

**REGULAR BOARD, PUBLIC SESSION  
REPORT TO BOARD**

**FROM: Jim Costello, Director of Education  
Gary Girardi, Superintendent of Capital Planning and Accommodation  
Brian McKay, Superintendent of Business**

**DATE: April 12, 2016**

**SUBJECT: Final Staff Report on the Consolidation of St. Clair Secondary School (SCSS) and  
Sarnia Collegiate Institute & Technical School (SCITS) and  
The Revision of the City of Sarnia Secondary School Boundaries**

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The purpose of this Final Staff Report on the Consolidation of St. Clair Secondary School (SCSS) and Sarnia Collegiate Institute & Technical School (SCITS) is to provide Trustees with a summary of the Sarnia South Secondary Schools Accommodation Review, information on the community consultation process and the final staff recommended option. The Accommodation Review process is still underway, with opportunities for public delegations at the April 26, 2016 Board Meeting. Any changes to the Final Staff Report, as a result of public delegations, will be included as an addendum to the Final Staff Report on the Consolidation of St. Clair Secondary School (SCSS) and Sarnia Collegiate Institute & Technical School (SCITS) and the Revision of the City of Sarnia Secondary School Boundaries which will be presented to Trustees for approval at the May 10, 2016 Board Meeting.

**A. Background**

The Lambton Kent District School Board (LKDSB) strives to provide educational programs and services of the highest quality. This is best accomplished when facilities are conducive to creating a stimulating learning environment designed to meet the needs of all pupils within fiscal parameters. In addition to facilitating the delivery of the LKDSB Mission, the LKDSB will endeavor to optimize the use of facilities. Various factors beyond the control of the LKDSB impact this commitment. These factors include declining enrolment, demographics, current funding and operational realities, new provincial legislation and policy, changing educational objectives and physical limitations of buildings.

In March 2015, the Ministry of Education released a new Pupil Accommodation Review Guideline and a new Community Planning and Partnerships Guideline. As a result, in June 2015, the Board updated its policies and regulations on Pupil Accommodation and Community Planning and Partnerships to reflect the new Ministry Guidelines. In accordance with these guidelines, the LKDSB held a Special Board Meeting on October 6, 2015 to which all agencies on the LKDSB entities list, as outlined in the LKDSB Regulation No: R-BU-529, were invited. The purpose of the Special Board Meeting was to present the LKDSB Capital Plan, share information on funding changes and investigate partnerships to find alternative plans to utilize unused pupil spaces in schools with low enrolment from both the municipal sector and the business sector. To date, partnership offers have not been received from our municipal partners to utilize the unused pupil spaces.

The LKDSB Pupil Accommodation Report 2015/2016 and Initial Staff Report on the Consolidation of St. Clair Secondary School (SCSS) and Sarnia Collegiate Institute & Technical School (SCITS) were presented to the Board in compliance with LKDSB Regulation No: R-AD-106 on November 24, 2015. The Report contained an eight phase accommodation proposal one of which was further outlined in the Initial Staff Report recommending the Consolidation of St. Clair Secondary School (SCSS) and Sarnia Collegiate Institute & Technical School (SCITS) and the Revision of the City of Sarnia Secondary School Boundaries. Trustees voted to establish an Accommodation Review Committee for St. Clair Secondary School and Sarnia Collegiate Institute and Technical School to study the Initial Staff Report recommendation for consolidation of St. Clair Secondary School and Sarnia Collegiate Institute and Technical School into one school on the St. Clair Secondary School site.

## A.1 Demographics/Declining Enrolment

### School Facts

	SCSS	SCITS
Property Size	7.56 hectares (18.680 acres)	3.73 hectares (9.216 acres)
Age and Size	Built in 1961 14,049 sq. m.	Built in 1922 16,289 sq. m.
Enrolment/Capacity Oct/31/15	568/1197 = 47% use	564.5/1050 = 54% use

- At the time of amalgamation in October 1999 LKDSB had 29,399.6 FTE students
- As of October 31, 2015, the LKDSB has 22,078 Full Time Equivalent (FTE) students
- Since the time of amalgamation, this is a 25% reduction in student population at the LKDSB
- The Ontario Ministry of Education indicates the LKDSB has 9,426 Ministry rated empty pupil spaces as of October 31, 2015
- LKDSB current capacity utilization is 70.1%
- LKDSB projection of continued enrolment decline and capacity utilization: 21,480 FTE in 2020 (68.2%); 20,929 FTE in 2025 (66.4%); 20,446 FTE in 2029 (64.9%)
- Ministry of Education-London Region (South Western Ontario) rate of enrolment decline is 0.64% from 2014/2015 to 2015/2016 (3 times the provincial decline rate of 0.17%)
- LKDSB rate of enrolment decline is 1.6% from 2014/2015 to 2015/2016 which is nine times that of the province
- Since amalgamation the LKDSB has built 2 new schools, Sir John Moore (1999) and P.E. McGibbon (2010), both feeder schools to SCITS, at a combined cost of \$13.3M at the time of construction.

While Statistics Canada predicts that the birth rate in Ontario will increase from 2010 to 2025, Lambton County and the Municipality of Chatham-Kent birth rates and the projected student population are expected to decrease. This anticipated decline will occur more slowly than the current pace. This Statistics Canada data is supported by the Board's demographic software and is also reflected in the demographic information supplied to the Board by the Municipality of Chatham-Kent and County of Lambton prior to the Board's Capital Plan Meeting in October 2015.

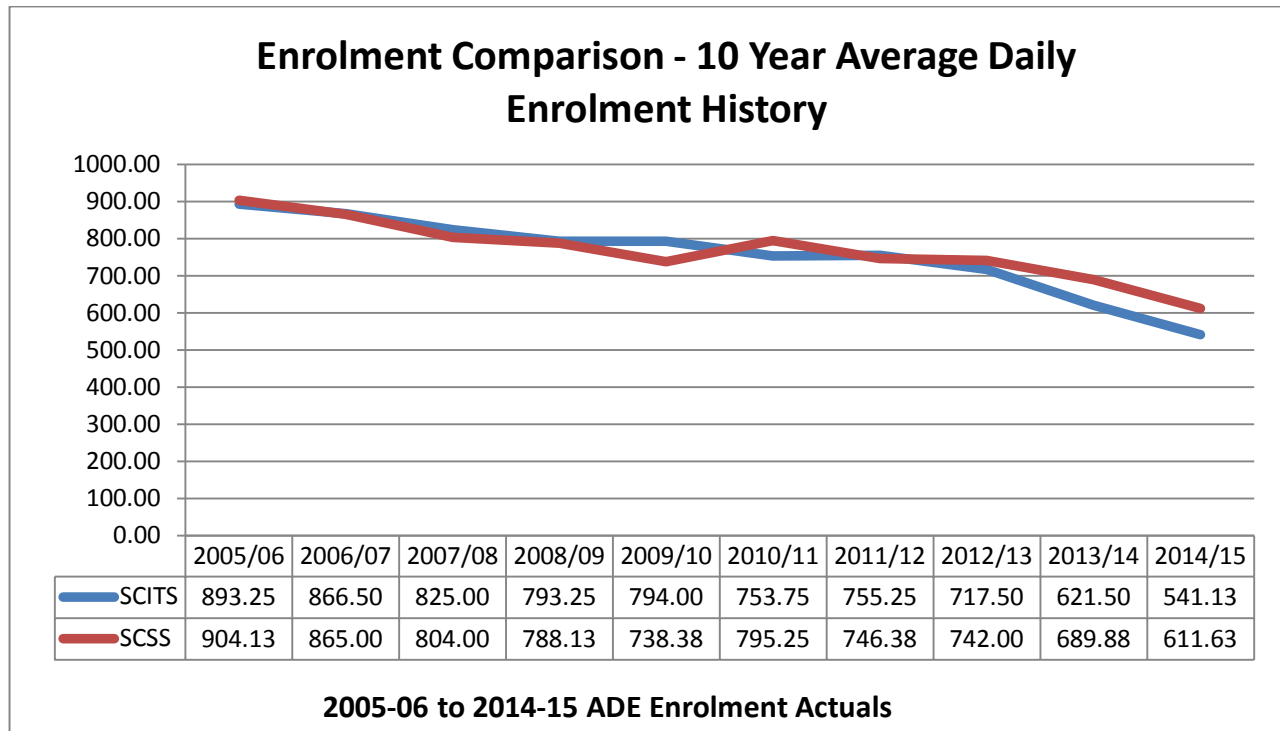
In October of 2015 the County of Lambton provided demographic data for the City of Sarnia. These projections were produced by the County of Lambton Planning and Development Services Department and the resulting total populations were adopted by the County Council for Land Use Planning Purposes. This 2011 census data estimates a total population of 72,355 for the City of Sarnia. Future year population projections are provided on the chart below. Please note that the County of Lambton adopted the Reference Population Projection for their planning purposes.

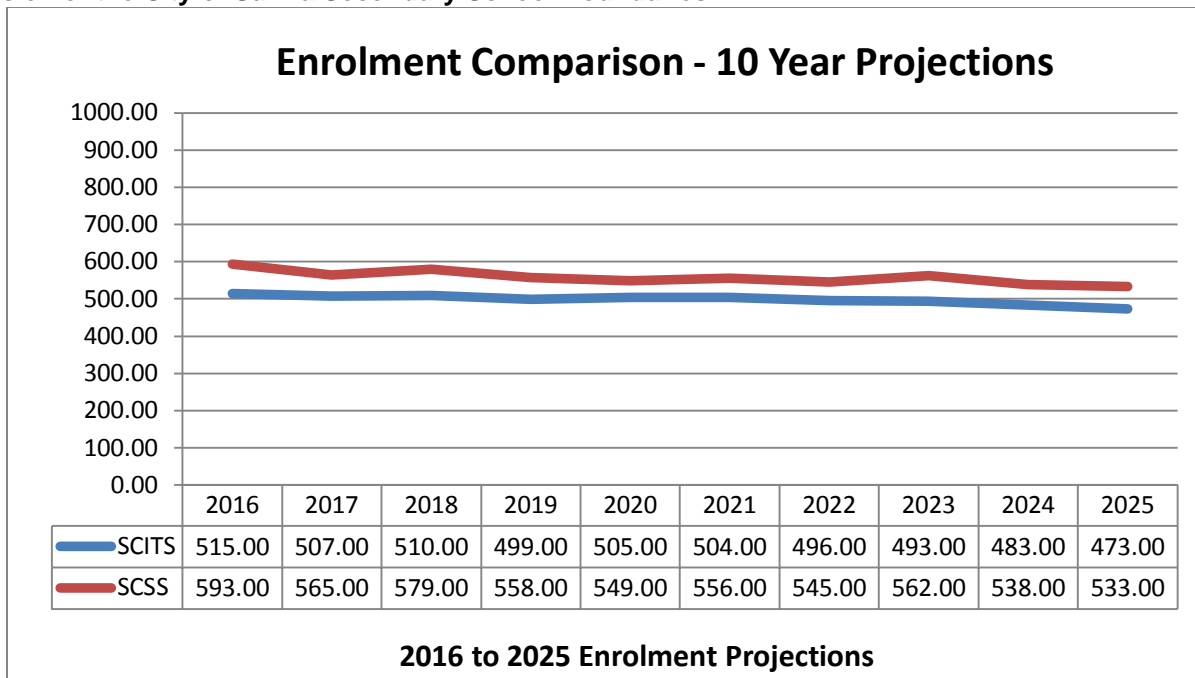
Year	Low Population Projection – City of Sarnia	Reference Population Projection – City of Sarnia	High Population Projection – City of Sarnia
2016	69,198	71,211	73,223
2021	65,930	69,793	73,787
2026	62,529	68,146	74,145

In addition to this, the demographic data for St. Clair Township provided by the County of Lambton also shows a decline in population as outlined in the chart below. Please note that a significant portion of this township is located within the catchment areas of SCITS and SCSS. This 2011 census data estimates a total population of 14,515 for St. Clair Township.

