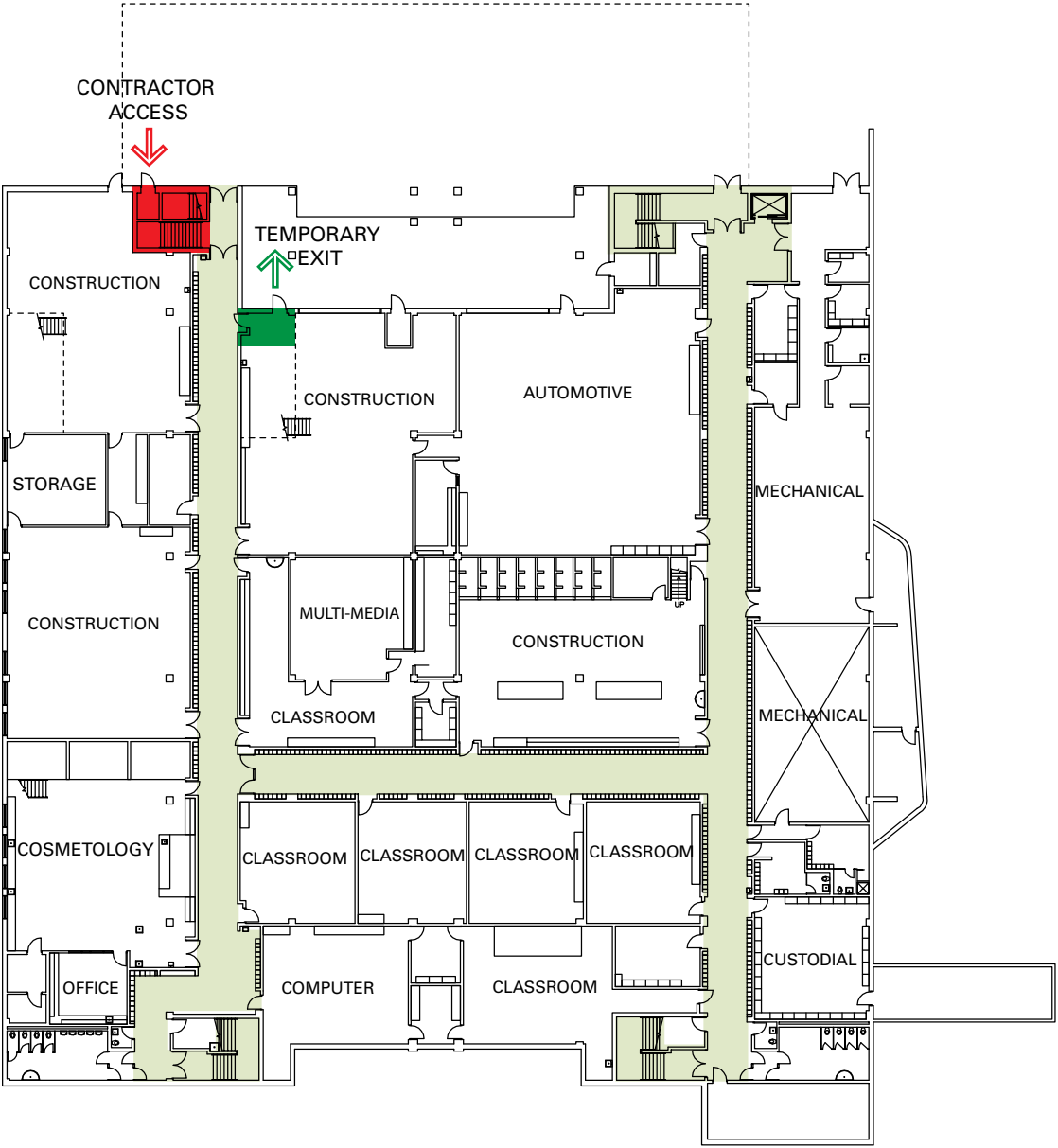
Continued A preliminary total project cost estimate is attached. These costs are based on the costing in the Sherwood Feasibility Report. There is no allowance for escalation. The total project cost includes hard costs for construction; phasing and moving costs; furnishings and equipment costs; and soft costs for consulting fees, permits, etc.