Year	Low Population Projection – St. Clair Township	Reference Population Projection – St. Clair Township	High Population Projection – St. Clair Township
2016	13,823	14,179	14,534
2021	13,059	13,756	14,469
2026	12,224	13,223	14,272

The decline in population for the City of Sarnia and St. Clair Township is reflected in the decline of the student populations for both SCSS and SCITS as outlined in the graphs below.





The County data and the LKDSB data indicate a similar trajectory. As enrolment decreases, the number of unfunded pupil spaces in schools across the district increases. This is particularly evident at SCSS and SCITS. Consolidation of these schools, which are 3 km apart, will provide the ability to offer more timetable options for students, an expanded co-curricular program and more opportunities for staff collaboration as well as increasing the chances of students taking senior courses taught by teachers within their subject speciality and area of expertise.

In addition to the respective declines in the overall population in the catchment areas of SCSS and SCITS, the CLASS staff have analysed the population of students within proximity to either school. When examining the combined student populations living in the City of Sarnia with boundaries at Highway 402 in the north, Modeland Road to the east, the railway tracks to the south and the St. Clair River to the west, there is a current total student population of 629 students. Of those students, 529 students or 84% are within walking distances to SCSS and 359 students or 57% are within walking distance to SCITS. Therefore a larger percentage of students are in closer proximity to the SCSS site.

SCSS Site	Bus (>3.2 km)	Walk(< 3.2 km)	Total
<b>SCSS</b>	16	351	367
<b>SCITS</b>	84	178	262
<b>Total</b>	100	529	629

SCITS Site	Bus (>3.2 km)	Walk (<3.2km)	Total
<b>SCSS</b>	243	124	367
<b>SCITS</b>	27	235	262
<b>Total</b>	270	359	629

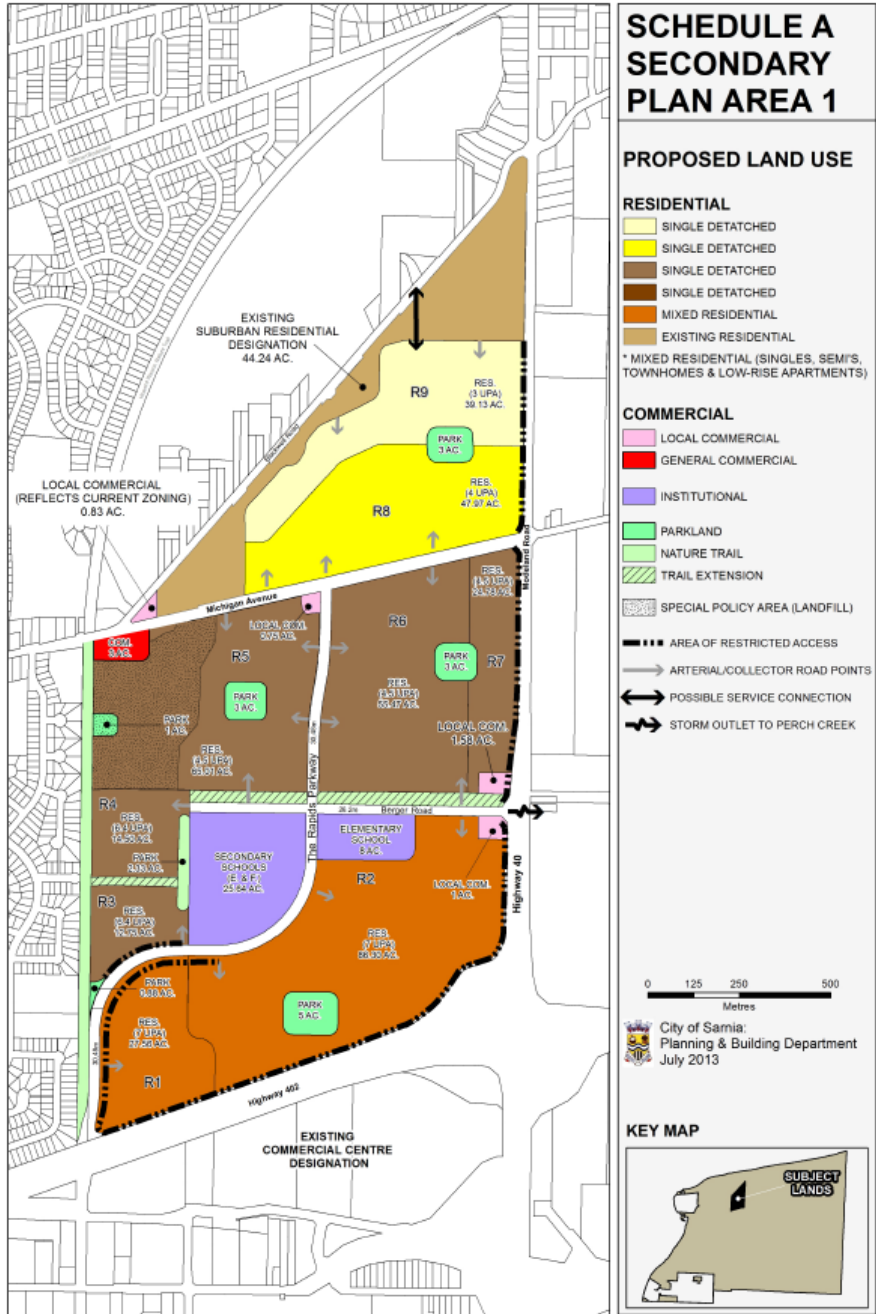
In the next four years the potential students in walk distance proximity to either school in the LKDSB is outlined in the chart below. There are a larger number of students in proximity to SCSS in each year.

Distance	To School	Gr. 9 Eligible 2016 (current gr. 8's)	Gr.9 Eligible 2017 (current gr.7's)	Gr. 9 Eligible 2018 (current gr. 6's)	Gr. 9 Eligible 2019 (current gr. 5'S)
1.0 km	SCITS	38	33	35	28
	SCSS	41	47	48	48
2.0 km	SCITS	92	76	79	87
	SCSS	118	119	114	132
	Overlap	31	26	26	33
3.2 km	SCITS	141	136	137	146
	SCSS	185	184	181	205
	Overlap	140	139	142	145
Represents Grade 9 projected eligible regular program students within walk distance to either SCITS or SCSS within the City of Sarnia.					
Please note that there will be some overlap of students included in the numbers of eligible students within walk distance over 2.0 km and 3.2 km as indicated.					

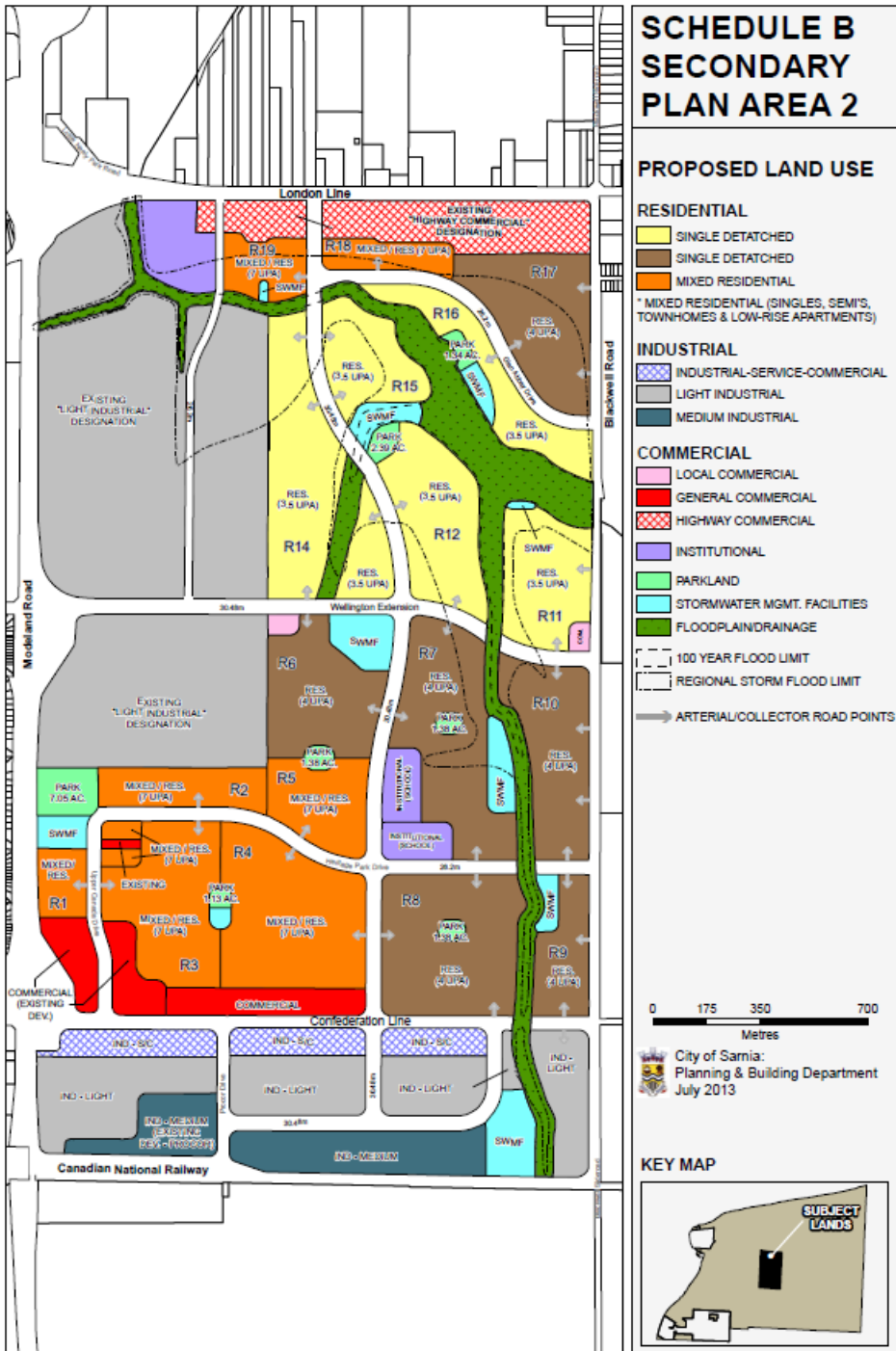
The City of Sarnia’s Planning Department data indicates that the areas of planned growth within the City (i.e. subdivisions) are located north of Highway 402 in the Rapids Parkway Area and south of Highway 402, east of Modeland Road.

The following information comes from the Adopted Official Plan for the City of Sarnia and includes development in the following areas. These areas are located in closer proximity to SCSS and development Area 2 is within the present SCSS catchment area.

Development Area 1 consists of the lands bounded by Highway 402 to the south, Modeland Road to the east, Blackwell Road to the north and former Canadian National Railway right-of-way (now the Howard Watson Nature Trail) to the west.



Development Area 2 consists of lands bounded by the Canadian National Railway to the south, Highway 40 to the west, Blackwell Sideroad to the east, and to the north, the existing Highway Commercial designation from Blackwell Sideroad to Perch Creek, then south along Perch Creek to the existing "Light Industrial" designation, then west to Highway 40.



## A.2 Financial

The LKDSB Pupil Accommodation Report 2015/2016 outlines details of the following impacted grants.

- Top-up Funding reduction under the School Facility Operations and Renewal Grant
- Declining Enrolment Adjustment Grant reduction
- Geographic Circumstances Grant (rural designation) reduction
- School Foundation Grant reduction

Strong fiscal management is an important component of Ontario's publicly funded education system. Ontario's Ministry of Education states, in their *Achieving Excellence: A Renewed Vision for Education in Ontario*, that "public trust is built when the education system makes decisions based on evidence and research, and when it is seen as a good steward of public resources". This focus has led to changes in how the Ministry is providing grant funding for education in the province. It is no longer fiscally sustainable to continue to fund empty pupil spaces in our schools. This practice diverts significant funding that supports student learning.

### Top-up Allocation Under the School Facility Operations and Renewal Grant

Top-up funding, as provided under the School Facility Operations and Renewal Grant, was provided to school boards since 2003 to assist in managing and funding underutilized schools. The old method of calculating top-up funding is being phased out over a three year period starting with the 2015-16 budget year. The LKDSB, under this old top-up funding formula, would have received \$6,206,973 for the 2015-16 budget year. This year's allocation, under the new funding formula is \$4,774,142 or a loss of \$1,432,831. The following table shows the annual impact of the funding phase out over the three year period:

Budget Year	Budget Allocation Method	Calculation of Previous Year Funding	Budget Year Funding	Difference (Loss in Funding)
2015-16	1/3 funding – new method 2/3 funding – old method	\$6,206,973	\$4,774,142	\$1,432,831
2016-17	2/3 funding – new method 1/3 funding – old method	\$4,774,142	\$3,341,312	\$1,432,830
2017-18	All funding – new method	\$3,341,312	\$1,908,482	\$1,432,830
<b>Total</b>				<b>\$4,298,491</b>

The Enhanced Top-up funding portion will continue with new Ministry eligibility criteria based on road network distance between facilities. Eligible schools within the LKDSB will continue to receive top-up to 100% of the school's capacity. The new eligibility criteria are as follows:

- o Elementary schools must be at least 10 km away from the next closest school of the Board
- o Secondary schools must be at least 20 km away from the next closest secondary school of the Board

Once the new model for Top-up Funding is completely phased in, the LKDSB will lose \$4,298,491 on an annual basis. The LKDSB, under the new Top-up Funding formula will receive funding for only 11 elementary schools rather than its current 47 elementary schools and only 3 secondary schools rather than its current 13 secondary schools. The new Top-up funding formula no longer supports under-capacity schools that are operating in close proximity to other LKDSB schools. This loss of funding affects both SCITS and SCSS as outlined below.

Schools	Proximity to Neighbours km/Capacity %	Top-up Funding Loss by 2018 from Old Model
SCITS	SCSS (3.0km/47%)	\$119,301.00
SCSS	SCITS (3.0km/54%)	\$136,003.00
<b>Total</b>		<b>\$255,304.00</b>



#### Declining Enrolment Adjustment Grant

The Declining Enrolment Adjustment Grant funds school boards that are experiencing a decline in student enrolment. This grant provides time for a school board to address declining enrolment through program and facility changes. The Ministry understands that it can take time to address declining enrolment and this funding source helps school boards bridge the time gap between enrolment issues and program and facility changes. This change will be phased in over a three year period. The LKDSB 2015-16 budget has experienced a loss in this grant in the amount of \$390,711. This loss will continue and grow annually over the next three years.

#### Geographic Circumstances Grant

The Geographic Circumstances Grant provides funding to school boards that operate small, isolated schools and that are faced with additional operating costs due to geographical challenges such as school board size and school dispersion. This grant has the following three components:

- Remote and Rural Allocation – supports the higher cost of purchasing goods and services for small school boards, for school boards that are distant from major urban centres and for boards with schools that are distant from one another (LKDSB facing reduction in 2015-16 of \$23,443)
- Supported Schools Allocation – provides additional funding for teaching and early childhood educator staff to improve the viability of supported schools (LKDSB facing reduction in 2015-16 of \$4,955)
- Rural and Small Community Allocation – supports schools in rural or small communities (LKDSB facing reduction in 2015-16 of \$52,950)

Changes to this grant will be phased in over a three year period following the same 1/3-2/3 phase-in method as described above. The LKDSB will experience a total grant decrease of \$81,348 for 2015-16 when compared to the old funding model. After the three year phase-in of the new formula, the annual loss in funding will be \$250,535.

#### School Foundation Grant

The School Foundation Grant covers the costs of school administration including salaries and benefits for principals, vice-principals and office support staff as well as school administration supplies. A new allocation method will be phased in for this grant. The new funding formula will shift funding away from small schools that are not isolated. Funding preference will be given to schools that are large, remote and/or combined. A combined school would contain grades from both the elementary and secondary panels. The LKDSB is losing funding under this grant. The 2015-16 grant reduction is \$103,568. Under the new formula, the LKDSB will continue to see a funding reduction in this grant as the enrolment in the Board's schools continues to decline.

#### Schools and the LKDSB Capital Replacement Program

The LKDSB currently operates a total of 65 schools – 52 in the elementary panel and 13 in the secondary panel. Despite the fact that the LKDSB has fully spent its annual maintenance and capital improvement budgets, its buildings continue to deteriorate as they age. The LKDSB is located within the Ministry of Education London Region in Ontario which encompasses Southwestern Ontario.

The average age of schools in:

- Ontario is 38 years
- London Region is 43 years
- LKDSB secondary schools is 46 years
- LKDSB elementary schools is 51 years

The LKDSB operates some of the oldest schools in both the province of Ontario and the London Region. The LKDSB has continued to maintain the facility integrity of both SCITS and SCSS to provide the best possible educational opportunities for students who attend those schools. The chart below (from the Ministry of Education Total Capital Planning Solution, TCPS database) shows the capital dollars spent by the LKDSB since 2003 to maintain the physical plant of both schools.

This data was presented to the ARC by the VFA Representative at the March 21 Working Meeting #2.

Year of Capital Expenditure	SCITS	SCSS
2003	\$3,994,991	\$1,105,136
2004	19,866	22,663
2005	250,415	39,747
2006		319,759
2007		
2008	202,123	
2009	372,032	496,327
2010	270,000	174,000
2011	549,273	41,466
2012	69,160	
2013		
2014	161,832	30,000
<b>TOTALS:</b>	<b>\$5,889,692</b>	<b>\$2,229,098</b>

In addition to TCPS data the School Information Profile (SIP) data indicates the following expenditures of capital dollars targeting both schools. These figures may differ because some expenditures are deemed to be capital while others are routine maintenance and operating expenditures.

SCITS			SCSS		
Year	Description	Total	Year	Description	Total
2005	Fire Alarm Upgrade	\$250,415	2006	Service Upgrades (Electrical, Lighting, PA System) and Partial Roof Replacement	\$643,384
2008	Plaster Ceiling Replacement	\$174,293	2006	Asphalt Replacement North Driveway	\$91,310
2009	Partial Roof Replacement	\$418,207	2009	Boiler Replacement and Building Automation System Upgrade	\$587,684
2010	Partial Roof Replacement	\$300,294	2011	Partial Roof Replacement	\$279,740
2011	Domestic Water Heater Upgrade	\$261,019	2011	Lighting Upgrade – Gyms	\$15,421
2011	Partial Window Replacement	\$169,137	2012	Partial Window Replacement and Wall	\$31,466
2012	Access Control & CCTV	\$100,000	2015	Lead Abatement in Rifle Range	\$37,012
2013	Lighting Upgrade (Library)	\$21,800			
2014	Building Envelope Improvements (caulking)	\$35,304			
2015	Partial Roof Replacement	\$151,115			
<b>TOTALS</b>		<b>\$1,881,584</b>		<b>TOTALS</b>	<b>\$1,686,017</b>

## **B. Accommodation Review Process**

The Accommodation Review process consists of five components:

- B.1** - The establishment of an Accommodation Review Committee
- B.2** - Public Meetings
- B.3** - Community and Municipal Government consultation
- B.4** - Public Delegations to Board of Trustees
- B.5** - Meetings with LKDSB Staff

### **B.1 Accommodation Review Committee (ARC)**

#### Mandate:

The Accommodation Review Committee (ARC) represents the school(s) under review and acts as the official conduit for information shared between the school board and the school communities. The ARC may comment on the Initial Staff Report and may, throughout the pupil accommodation review process, seek clarification of the Initial Staff Report. The ARC may provide other accommodation options than those included in the Initial Staff Report; however, it must include supporting rationale for any such option.

The following chart provides a summary of the ARC Meetings.

<b>Date</b>	<b>Sarnia South Secondary Accommodation Review Meetings</b>	<b>Synopsis</b>
January 6, 2016	ARC Orientation Session 6:30 to 8:30 p.m.	Administration provided an Orientation Session and reviewed the mandate, roles and responsibilities, and procedures of the ARC.
February 2, 2016	Tours of SCITS and SCSS	ARC members toured both schools under the guidance of the respective School Principals.
February 16, 2016	Accommodation Review Committee Working Meeting #1 (Sarnia Ed. Centre) 6:00 to 9:04 p.m.	Administration presented information on Secondary Program Options. School course offerings were shared and compared for SCSS, SCITS and NCIVS. The principals of the schools then discussed the challenges of creating timetables for declining populations at their individual schools.  ARC members discussed and examined alternative School Accommodation Options. - Status quo - SCSS 7-12 School and SCITS 7-12 School - Consolidation at SCITS – Closure of SCSS or Consolidate Elementary Schools at site - Closure of Additional Sarnia Secondary School(s) and Application for Construction of New School - LKDSB Initial Staff Report Recommendation (Consolidation at SCSS and Closure of SCITS) These discussions were outlined in a Pro and Con list.  Time was allotted for a Question and Answer period from the ARC members.  Members of the public that were in attendance submitted questions that were answered and posted with Minutes/Record of Action.
March 21,	Working Meeting #2 with ARC Committee (Sarnia Ed. Centre)	Administration organized presentations and accompanying discussions from the following LKDSB

Date	Sarnia South Secondary Accommodation Review Meetings	Synopsis
2016	6:00 p.m. extended to 11:35 p.m.	<p>third party consultants, experts, and Board staff responsible for topics requested by ARC members.</p> <ul style="list-style-type: none"> <li>○ Sazan Bimo, Senior Project Manager, Accruent, VFA, Inc. - Asset Replacement Value (ARV) and FCI Calculation</li> <li>○ Rhonda Leystra, Vice-Principal of SCITS - Class/course offerings utilizing the Auditorium</li> <li>○ Superintendent Girardi - use and future cost of the community track as obtained from local track organizer Pat Brown. The Community Track is reaching the end of its lifespan.</li> <li>○ Kent Orr, General Manager of CLASS, Transportation Consortium (Transportation and Community Use of Schools) - Discussion on Priorities Schools Initiative (PSI) Grant</li> <li>○ Wendy Pitvor, LKDSB Health and Safety Officer, Chris Rahm from Golder Associates Ltd. (consultant for SCSS) and Keith Hill from EXP Services Inc. (consultant for SCITS) - Asbestos Reports and Associated Costs</li> <li>○ Andy Scheibli, LKDSB Manager of Plant and Maintenance, Mark Beaulieu, from J.P. Thomson Architects Ltd. and Geoff Dale, from Robert E. Dale Limited, Consulting Engineers - Estimates for pool ventilation/dehumidification and Accessibility issues and costs at both SCSS and SCITS</li> <li>○ Superintendent McKay – Operating cost comparisons for both schools, Phased in Assessment values for both schools, Top-Up Funding clarification and the \$14M proposed grant application</li> </ul> <p>ARC members discussed and examined alternative School Accommodation Options:</p> <ul style="list-style-type: none"> <li>- Consolidation at SCITS of Secondary School with the creation of a dual track City of Sarnia French Immersion K-8 school, along with a portion of an English language school at SCSS site</li> <li>- Consolidation at SCITS – Closure of SCSS</li> <li>- LKDSB Initial Staff Report Recommendation – Consolidation at SCSS – Closure of SCITS-</li> <li>- Consolidation at SCITS/SCSS and Consolidate Elementary Schools at either site</li> </ul> <p>These discussions were outlined in a Pro and Con list.</p> <p>Time was allotted for a Question and Answer period from the ARC members.</p>

Date	Sarnia South Secondary Accommodation Review Meetings	Synopsis
		<p>ARC member shared their comments on their positions and final statements. Their specific comments can be found in the attached Appendix A.</p> <p>Members of the public that were in attendance submitted questions that were answered and posted with Minutes/Record of Action.</p>

**Options Considered by the ARC**

The Committee examined and discussed the following options.