|                               | Abatement   |              | Renovation   |             |            |            |              | Phasing     |             |            |            | Moving     |            | Total Project |
|-------------------------------|-------------|--------------|--------------|-------------|------------|------------|--------------|-------------|-------------|------------|------------|------------|------------|---------------|
|                               | Constr Cost | Total        | Constr Cost  | Contingency | Soft Costs | FFE        | Total        | Constr Cost | Contingency | Soft Costs | Total      | Soft Costs | Total      |               |
|                               |             |              |              | 5%          | 15%        | 5%         |              |             | 5%          | 15%        |            |            |            |               |
| Corridors                     | \$ 437,500  | \$ 437,500   | \$ 231,000   | \$ 11,550   | \$ 34,650  | \$ 11,550  | \$ 288,750   | \$ 68,200   | \$ 3,410    | \$ 10,230  | \$ 81,840  | \$ 32,400  | \$ 32,400  | \$ 840,490    |
| Science & Adjacent Classrooms | \$ 450,000  | \$ 450,000   | \$ 2,188,400 | \$ 109,420  | \$ 328,260 | \$ 109,420 | \$ 2,735,500 | \$ 134,200  | \$ 6,710    | \$ 20,130  | \$ 161,040 | \$ 35,000  | \$ 35,000  | \$ 3,381,540  |
| Remaining Classrooms          | \$ 700,000  | \$ 700,000   | \$ 1,478,700 | \$ 73,935   | \$ 221,805 | \$ 73,935  | \$ 1,848,375 | \$ 102,200  | \$ 5,110    | \$ 15,330  | \$ 122,640 | \$ 42,500  | \$ 42,500  | \$ 2,713,515  |
| Total Construction            |             | \$ 1,587,500 |              |             |            |            | \$ 4,872,625 |             |             |            | \$ 365,520 |            | \$ 109,900 | \$ 6,935,545  |
|                               |             |              |              |             |            |            |              |             |             |            |            |            |            |               |
| New Rooftop AHU               |             |              |              |             |            |            |              |             |             |            |            |            |            | \$ -          |
|                               |             |              |              |             |            |            |              |             |             |            |            |            |            |               |
|                               | No Req'd    |              |              |             |            |            |              |             |             |            |            |            | Cost       |               |
| Portables                     | 24          |              |              |             |            |            |              |             |             |            |            |            | \$ 50,000  | \$ 1,200,000  |
| Upgrade Electrical Service    |             |              |              |             |            |            |              |             |             |            |            |            | \$ 500,000 | \$ 500,000    |
| Total Portables               |             |              |              |             |            |            |              |             |             |            |            |            |            | \$ 1,700,000  |
|                               |             |              |              |             |            |            |              |             |             |            |            |            |            |               |
| Total Project                 |             |              |              |             |            |            |              |             |             |            |            |            |            | \$ 8,635,545  |