- Status quo – There was little support from ARC members for this option. This option would see each school remain and function as it presently does with populations well under capacity. It was recognized by the Committee that consolidation of schools would allow for a greater opportunity for course selection and co-curricular activities. The ARC members recognized the need for the Board to achieve efficiencies.
- SCSS Grade 7-12 School and SCITS Grade 7-12 School – There was little support from ARC members for this option. This option would see Grade 7 and 8 students from feeder schools for the respective secondary school attend either high school in a Grade 7 to 12 model. Both schools would be Grade 7 to 12 schools. While this would create more utilization in the secondary schools, it would create less utilization in the feeder schools and result in more elementary school closures than projected in the Pupil Accommodation Report 2015/2016 in order to achieve needed efficiencies for the LKDSB. It also would not change the secondary program and/or timetable options for students in Grades 9 to 12.
- Consolidation at SCITS/SCSS and Consolidate at Either Site not used for the secondary school as an Elementary Schools at SCSS – Initially there was no support for this option; however, it was reintroduced by some ARC members who thought it had some viability. The ARC did not reach consensus on this option. This option would see elementary schools in the vicinity of the respective secondary school and their student population move to a K to Grade 8 school at the former SCSS site or the former SCITS site. This option would include more potential elementary school closures than initially forecasted by the LKDSB in the vicinity of the newly created elementary school in order to achieve needed efficiencies. Some ARC members were opposed to closing community elementary schools in order to maintain both secondary school buildings.
- Closure of Additional Sarnia Secondary School(s) and Application for Construction of a New Secondary School – There was little support for this option from ARC members. This option would see the closure of all four secondary schools within the City of Sarnia and the construction of a new secondary school of approximately 2500 students in a location to be purchased.
- Consolidation at SCITS of SCITS and SCSS with the Creation of a Dual Track Elementary School at SCSS – Grade K to 8 French Immersion and K to Grade 8 English Regular Program – There was little support from the ARC members for this option. This option would see elementary FI Students from Errol Road, Cathcart, High Park moved to the SCSS site. It would also see English students K to Grade 8 from neighbouring schools moved to the same site. This option would leave many elementary schools in the City of Sarnia under capacity with a potential for closure to create needed efficiencies for the Board. In addition to this, the majority of FI students in the City of Sarnia live in the present catchment area for NCIVS.
- Closure of SCSS and the Consolidation of the Students at SCITS – This item received support from the SCITS ARC members. This option would see the consolidation of both secondary schools at the SCITS site in September 2017.
- The Closure of SCITS and the Consolidation of the Students at SCSS – This was recommended in the Initial Staff Report. This item received support from the SCSS ARC members. This option would see the consolidation of both secondary schools at the SCSS site in September 2017.

## B.2 Public Meetings

The following provides a summary of the Sarnia South Secondary Accommodation Review Public Meetings.

Date	Sarnia South Secondary Accommodation Review Public Meetings	Synopsis
January 13, 2016	Pupil Accommodation Review Public Meeting #1 at SCSS 6:30 to 10:27 p.m.	Administration provided an overview of the ARC Orientation Session; presented the Initial Staff Report with the recommended option; and the School Information Profiles (SIP). Two 5 minutes presentations from community members were heard and posted on the LKDSB website. Forty-four members of the public and ARC members asked questions and provided input on both the staff recommendation and process. One alternative proposal was received.
March 8, 2016	Pupil Accommodation Review Public Meeting #2 at SCITS 6:30 to 11:30 p.m.	ARC Members approved the Minutes/Record of Action from the February 16, 2016 Working Meeting #1. Administration presented an overview of the discussion from the Accommodation Review Working Meeting #1.  Five 5 minute presentations from community members were heard and posted on the LKDSB website. Fifty-six other members of the public and ARC members asked questions and provided input on both the staff recommendation and process.

### Themes from Public Meetings

- SCITS Auditorium - There was great concern expressed from the SCITS community that not enough attention was paid to the significant contributions to the school and community of the auditorium. Many members of the public and SCITS students referred to the importance of the SCITS Revue.
- SCITS Community Use of Schools and associated Priority Schools Initiative (PSI) Grant – the community and parents associated with SCITS were concerned about the potential loss of the school as a facility for the community to use and the generation of funding from the PSI Grant. The Board acknowledged the use of the school and responded to the use of the PSI grant with a presentation by Kent Orr, Manager of CLASS, at ARC Working Meeting #2.
- Parking at SCITS – The parents of the SCITS community commented that parking could be accommodated at the school and surrounding area.
- Drawings of the proposed consolidation at SCSS and at SCITS – Both school communities agreed that specific elements of a combined school at either location would be helpful to move toward a final decision. This material was presented at ARC Working Meeting #2.
- Program Offerings at SCITS or SCSS – both school communities desired to have programs associated specifically at their individual schools available at the consolidated site. The LKDSB agreed that wherever possible programs from both schools would be accommodated at the new site.
- Capital Grant Applications – the communities expressed concerns over the process of applying for grant applications. They desired for a decision by Trustees after grants had been obtained from the Ministry of Education. LKDSB administration explained that this option is not possible with the Ministry of Education’s present grant application system.

- School Information Profiles – parents of the SCITS community sought to add and clarify items in the School Information Profiles (SIP). Updated SIPs for both SCITS and SCSS were subsequently posted on the LKDSB website.
- School maintenance, FCI Reports, School Asbestos reports – The public was interested in clarification and further detail of school maintenance costs for both SCSS and SCITS, clarification of the FCI reports, school asbestos reports and probable work in each building. These items were discussed in detail at the ARC Working Meeting #2.
- Proposed boundary changes – There was some concern initially expressed about the proposed changes to the school boundaries in the City of Sarnia. These concerns were responded to at the ARC Public Meeting #1.
- Renaming – Members of the public inquired about the renaming process. This was referred to LKDSB Regulations R-AD-105 *Naming and Renaming of Board Facilities*. The past practice of the LKDSB is to form a naming/renaming committee when two schools are consolidated.
- Historical and Architectural Components of SCITS – The public was interested in protecting the historical and architectural significance of the SCITS building. The LKDSB was approached by the Sarnia Heritage Committee in regard to their desire to designate SCITS a heritage site.
- Use of Auditorium and Pool at SCITS – the SCITS community was interested in protecting the auditorium and pool at SCITS as they see this as an integral part of their school community in the south end of Sarnia. The use of the auditorium and pool has been outlined and the structural integrity has been assessed.
- Transportation and Walking Distances – The community was concerned about the prospect of students walking the 3.2 km distance as per LKDSB Transportation policy from either SCITS or SCSS.
- Sale of the building – The community and the City of Sarnia expressed concerns about the potential sale of either SCITS or SCSS in the event of consolidation and closure of a school. The LKDSB must follow the process outlined in the Ontario Reg 444/98 *Disposition of Surplus Real Property*.
- Revitalization of Sarnia’s Downtown - Community members and students emphasized that SCITS students are involved in their local community through events and activities and it is important to the downtown of Sarnia. The local business owners and the City of Sarnia suggested that there is an economic correlation between students attending SCITS and businesses in the area. This item was further emphasized by the Economic Impact Study for the potential closure of SCITS and SCSS that they presented on March 21, 2016 in an Open Session Report titled *City of Sarnia Community Impact Assessment – Accommodation Review of SCITS and SCSS*.
- Importance of SCSS - The SCSS community felt the discussions around the closure of schools did not give enough attention to the importance of their school community.

These are the themes that were identified from the public Meetings. Specific discussions and comments can be found on the LKDSB website.

**B.3 Community Consultations**

Date	Sarnia South Secondary Accommodation Review Consultation Meetings	Synopsis
October 6, 2015	Capital Plan and Community Partnership LKDSB Special Board Meeting	<p>The LKDSB invited the municipalities and community partners on the LKDSB entities list to the Special Board Meeting on October 6, 2015. They were provided with a copy of the Agenda and LKDSB Capital Plan via email prior to the meeting.</p> <p>The Municipality of Chatham-Kent, and County of Lambton provided the Board with demographic information prior to the Board’s Capital Plan Meeting in October 2015. The Town of Petrolia corresponded with the Board.</p>

<b>Date</b>	<b>Sarnia South Secondary Accommodation Review Consultation Meetings</b>	<b>Synopsis</b>
		To date, partnership offers have not been received from our municipal partners or business partners to utilize the unused pupil spaces in either SCSS or SCITS.
November 24, 2015	Pupil Accommodation and Initial Staff Report Presented to Trustees at the Board Meeting.	The Pupil Accommodation Report and Initial Staff Report were presented to the Trustees and the Public. The Board approved a Motion to establish an Accommodation Review Committee for St. Clair Secondary School Sarnia Collegiate Institute and Technical School and to study the Initial Staff Report recommendation for consolidation of St. Clair Secondary School and Sarnia Collegiate Institute and Technical School into one school on the St. Clair Secondary School site.
November 25, 2015	Meeting with Mayor Bradley, City of Sarnia	Administration met with City of Sarnia Mayor Bradley to present the Pupil Accommodation Report 2015/2016 and review questions and concerns from the City of Sarnia.
December 18, 2015	Consultation Meeting and ARC Participation Meeting with Representative of Aamjiwnaang First Nation	Superintendent Girardi met with an Aamjiwnaang First Nation Representative to review the Report and seek input.
January 19, 2016	Consultation Meeting and ARC Orientation Meeting Aamjiwnaang First Nation Representative	Superintendent Girardi provided an overview of the Orientation Session for the Aamjiwnaang First Nation ARC member.
February 9, 2016	Meeting with Sarnia Heritage Committee	Superintendent Girardi met with a Sarnia Heritage Committee Member and a City of Sarnia representative at their request to discuss SCITS' potential historical status.
February 22, 2016	Public Facility Tours of SCSS (2:30 to 3:30pm)	SCSS Principal conducted guided tours of SCSS for interested members of the public.
February 24, 2016	Public Facility Tours of SCITS (2:30 to 3:30pm)	SCITS Principal and Vice-Principal conducted guided tours of SCITS for interested members of the public.
March 2, 2016	Community Partner Tour of SCSS	The members of the Sarnia Heritage Committee and Representatives from the City of Sarnia were provided tours by SCSS Administration.
March 3, 2016	Community Partner Tour of SCITS	The members of the Sarnia Heritage Committee and Representatives from the City of Sarnia were provided tours by SCITS Administration.
April 12, 2016	Final Staff Report Presented at LKDSB Board Meeting Agenda in Sarnia	Senior Administration will deliver this report to trustees at the regular Board Meeting scheduled for April 12, 2016 for information. The report will be posted on the LKDSB website.
April 26, 2016	Delegations to Present at LKDSB Board Meeting in Sarnia	Information will be incorporated into the Addendum to be presented to Trustees with the Final Staff Report on May 10, 2016
May 10, 2016	Vote of Trustees at LKDSB Board Meeting in Sarnia	Presentation of Final Staff Report and Addendum to Trustees for consideration and voting purposes.