TEMPORARY CONSTRUCTION PROVISIONS  
SHERWOOD SECONDARY SCHOOL  
SITE PLAN

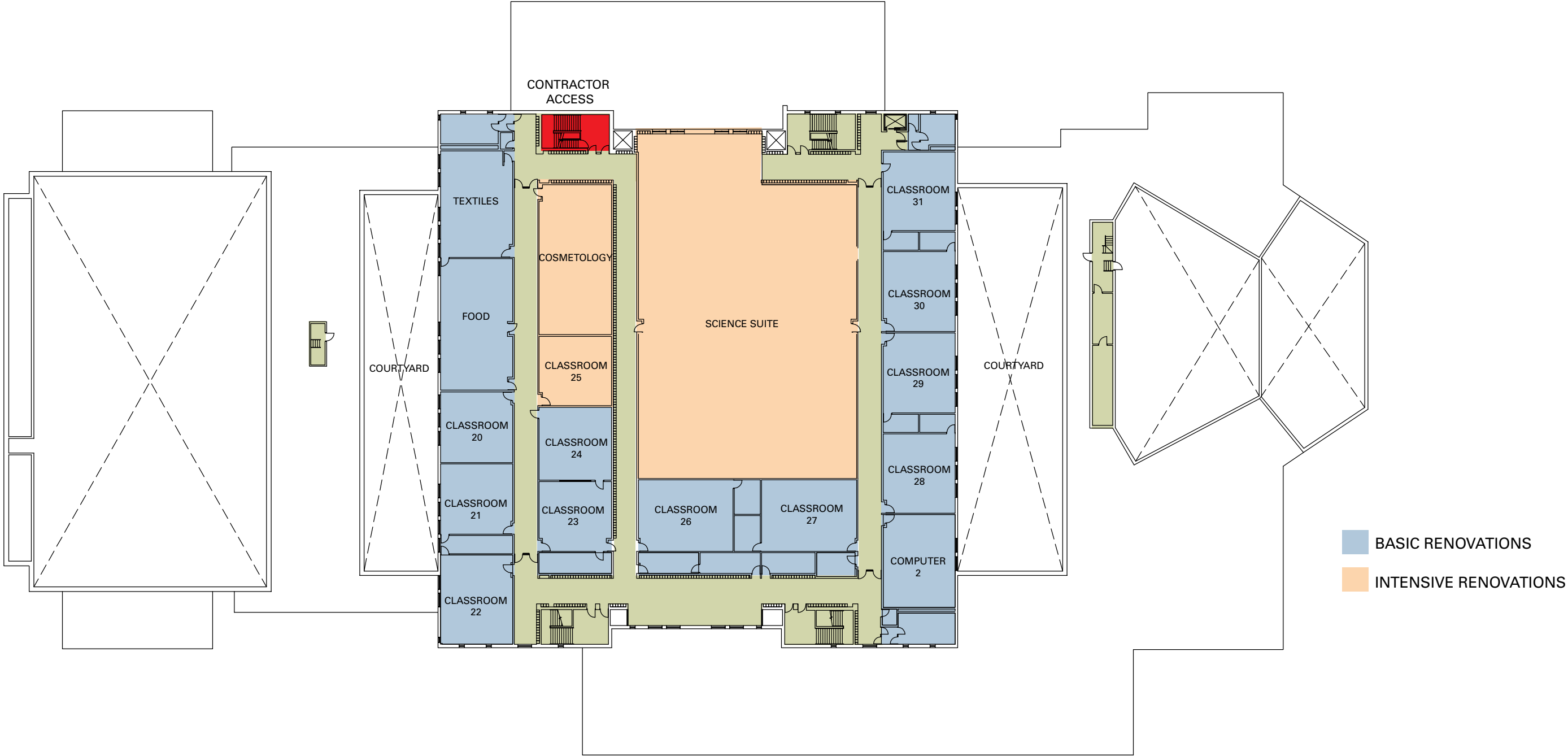




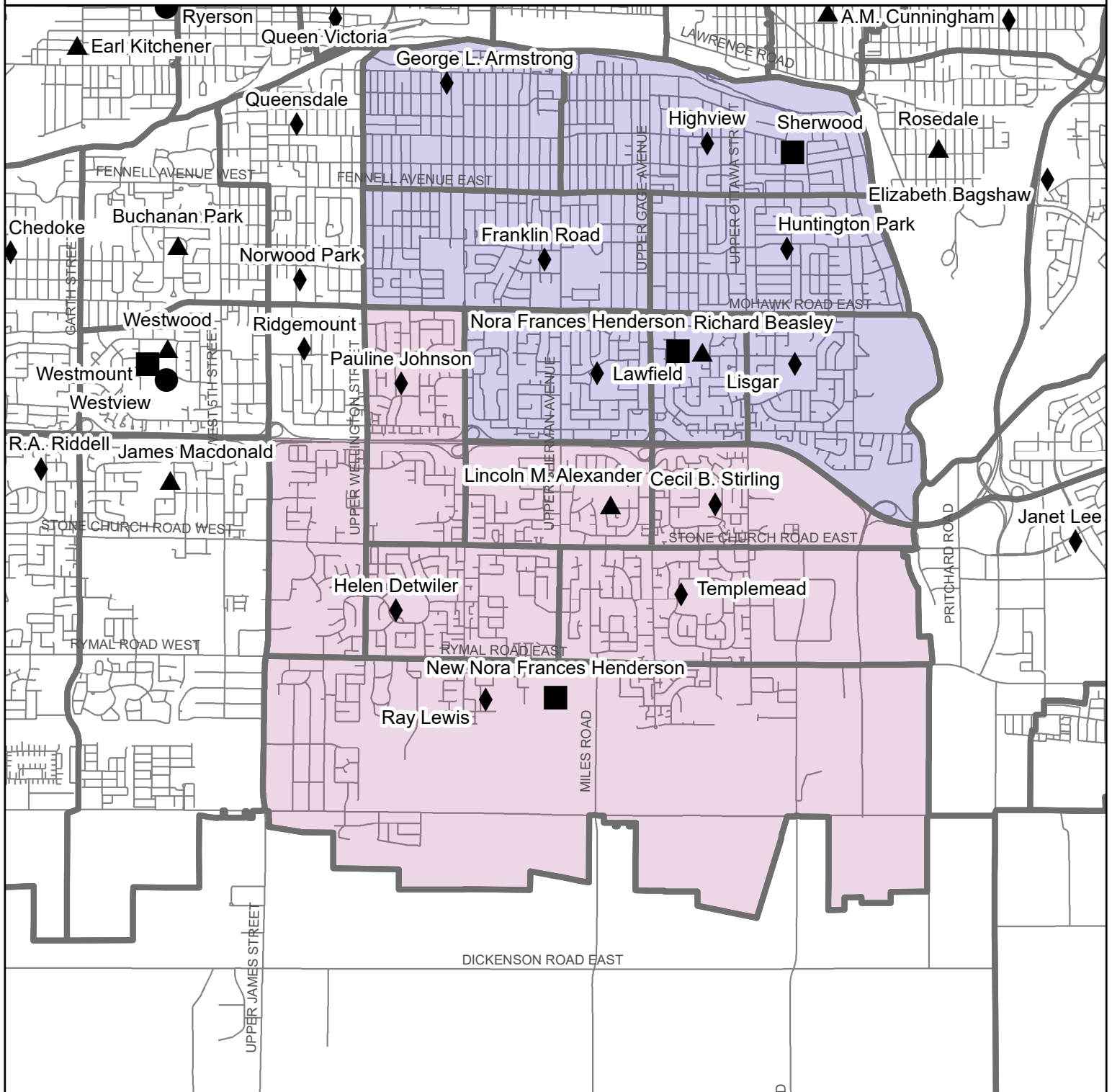
TEMPORARY CONSTRUCTION PROVISIONS  
SHERWOOD EXISTING BASEMENT PLAN



TEMPORARY CONSTRUCTION PROVISIONS  
SHERWOOD EXISTING GROUND FLOOR PLAN

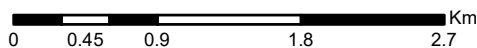


TEMPORARY CONSTRUCTION PROVISIONS  
SHERWOOD PROPOSED SECOND FLOOR PLAN



|      |      | Sherwood  |          | Barton      |             |
|------|------|-----------|----------|-------------|-------------|
|      |      | Capacity  | Sherwood | Capacity    | Barton      |
|      |      | Enrolment | 1374     | Utilization | 1092        |
|      |      |           |          |             | Utilization |
| 2020 | 1183 |           | 86%      |             | 108%        |
| 2021 | 1257 |           | 92%      |             | 115%        |
| 2022 | 1296 |           | 94%      |             | 119%        |
| 2023 | 1389 |           | 101%     |             | 127%        |
| 2024 | 1384 |           | 101%     |             | 127%        |
| 2025 | 1354 |           | 99%      |             | 124%        |

- Sherwood
- Nora Frances Henderson
- Elementary Boundary
- Elementary
- Jr Elem
- Middle School
- Secondary



**Ministry of Education**

Office of the ADM  
Financial Policy and Business Division  
20<sup>th</sup> Floor, Mowat Block  
900 Bay Street  
Toronto ON M7A 1L2

**Ministère de l'Éducation**

Bureau du sous-ministre adjoint  
Division des politiques financières et des opérations  
20<sup>e</sup> étage, Édifice Mowat  
900, rue Bay  
Toronto ON M7A 1L2



JUL 07 2014

Mr. John Malloy  
Director of Education  
Hamilton Wentworth District School Board  
100 Main St. West,  
Hamilton, ON L8P 1H6

Dear Mr. Malloy,

The ministry has received your board's request in May 2014 to renovate and upgrade Dalewood Elementary School for approximately \$10.3M.

Over the last month, ministry and board staff had several discussions regarding the scope of the work your board is planning to undertake at Dalewood Elementary School. While it falls outside of our scope for approval, the ministry noted a number of concerns with this project.