### **Relevant Discussions and Correspondence with Municipalities and Other Community Partners**

County of Lambton demographic report – In response to an invitation to the Community Partners meeting in October 2015, the County of Lambton made available the County of Lambton-2011 Projection Summary – By Age Cohorts Report. The LKDSB has corresponded with the County of Lambton to clarify their population projections for the City of Sarnia. Their projections of declining population in the City of Sarnia and St. Clair Township are congruent with our continued decline in student population.

City of Sarnia – The LKDSB invited the City of Sarnia to the Community Partners Special Board Meeting on October 6, 2015 to present the LKDSB Capital Plan and to inform all municipal partners of the LKDSB's desire to form partnerships to use unfunded student spaces in our schools. The LKDSB also initiated a meeting following the release of the LKDSB Pupil Accommodation Report and Initial Staff Report in November 2015. Subsequently the City of Sarnia delivered an Economic Impact Study for the potential closure of SCITS and SCSS that they presented on March 21, 2016 in an Open Session Report titled *City of Sarnia Community Impact Assessment – Accommodation Review of SCITS and SCSS*. In their report they concluded that they recommended the closure of SCSS rather than SCITS.

Aamjiwnaang First Nation – The Aamjiwnaang First Nation has students from their First Nation attending both schools. The LKDSB sought input into their participation for the Accommodation Review Committee. In addition, this has been a topic of discussion at the Native Advisory Committee for the LKDSB.

Sarnia Heritage Society – The Sarnia Heritage Society contacted the LKDSB to inform the Board of the potential designation of SCITS as a Heritage site. They requested and were accommodated with tours of both SCSS and SCITS. The Board has had ongoing correspondence and discussions with representatives.

### **B.4 Public Delegations to the Board of Trustees**

<b>Date</b>	<b>Sarnia South Secondary Accommodation Review Public Delegations</b>	<b>Synopsis</b>
February 9, 2016	Regular Board Meeting - Delegation	Keith Wyville spoke about the proposed closing of Sarnia Collegiate Institute & Technical School (SCITS).

An addendum to the Final Staff Report will include a summary of information provided by additional parties who choose to delegate to the Board of Trustees prior to the final vote by the Trustees on May 10, 2016.

### **B.5 Meetings with LKDSB Staff**

<b>Date</b>	<b>Sarnia South Secondary Accommodation Review LKDSB Staff Meetings</b>	<b>Synopsis</b>
October 27, 2015	Meeting with CLASS Transportation Consortium	Transportation staff conducted research on route review, potential boundary changes and cost analysis on the potential SCITS/SCSS consolidation.
November 23, 2015	Initial Staff Report Conversation with LKDSB Administration	Administration met with Principals and Managers regarding proposed Pupil Accommodation Plan.
November 25, 2015	Meeting with CUPE, ETFO, and OSSTF	Administration met with the Presidents of CUPE, ETFO and OSSTF to share and discuss the Pupil Accommodation Report 2015/2016.
December 15, 2015	Meeting with Sarnia Secondary School Principals and Student	Administration met with Principals and Student Services Staff to discuss the Pupil Accommodation

<b>Date</b>	<b>Sarnia South Secondary Accommodation Review LKDSB Staff Meetings</b>	<b>Synopsis</b>
	Services Staff	Report 2015/2016.
December 17, 2015	Transition Meetings Discussion with Errol Village PS, Bright's Grove PS, Bridgeview PS	Administration met with Principals of the elementary schools affected by the proposed boundary changes to review the proposed boundary changes for the elementary schools.
January 26, 2016	Meeting with CUPE, ETFO, and OSSTF	Administration met with Union Presidents to discuss continued pathways for staff participation and input on the recommendation.
February 19, 2016	Meeting with CUPE, ETFO, and OSSTF	Administration met with Union Presidents to prepare for meetings with school Board employees involved with Accommodation Reviews.
February 23, 2016	Meetings with LKDSB Employees at SCSS (2:30 to 4:00 pm)	School Administration and Senior Union Leadership hosted a meeting for LKDSB Senior Administration to respond to questions and receive input from SCSS school employees.
February 25, 2016	Meetings with LKDSB Employees at SCITS (2:30 to 4:00 p.m.)	School Administration and Senior Union Leadership hosted a meeting for LKDSB Senior Administration to respond to questions and receive input from SCITS school employees.

## **C. Staff Recommendations and Rationale**

After much consultation with the Sarnia Community through the Accommodation Review Process, Administration recommends the following:

### **C.1 Recommendation #1**

**“That the Board approve the consolidation of St. Clair Secondary School (SCSS) and Sarnia Collegiate Institute and Technical School (SCITS) temporarily at the SCITS site effective September 2016 and permanently at the SCSS site effective September 2017 and close the SCITS site as of July 1, 2017.”**

#### **Rationale**

##### **C.1.1 Program Changes as a Result of the Proposed Option**

Over the last several years, there have been an increasing number of conversations at both SCITS and SCSS regarding the reduced number of secondary program options available to students. As well, both schools have experienced a decline in the co-curricular opportunities afforded to their students due to a combination of factors; reductions in staff who have specific qualifications, interest and experiences as well as a reduction in the number of students which make it increasingly difficult to run multiple teams/clubs during the same season. Both principals have reported that the declining ability to provide a breadth of programs and services for students appears to be resulting in some of their potential or current students choosing to attend other schools within the city so that they may receive courses/co-curricular opportunities not available at their “home school”. While some students attend both SCITS and SCSS to participate in programs not offered elsewhere in the City of Sarnia, the number of students leaving SCSS and SCITS catchment areas exceeds the number of students attending SCITS and SCSS from outside their catchment area.

Three year enrollment projections at SCSS/SCITS are as follows: Current: SCSS (573)/SCITS (570); In three years approx. SCSS (579)/SCITS (510). With fewer students there are both fewer teachers and fewer class sections available for students. Larger student enrollments provide;

- Increased opportunities for multiple sections of the same course allowing for more flexibility for student timetables in the school.
- Lower student percentage of scheduling conflicts – With a larger student population, a higher percentage of students will attain a conflict free timetable resulting in more students receiving the courses that they requested during the option selection process.
- An increased breadth of senior courses would be offered to students resulting in a greater likelihood that specialized courses can be offered every year and in each semester. Currently at SCITS and SCSS, some senior (compulsory) courses “run” with low numbers at the expense of not offering other courses.
- Larger student populations generate more staff (in numbers) which provides more expertise and diversity in terms of qualifications and experience. This lends itself to the possibility of increased course options and co-curricular opportunities, i.e. athletics, the arts and clubs. It also provides an increased opportunity for teacher collaboration in subject specific and grade disciplines. Staff would have a greater opportunity to fully teach in their areas of primary qualifications and/or expertise.
- The consolidated site would provide an increased number of opportunities to offer a greater breadth of Specialized Program pathways for students. The consolidated site would be able to provide an increased choice of Specialist High Skills Major (SHSM) for students, i.e. Arts and Culture, Construction, Horticulture and Landscaping, Transportation. Other SHSM pathway programs such as Health and Wellness could also be considered.

- More opportunities would be available for students to change pathways after the start of the school year within a school with a higher number of courses offered.

During Working Meeting 2, the Principals from SCITS and SCSS reviewed information for their respective schools. For example, at SCSS, Semester 2 timetable options were discussed. The SCSS Principal stated that the blocks in the timetables refer to specific time periods, and that the SCSS day starts at 8:15 a.m. with a 50 minute lunch, and ends at 2:20 p.m. It was indicated that section numbers (last two digits) represent how many times the particular course is being offered in the school year. Students choose courses and school administration keeps track of the tallies. More students equal more courses. He noted that this past year SCSS had to cancel 12 courses, as there were courses which an insufficient number of students chose; i.e. Grade 11 Accounting, Grade 11 Geography, Grade 11 History. This becomes very challenging from a timetabling perspective, resulting in the need to combine courses. SCSS combined 36 courses this year. For example, one French class is offered as a 3 grade split (Grade 10, 11, 12). The SCSS Principal further stated that SCSS offers approximately 50 single section courses. A single section course is a course that only has enough students to offer one section in a school year. The more single section courses that a school offers, the more chance exists for conflicts to occur that will not allow a student to be scheduled in the course the student selected.

In comparison, SCITS timetable information for 2015-16 shows 36 combined courses as well. This includes a 3 course split in English and a 3 course split in Vocal Music. There is also a 4 course split in Communication Technology. In terms of single sections there are 40 single section courses for this school year. In the past year SCITS also cancelled a total of 26 classes including Grade 12 Geography, Computer Science and Computer Engineering.

At Working Meeting 2 the following timetables were given to ARC members to compare and discuss. Current semester two timetables from SCITS, SCSS and NCIVS are below for review. Only French Immersion courses offered at NCIVS are unique to the three schools.

SCSS - SEMESTER 2 CLASS TIMETABLE - 2015-16

BLOCK A	BLOCK S	BLOCK C	BLOCK D
SNC2P1-02		SCH4C1-02	SNC2P1-03
TGJ3M1/4M1-01	TDJ3M1/4M1-01	TIJ1O1-03	
MFM1P1-02	NBE3C1-01		
BTT1O1-02	BMI3C1-01	BOH4M1-01	
HFN2O1-03	MEL4E1-02		HFN2O1-04
THH3E1-03		THH3E1-02	THH4E1-02
		MFM2P1-04	MPM1D1-03
HNC3C1/HNB4M1-01		HFA4C1/4U1-02	HPW3C1-01
SCH4U1-01	SNC1D1-03		SCH3U1-02
MBF3C1-03	SPH4C1/SPH3U1-02		SPH4C1-01
	SNC1P1-02	SNC2D1-03	SNC1P1-03
		AWC3O1-02	AWA2O1-01
	PPL3O1/4O1-05	PAI4O1-02	PSK4U1-01
ENG1D1-02	AVI1O1-03		ENG3C1-04
MDM4U1-01		PPL1OW-02	PPL1OW-03
SVN3E1-01		CGC1D1-05	CGR4M1-01
CLN4U1-01	CGC1D1-04	GLC2O5-05	
COP3OC-91	COP3OC-91	COP3OC-92	COP3OC-92
		COP4OC-93	COP4OC-93
	ENG4U1-02	EWC4C1/4U1-01	ENG1D1-03
MAP4C1-02	MFM2P1-03	MPM2D1-02	
CHC2P1-02	PPL3O1/4O1-04	PPL1OY-03	
	SCH4CT-01	MAP4CT/MCT4CT-01	MCT4CV-01
GPP3O1-05	GPP3O1-06	GPP3O1-07	GPP3O1-08
TTJ3C1/4C1-03	TTJ2O1-02		TTJ3C1/4C1-04
SBI3U1-01		SBI3C1-02	SBI3C1-03
ALP1O1-05	ALP1O1-06	ALP1O1-07	ALP1O1-08
ENG3U1-02	ENG3U1-03		ENG2P1-03
ENG1P1-03	ENG4C1-03	ENG4C1-04	
CHC2D1-02	CHY4U1-01		CHC2D1-03
		FSF1D1-05	FSF2D/3U/4U1-01
	ENG2D1-03	ENG2P1-02	MFM1P1-03
	MEL3E1-01	MCR3U1MCMV4U1-01	
TCJ3C1/4C1-02		TIJ1O1-04	TCJ3C1/4C1-03
	ICS2O1/TEJ2O1-01	MCF3M1-01	ICS4UV-01
AMI1O1/2O1-02	AMI3M1/4M1-01	CHV2O5-06	
FSF1D1-03	FSF1D1-04		ADA3M1/4M1-02
PPL2OW-01	CHC2P1-03	PAI3O1-02	

SCITS - SEMESTER 2 CLASS TIMETABLE - 2015-16

BLOCK A	BLOCK B	BLOCK C	BLOCK D
MPM2D1-02		MAP4C1-03	MDM4U1-01
	PPL1OW-02	PPL1OW-03	SNC1P1-03
ENG3U1-02	ENG2P1-02		ENG4C1-04
MEL3E/4E-02	PLF4M1-02		PPL2O/3OY-02
TTJ3C/4C-02	TTJ3C1-01		TIJ1O1-05
	FSF2D1-01	FSF1D1-03	FSF1P1-03
CGC1D1-03	HSB4U1-01		CHC2D1-03
	TIJ1O1-04	TCJ3E/4E-01	TWJ3E/4E-02
AMI1O1-02	AMV2O/3M/4M-02	AMI2O/3M-02	
ENG1P1-02	ENG1P1-03	CHV2O5-05	
HFN2O1-02		HFA4C/4U-02	HNC3C/HNB4M-01
GLC2O5-03			
MFM2P1-03	PAF4O1-02	PPL1OY-03	
	MAT1L1-03		
		MCF3M1-01	MPM1D1-03
		LNOABCDEO-01	
SNC2D1-02		SNC2D/2P-03	SBI3U1-01
GPP3O1-05	GPP3O1-06	GPP3O1-07	GPP3O1-08
CLN4U1-01	CHC2D/2P-02	CHC2P1-03	
ENG4C1-03	ENG2D1-03	ENG1D1-04	
MCV4U1-01	MBF3C1-02	MCT4C1-01	
	FSF1P1-02	LWSCU/DU-01	LWSBD1-02
		AVI1O1-03	AVI1O1-04
	AWD3O/AEA4O-01	NAC1O1-01	AVI3M/4M-02
BTT1O1-02	CGG3O1-01	ENG3E/4E/OLC-01	
TIJ1O1-03		COP4CC-02	COP4CC-02
		TMJ3C/3E-01	TMJ2O1-01
ALP1O1-05	ALP1O1-06	ALP1O1-07	ALP1O1-08
ENG1D1-03	EMS3O1-01		EWC4C/4U-02
SPH4C1-01	SPH3U1-01		SNC1D1-04
PAF2O/3O-03	PPL1OY-02	CGC1P1-03	
ENG3C1-03	ENG4U1-02		ENG2P1-03
	SVN3E1-01	SCH4U1-01	SCH4C1-02
PPL4O1-02		PAI4O1-02	MFM2P1-04
ADA3M/4M-02	GLC2O5-04		ADA2O1-02
MFM1P1-03	SNC1D1-03		SBI3C1-02

NCIVS - SEMESTER 2 CLASS TIMETABLE - 2015-16

BLOCK A	BLOCK B	BLOCK C	BLOCK D
MFM2P1-03		MPM2D1-05	MPM2D1-06
GLC2O5-05	SNC2P1-03		SNC2P1-04
BMI3C1-01	CHC2D1-04		CHW3M/CHY4U-01
KEN-04	KPH-02	KGL-02	KBB-02
PAF3O1-02		PPL1OY-05	PPL2OY-03
TOJ4M1-01	TDJ2O1-02		TDJ3M1-02
MCT4C1/MHF4U1-10		MCV4U1-02	MCV4U1-03
ENG2D1-05	ENG4U1-04	ENG2D1-06	
SNC2D1-05	SBI3U1-04		
GPP3O1-05	GPP3O1-06	GPP3O1-07	GPP3O1-08
HFN2O1-03	HFN2O1-04		
PAF2OY-02		SBI3C1-02	PSK4U1-01
		PAF4O1-02	
SNC1D1-05	SPH4U1-02	SNC1D1-07	
ENG3U1-04	ENG1D1-06	ENG1P1-02	
COP4OC-05	COP4OC-05	ENG4C1-04	ENG4C1-05
ESL-02	ENG2P1-03		ENG4U1-05
		HSB4UZ-01	FIF2DZ-02
CGC1DZ-02	MPM2DZ-01		SNC1P1-02
	MBF3C1-02	MPM1D1-07	MPM1D1-08
		HFA4C/4U-02	HFA4C/4U-03
AVI1O1-04	AVI1O1-05		AWC3O1-02
PPL1OW-04		PPL1OW-05	PPL3O1-04
	SNC1D1-09	SNC2D1-07	SNC1D1-08
PPL1OY-04	PPL4O1-04		PAF4O1-03
CS3C/4C/3U-01	CS4U1-01	BTT1O1-02	
ENG1D1-05	GLC2O5-07	CHC2D1-05	
	HHS4C/4U-02	CLU3M1-02	HSP3U1-02
FSF1D1-03		LWSBO/CU/DU-02	FSF1D1-05
ADA3M/4M-03	ENG4C1-03		ENG3C1-03
SBI3U1-03	SNC2D1-06		
KEN-03	KPH-01	KGL-01	KBB-01
CGC1P1-02		CGC1D1-05	CGC1D1-06
TTJ2O1-02	TIJ1O1-06	TTJ4C1-01	
	PA14O1-02	PPL2OW-02	ENG2P1-04
		MFM1P1-02	MCF3M1-03
	ASM4M1-02	AVI1O1-06	AVI1O1-07
		ENG3U1-05	ENG1D1-08
	TGG3M1-01	TGJ3M1-01	TGJ2O1-02
	SNC1D1-06	SCH3U1-03	SB14U1-03
ENG3C1-02	AMI1O1-03	AMV20/3M/4M-01	
CHC2P1-03	CHV2O5-06	HSE4M1-02	
		SCH4U1-03	SCH3U1-04
	NBV3C1-01	CHC2P1-04	CHC2D1-06
HSB4U1-01	HZB3M1-01	CHV2O5-08	
COP4OC-04	COP3OX-01	COP3OC-02	COP3OC-02
	COP4OC-04	COP4OC-06	COP4OC-06
TCJ3C/4C-01	TIJ1O1-04		TIJ1O1-07
ENG3E/4E/OLC-01	CGC1D1-04		
CHC2DZ-02		FIF1DZ-02	FSF2D1-02
MPM2D1-04	MDM4U1-03	MFM2P1-04	

**NCIVS - SEMESTER 2 CLASS TIMETABLE - 2015-16**

	TIJ1O1-05	TMJ2O1-01	TIJ1O1-08
	BAF3M1-02	BBI2O1-01	BAT4M1-01
FSF1P1-02			
		ENG1D1-07	ENG2D1-07
MCV4U1-01	MPM1D1-06		
PPL4O1-03	PAF3O1-03	PPL3O1-03	
AMI1O/2O-01		AMG2O1-01	GLC2O5-09
	FSF1D1-04	GLC2OZ-02	FSF1P1-03
SCH4U1-02	SCH4C1-02		SCH4C1-03
SPH3U1-02		SPH4C1-02	SPH3U1-03
AVI3M1-01	AVI2O1-02		AWA2O1-01
MPM1D1-05	MCF3M1-02		BTT1O1-03
MAP4C1-03	MCR3U1-03	MCR3U1-04	

**C.1.2 Operating Cost and Revenue Analysis**

The following table provides a comparison of the actual operating costs for the 2014/15 school year of SCITS and SCSS in order to assess the potential annual savings that the LKDSB would realize through the closure of one of the schools.

Cost Category	Cost Type	SCITS	SCSS	Difference
Utilities - Hydro	Operating - 2015 Actual	\$ 230,782.34	\$ 101,532.31	129,250.03
Utilities - Gas	Operating - 2015 Actual	75,642.05	61,789.71	13,852.34
Utilities - Water	Operating - 2015 Actual	17,909.30	18,036.12 -	126.82
Maintenance & Repair	Operating - 2015 Actual	131,668.06	37,705.88	93,962.18
Custodial & Housekeeping	Operating - 2015 Actual	41,586.58	37,494.36	4,092.22
Annual Maintenance Plan	Operating - 2015 Actual	69,318.74	83,172.09 -	13,853.35
Furniture and Equipment	Operating - 2015 Actual	17,977.51	13,410.62	4,566.89
Custodial Staffing	Operating - 2015 Actual	438,991.08	438,991.08	-
Library Supervisor Staffing	Operating - 2015 Actual	52,509.19	52,509.19	-
Principal Staffing	Operating - 2015 Actual	137,655.55	137,655.55	-
Total:		<u>\$ 1,214,040.40</u>	<u>\$ 982,296.91</u>	<u>\$ 231,743.49</u>

The above table includes costing information in the following areas:

- Utilities – including hydro, gas and water expenditures;
- Maintenance and Repair – including flooding cleanup costs, roofing, doors, windows, and building services such as HVAC, plumbing and electrical systems;



- Custodial and Housekeeping – including custodial supplies, fire extinguisher maintenance, grass cutting and snow removal;
- Annual Maintenance Plan – including health and safety repairs, flooring, larger systems projects and painting;
- Furniture and Equipment
- Staffing – including custodial, library and administration (principal) staffing. The funding for the principal position is from the School Foundation Grant. The Board would see a reduction in the School Foundation Grant as a result of the elimination of this position.

This information represents actual incurred costs for the 2014/15 school year. To summarize, the comparison shows that the total costs for these expenditure areas are as follows:

School	Costs (2014/15 school year)
SCITS	\$1,214,040.40
SCSS	\$982,296.91
Difference in Cost Totals:	<b>\$231,743.49</b>

The cost total for SCITS is \$231,743.49 more than the cost total at SCSS.

The following table provides a comparison of the operating costs for a three year average between SCITS and SCSS. A three year average is included in order to assess the operating cost difference between the schools by averaging out expenditure trends over a multi-year period. The information in the table is based on an average of actual expenditures at each school for the 2012/13, 2013/14 and 2014/15 school years. The same costing categories are used for the calculation of the three year average.