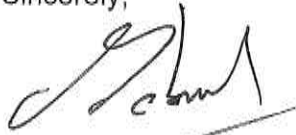
1. Your board will be encumbering approximately 80 percent of your Annual School Renewal Allocation in 2013-14 and 30 percent in 2014-15 to undertake this project. The ministry is aware that your board identified other schools (Dundas Valley SS, Sherwood SS, Ancaster H & VS, Westmount SS) with renewal needs of approximately \$80M and is very concerned that so much of your board's total Annual Renewal Allocation is being designated for one school - Dalewood ES.
2. Based on the ministry's assessment done in 2011, the Facility Condition Index at Dalewood ES is 115 percent. The ministry questions the prudence of spending \$10.3M to renovate and upgrade Dalewood ES when it could be replaced with a new facility at the ministry's current construction benchmark for two-thirds the cost.
3. In October 2013, through the Capital Priorities Program, your board submitted the request to upgrade and renovate Dalewood ES at a cost of \$7M. Your board re-submitted this request in May 2014 at a cost of \$10.3M. The ministry is uncertain of the scope of work and reasoning for the cost increase at Dalewood ES.

Given our serious concerns on this project, the ministry is strongly recommending that your board explore alternative options for Dalewood ES. With the current fiscal situation, it is important to have meaningful conversations at the board about the most cost-effective means to best use available capital funding to support students at Dalewood ES as well at your other school facilities.

Ministry staff will continue to be available to work with your board staff to explore alternative options to the Dalewood ES project.

Should you have any questions regarding this issue, please contact Hemwanti Dobbs at (416) 325-2018 or via email at [Hemwanti.Dobbs@Ontario.ca](mailto:Hemwanti.Dobbs@Ontario.ca)

Sincerely,



Gabriel F. Sekaly  
Assistant Deputy Minister  
Financial Policy and Business Division

cc: Grant Osborn, Director, Capital Policy and Programs Branch  
Marie Li, Director, Financial Analysis and Accountability Branch  
Stacey Zucker, Superintendent of Business and Treasurer, HWDSB