Cost Category	Cost Type - (Actual or 3 Year Average)	SCITS	SCSS	Difference
Utilities - Hydro	Operating - 3 year average	\$ 216,180.01	\$ 99,688.25	116,491.75
Utilities - Gas	Operating - 3 year average	85,199.07	65,849.12	19,349.95
Utilities - Water	Operating - 3 year average	17,451.40	19,722.78	- 2,271.39
Maintenance & Repair	Operating - 3 year average	101,203.03	53,241.55	47,961.47
Custodial & Housekeeping	Operating - 3 year average	37,742.79	40,954.90	- 3,212.10
Annual Maintenance Plan	Operating - 3 year average	55,458.14	54,190.46	1,267.68
Furniture and Equipment	Operating - 3 year average	25,907.68	18,660.64	7,247.04
Custodial Staffing	Operating - 2015 Actual	438,991.08	438,991.08	-
Library Supervisor Staffing	Operating - 2015 Actual	52,509.19	52,509.19	-
Principal Staffing	Operating - 2015 Actual	137,655.55	137,655.55	-
<b>Total:</b>		<b>\$ 1,168,297.94</b>	<b>\$ 981,463.53</b>	<b>\$ 186,834.41</b>

The comparison shows that the total costs for these expenditure areas are as follows:

School	Costs (3 year average)
SCITS	\$1,168,297.94
SCSS	\$981,463.53
Difference in Cost Totals:	<b>\$186,834.41</b>

The cost total for SCITS, using a three year average, is \$186,834.41 more than the cost total at SCSS.

Based on the above operating cost analysis, the potential for annual operating savings is greater with the closure of SCITS.

### Transportation Operating Costs

Based on discussions with CLASS, the consolidation of SCITS into the SCSS site would have minimal financial impact on busing costs for students living within the consolidated boundary for the consolidated school. There is the potential for an increase in busing costs for grandfathered students living within Bright's Grove who would continue to attend SCSS. The estimate of busing costs for these grandfathered students is \$20,000 annually based on analysis performed by CLASS. This additional busing cost would end at the completion of the designated grandfathering period.

### Operating Revenue

The following table outlines the current projected community use revenue for the 2015/16 school year for both SCITS and SCSS. This information is a combination of actual data and projected data as follows:

- September 1, 2015 to January 10, 2016 – actual data
- January 11, 2016 to June 30, 2016 – projections based on current rental permits in the system.

	SCITS	SCSS
Community Use Revenue	\$51,118	\$4,885

SCITS is projected to generate \$46,233 more in revenue for the 2015/16 school year than SCSS.

The Priority Schools Initiative (PSI) is a component of the Ministry of Education's Community Use of Schools program. The Ministry provides PSI funding to select school boards such that non-profit groups have free access to PSI school facilities outside school hours. SCITS currently is classified as the PSI school for the LKDSB. The Ministry of Education allocates \$34,000 in PSI funding per school year for each designated PSI school. Any unused amount of PSI funding must be returned to the Ministry of Education on an annual basis. The above community use revenue total for SCITS includes the PSI grant amount of \$34,000. Kent Orr from CLASS presented on the PSI during the second working committee meeting. He discussed the process to move the PSI designation to SCSS. The \$34,000 in PSI funding would then be reflected in SCSS community use revenue figures in future years. Historically, the LKDSB has had other schools designated as PSI schools. Given the Ministry's strong endorsement of community use of its schools, it is expected that the PSI designation can be transferred again to another LKDSB school.

The following table outlines the current projected community use revenue for the 2015/16 school year for both SCITS and SCSS with the impact of the PSI funding removed. The impact of the PSI funding was removed based on the Board's plan to apply to move the PSI designation.

	SCITS	SCSS
Community Use Revenue	\$17,118	\$4,885

SCITS is projected to generate \$12,233 more in revenue for the 2015/16 school year.

### C.1.3 Capital Cost Analysis

The main measure used in assessing capital requirements for Ontario schools is the Facility Condition Index (FCI). FCI is an industry standard which expresses the facility's total renewal cost as a percentage of replacement value. (Source – Ministry of Education – Good Places to Learn: Stage 2 Funding Allocation (Revised February 12, 2007)).

The FCI compares the total cost of required capital work in LKDSB schools against the replacement value of those same schools. A facility with a high FCI would generally require a larger capital investment than a similar sized facility that has a lower FCI. The building condition and capital requirement data is provided to Ontario school boards by the Ministry of Education. The Ministry contracts with engineering consulting firms to assess and inventory all Ontario schools over a 5 year period. This information is then loaded into a Total Capital Planning Solution (TCPS) database for school boards. This information is used in order to plan for capital work on schools. This information is also used in the pupil accommodation process when assessing which schools to consolidate.

The following tables provide the 5 year capital project requirements for SCITS and SCSS, as provided to LKDSB by the Ministry of Education and broken down by capital category. The capital numbers in the tables do not include costs for asbestos remediation and accessibility improvements to both schools.

#### SCITS

	2015	2016	2017	2018	2019	TOTALS
Substructure						-
Shell	876,077				269,912	1,145,989
Interiors	926,126				1,449,108	2,375,234
Services	3,341,374	49,608	209,456	727,584	4,037,420	8,365,442
Equipment & Furnishings						-
Special Construction & Demolition						-
Building Sitework	204,275				3,075,040	3,279,315
<b>TOTAL:</b>	<b>5,347,852</b>	<b>49,608</b>	<b>209,456</b>	<b>727,584</b>	<b>8,831,480</b>	<b>15,165,980</b>

5 Year SCITS FCI 51.35%

#### SCSS

	2015	2016	2017	2018	2019	TOTALS
Substructure						-
Shell	1,202,718		10,400			1,213,118
Interiors	2,285,275	309,920				2,595,195
Services	6,841,335	446,321				7,287,656
Equipment & Furnishings	60,632					60,632
Special Construction & Demolition						-
Building Sitework	1,843,077	46,800				1,889,877
<b>TOTAL:</b>	<b>12,233,037</b>	<b>803,041</b>	<b>10,400</b>	<b>-</b>	<b>-</b>	<b>13,046,478</b>

5 Year SCSS FCI 39.66%

In summary, the total capital needs, from the above tables, for each school over the next five years is as follows:

School	5 year capital needs (\$)
SCITS	\$15,165,980
SCSS	\$13,046,478

This information is used to calculate the 5 year FCI which is summarized in the below table:

School	5 year FCI (%)
SCITS	51.35%
SCSS	39.66%

Based on the information in the above tables, SCITS has the higher 5 year capital requirement and FCI.

The FCI calculation does not take into account potential capital requirements for asbestos remediation and accessibility improvements for LKDSB schools. The mandate of the Ministry-contracted consultant does not include these two areas. During the Accommodation Review Process the LKDSB engaged an architect, structural engineer and asbestos consultants to summarize these areas.

#### C.1.4 **Asbestos**

Asbestos management and remediation programs occur annually in LKDSB schools. The tables below summarize the total asbestos remediation costs for both SCITS and SCSS over the past six school years.

<u>SCITS - ASBESTOS REMOVAL &amp; REPAIR- including Capital</u>	
<i>Year</i>	<i>Amount</i>
<b>Sept 2010 - Aug 2011 Total</b>	14,393.76
<b>Sept 2011 - Aug 2012 Total</b>	33,242.77
<b>Sept 2012 - Aug 2013 Total</b>	11,214.36
<b>Sept 2013 - Aug 2014 Total</b>	20,859.84
<b>Sept 2014 - Aug 2015 Total</b>	28,435.52
<b>Sept 2015 - Aug 2016 Total</b>	13,156.24
<b>Grand Total</b>	<u>121,302.49</u>
<u>SCSS - ASBESTOS REMOVAL &amp; REPAIR - including Capital</u>	
<i>Year</i>	<i>Amount</i>
<b>Sept 2010 - Aug 2011 Total</b>	7,942.31
<b>Sept 2011 - Aug 2012 Total</b>	15,413.70
<b>Sept 2012 - Aug 2013 Total</b>	10,742.12
<b>Sept 2013 - Aug 2014 Total</b>	4520.6
<b>Sept 2014 - Aug 2015 Total</b>	4,280.53
<b>Sept 2015 - Aug 2016 Total</b>	6,483.09
<b>Grand Total</b>	<u>49,382.35</u>

The LKDSB's asbestos consultants for SCITS and SCSS also summarized projected future asbestos remediation costs for the schools. This information can be found in the table below.

Comparison of Potential Asbestos Costs between St. Clair Secondary School And Sarnia Collegiate Institute & Technical School

Chart 1 – Friable Materials and/or materials that are easily accessible that could have a higher notes

St Clair Secondary School				Sarnia Collegiate Institute & Technical School				
1. ACM Material - Remove	Quantity	Unit	Unit Price	Estimated Cost	Quantity	Unit	Unit Price	Estimated Cost
Fitting	600	Each	\$75	\$45,000	104	Each	\$75	\$7,800
Air Cell Insulation	NA	NA	NA	NA	400	LF	\$100	\$40,000
Tronrite Pipe	350	LF	\$50	\$17,500	5	LF	\$50	\$250
Cellulare	NA	NA	NA	NA	375	LF	\$50	\$18,750
Roof Drain Insulation	25	LF	\$50	\$1,250	NA	NA	NA	NA
12-inch Ceiling Tiler	2500	SF	\$15	\$37,500	300	SF	\$25	\$7,500
2x2 Ceiling Tiler	750	SF	\$25	\$18,750	2198	SF	\$25	\$54,950
Metal Sinker	6	Each	\$300	\$1,800	NA	NA	NA	NA
Tar Fitting	NA	NA	NA	NA	12	Each	\$75	\$900
Mastic Fitting	25	Each	\$75	\$1,875	155	SF	\$5	\$775
Drywall & Joint Compound	1750	SF	\$12	\$21,000	NA	NA	NA	NA
Tronrite Panel	NA	NA	NA	NA	230	SF	\$20	\$4,600
Masblack	50	LF	\$75	\$3,750	NA	NA	NA	NA
Mastic on fiberglass duct	300	SF	\$100	\$30,000	NA	NA	NA	NA
Fire Door	2	Each	\$650	\$1,300	6	Each	\$650	\$3,900
Plaster Debris	NA	NA	NA	NA	8775	SF	\$50	\$438,750
Plaster Wall/Ceiling	NA	NA	NA	NA	All	NA	NA	\$2,900,000
Plaster Wall/Ceiling	NA	NA	NA	NA	All	NA	NA	\$2,900,000
Sub-Total				\$179,725				\$3,478,175
Contingency for hidden materials				\$62,904				\$1,217,361
Contingency (10%)				\$34,263				\$689,554
<b>Total</b>				\$266,892				\$5,165,099
<b>Removal Cost (15%)</b>				\$38,074				\$761,564
<b>Total (Wall Enclosed)</b>				\$304,966				\$5,926,663
<b>Total (Wall Enclosed + 10% contingency)</b>				\$335,040				\$6,511,727

Chart 2 – Primarily Non-Friables

St Clair Secondary School				Sarnia Collegiate Institute & Technical School				
2. ACM Material	Quantity	Unit	Unit Price	Abate Cost	Quantity	Unit	Unit Price	Abate Cost
WT 12x12	70500	SF	\$2.00	\$141,000	33335	SF	\$2.00	\$66,670
Barboard Mastic	50000	LF	\$150	\$7,500,000	NA	NA	NA	NA
Vinyl Sheet Flooring	NA	NA	NA	NA	4150	SF	\$15	\$62,250
Adhesive Mastic	NA	NA	NA	NA	200	SF	\$15	\$3,000
Fire Curtain	NA	NA	NA	NA	1	Each	\$750	\$750
Duct Connector	NA	NA	NA	NA	11	Each	\$100	\$1,100
Tronrite Chair	175	Each	\$200	\$35,000				
Window & Door Caulking	150	Each	\$750	\$112,500				
Chalkboard	38	Each	\$500	\$19,000				
Expansion Joint Caulking	100	Each	\$10	\$1,000				
Sub-Total				\$383,500				\$133,770
Contingency (10%)				\$38,350				\$13,377
<b>Total</b>				\$421,850				\$147,147
<b>Removal Cost (15%)</b>				\$63,278				\$14,715
<b>Total (Wall Enclosed)</b>				\$485,128				\$161,862
<b>Total (Wall Enclosed + 10% contingency)</b>				\$548,406				\$176,577

St Clair Secondary School

St Clair Secondary School				Sarnia Collegiate Institute & Technical School				
Total Abatement Cost	Quantity	Unit	Unit Price	Estimated Cost	Quantity	Unit	Unit Price	Estimated Cost
Total Abatement Cost				\$688,742				\$5,312,237
Total Encasement Cost				\$101,382				\$516,509
<b>Total Encasement Cost (wall enclosd)</b>				\$180,124				\$5,828,746
<b>Total Encasement Cost (wall enclosd + 10% contingency)</b>				\$198,136				\$6,327,282

In the case of SCITS consultants have pointed out that the delamination of its walls presents an ongoing cost issue as most routine maintenance and minor capital improvement work disrupt the fabric of the building which require additional asbestos remediation. While both schools contain asbestos, the costs at SCITS are significantly higher.

Based on the information provided by the LKDSB asbestos consultants, the cost for total remediation of all asbestos issues, including the consulting costs, at the schools is as follows:

School	Asbestos Remediation Costs
SCITS	\$5,828,746
SCSS	\$790,094

### C.1.5 Accessibility and Building Code Compliance

The following information is provided from the LKDSB Architect JP Thomson. JP Thomson was hired to assess the cost for undertaking accessibility and building code compliance capital work at each school. The following information, as provided by JP Thomson, summarizes the accessibility and building code compliance issues at SCITS.

#### Item 1 – School Accessibility

SCITS has an elevator that accesses the three (3) floors of the original school. There remains however no practical method of accessibility to the basement or the many floor elevations within the basement floor plan. For the purposes of this report an allowance will be suggested until further study and recommendation can be implemented.

It should be noted that the allowance for accessibility to the basement may not be applicable due to the recommendation to construct all program elements within the basement as it is not code compliant.

#### Item 2 – Building Code Compliance

Building Code Compliance would require the following but not limited to:

1. The elimination of the dead end corridors, room access from within existing stairwells and interconnecting floors of the original building. The building currently utilizes exits to the exterior roof area by way of grated stairs and landing. One must re-enter the building from the roof areas to eventually exit the school. Classrooms will be eliminated at the two (2) wings of the original school to accommodate the construction of stair wells. The classrooms will be constructed as new within the Program and Amenity Comparison to SCSS. Refer to attached floor plans.  
The existing at grade entrance that formally housed guidance will be demolished. Constructed in 1965, this space is not code compliant and is not currently occupied.  
At the original main entrance to the school the stair from grade to the most upper floor is open floor to floor, interconnected floor space that is not permitted by code. This centre stair is ceremonial in use which leads to the second floor auditorium and third floor auditorium balcony seating. We would propose the main entrance and stair be reconstructed introducing the required fire separations at each floor.  
The auditorium/stage second means of egress would be connected to the newly created stair to eliminate the dead end corridor of the west wing.
2. Sprinkler system thru-out the entire school.
3. Separation of storm sewer and sanitary sewer underground plumbing within the original school.
4. The basement program areas being computer lab, library and gymnasium are not code compliant.  
There are no direct means of egress from the basement elevation.  
The computer lab, library and gymnasium would then be constructed as new within the Program and Amenity Comparison to SCSS addition.

The following information, as provided by JP Thomson, summarizes the capital issues at SCSS.

#### Item 1- School Accessibility

School Accessibility would comprise of the construction of a new elevator at the former interior stair within the lobby area of the main entrance. Refer to the attached plan. The existing stair is non-compliant as it is open, interconnected to the second floor and is internal not directly exit the building. The location is ideal for the elevator shaft proper as it will be redundant due to its reconstruction as noted in Item 2 – Building Code Compliance.

Item 2 – Building Code Compliance

Building Code Compliance would require the following:

1. Enclosure of Stair ‘A’ and the construction of a new stair, Stair ‘B’. The former location of Stair ‘B’ is the recommended location for the new elevator described in Item 1 – School Accessibility. The existing lobby of the school will undergo renovations and the main entrance to the school will be enhanced with the new Stair ‘B’ addition.
2. Sprinkler system thru-out the entire school. The 2008 Greenhouse Addition and Electrical Upgrade project introduced a sprinkler system within the Greenhouse Addition proper. The remainder of the school having a sprinkler distribution will budget for new ceiling thru-out and enhancement of fire wall/separations that were not enhance in the 2008 Greenhouse Addition and Electrical Upgrade.

The following table summarizes the costs for the above described accessibility and building code compliance issues. These figures were provided by JP Thomson.

Accessibility and Building Code Item	SCITS	SCSS
School Accessibility - elevator	The elevator is functional.	\$390,000
Eliminate dead end corridors and Interconnected floors	7,600,000	990,000
Sprinkler System	2,100,000	1,800,000
Separation of Storm and Sanitary Sewer (does not include City of Sarnia Responsibility)*	800,000	No sewer backup issues
Basement Rooms Not Code Compliant (Computer Lab, Gymnasium and Library)	3,240,000	No code compliant basement issues.
<b>Total:</b>	<b>\$13,740,000</b>	<b>\$3,180,000</b>

\* This cost for SCITS represents potential storm and sanitary sewer capital work at SCITS on LKDSB property only. At ARC Working Meeting #2 Geoff Dale, Consulting Engineer from Robert E. Dale Limited, Consulting Engineers, explained that the City of Sarnia has instituted a storm water management program that involves intentionally backing up the sewers. New developments or new additions to buildings must introduce storm water management techniques to back up areas other than the City system. Sanitary sewer and storm sewers are in one system in the City of Sarnia. The LKDSB Building Services Manager confirmed that the Board would investigate reducing water flows to the City of Sarnia sewers with any renovation projects. This means the water would have to drain to the school parking lot, sports field or other areas on LKDSB property.

**C.1.6 Structural Review**

The following information was provided by Geoff Dale, Consulting Engineer from Robert E. Dale Limited, Consulting Engineers, and shared verbally with ARC members at the March 21, 2016 Working Meeting #2 and is posted on the LKDSB website.

SCITS - Structural Review, Executive Summary

A structural review was completed at S.C.I.T.S. on March 14, 2016, to visually examine and evaluate the present condition and material physical deficiencies of the structural system of the building.

The following observations were noted:

- The suspended floor assemblies were reviewed and noted to be generally in good structural condition.
- The brick veneer for the building is in poor condition for a large portion of the school, and in very poor condition at the parapet. It has been reported that numerous bricks have become displaced, and have fallen. Numerous previous repairs and patches are evident, again,

namely on the parapet. These patches are in varying states of disrepair, with some continuing to be structurally sound, and others having numerous issues. We recommend that replacement of the brick assembly be forecast for the near future in the parapet area. Estimated costing for these repairs is expected to be in the order of \$175,000 to \$250,000.

- Numerous locations on the East side of the building show evidence of water infiltration into the wall assembly, namely with corrosion present on the window sills. In numerous areas, it is evident that water has been present in the cavity of the wall system, and during the winter months, has frozen, and expanded that area, causing displacement of the window sills, and numerous bricks. This should be repaired. Numerous sills and caps at the top of the parapet structure show evidence of deflection and shifting. There is evidence of water infiltration at the chimney structure at the northeast area of the structure. We recommend that repairs for these items be forecast for the near future. The costing for this is included in the brick repair estimate as noted above.
- It is further noted that the existing brick is starting to shale in minimal areas, and some spalling is present. There is also evidence that some efflorescence, although minor, is beginning to occur. The costing for this is included in the brick repair estimate as noted above.
- The interior wall assemblies appear to be generally in reasonable structural shape, however, there are many locations where settlement is present:
- The fact that settlement is being seen in this school after nearly 100 years, leads us to believe that ongoing, minor settlement of the structure can be expected. At this point in time, none of the settlement seen (outside of the pool area) appears to be a structural cause for concern. Please note that monitoring should be completed on an ongoing basis, to ensure that the cracking does not grow, or that the settlement does not increase. The only costing that is required to be allotted at this point in time for this is for routine monitoring.
- It is noted that structural concerns exist with the southerly wall of the pool structure. Presently, there is noticeable horizontal and longitudinal deflection of the wall assemblies, measuring approximately 7/8" – 1 1/4" over a 4'-0" length. Stress cracking is present at the mid height of this wall, which is the highest stress point of the wall. Step cracking is also present at the southerly wall near the east corner. The exterior grading adjacent to the southerly wall assembly is in very poor condition, and drainage patterns are presently blocked, which is allowing a buildup of water to be present on the exterior of this wall. Due to the difficult access to this location, repairs in this area, which should be allocated in the near future, should be budgeted for in the order of \$1,000,000.
- It is also noted that horizontal deflection of the northerly wall is present, but to a lesser extent.
- There are two areas in the change rooms adjacent to the Pool that have exposed rebar, on being a 'slab' area, the other a 'beam' area, which are showing signs of corrosion. We estimate that repairs to this area should be less than \$10,000.
- A number of minor structural issues were noted within the basement structure of the building. The major issue encountered dealt with water infiltration into the basement, which has led to some of the wall and concrete slab assemblies being heavily corroded. Repairs to these areas are recommended. We estimate that repairs to this area should be less than \$10,000.
- In a single location in the basement, an existing concrete column has been notched in two locations, which requires repair. We estimate that repairs to this area should be less than \$3,000.
- Multiple areas of the existing masonry (block) walls in the basement have improperly constructed openings in them, with no lintels present. This has led to stress cracking of the masonry, specific to this area, and should be repaired. We estimate that repairs to this area should be less than \$2,000.
- Areas of settlement are present in the Girls Change room area of the basement. At this point, these are minor in nature, and should be monitored similar to the previously noted settlement.
- A large opening has been improperly constructed in the mechanical room, and reinforcing steel has been cut and removed from this location. This has compromised the bearing support



of the floor in this area, and should be repaired. We estimate that repairs to this area should be less than \$2,000.

- At the receiving area, the retaining wall at the stairs to the basement has stress cracking present. This should be repaired. This repair should be budgeted to replace the wall structure, and repairs in the order of \$10,000 to \$15,000 should be anticipated.
- Due to difficulties in assessing the roof structure, due to materials used (concrete), no analysis or engineering calculations have been completed to determine capacity of the roof structure with respect to snow or snow drift loading. No stress cracking is evident at this point in time for the roof structure.
- **TOTAL ESTIMATED REQUIRED STRUCTURAL REPAIRS: \$1,287,000**

SCSS Structural review, Executive Summary

A structural review was completed at St. Clair High School on March 15, 2016, to visually examine and evaluate the present condition and material physical deficiencies of the structural system of the building.

The following observations were noted:

- The suspended floor assemblies were reviewed and noted to be generally in good structural condition, with no major structural defects seen.
- The brick veneer is in generally good condition, with some minor settlement noted.
- The existing exterior wall assembly is in good structural condition, with no visible signs of structural distress being present.
- There is evidence of some water infiltration at the windows on the east portion of the structure, above the roof line. This is in minor locations, and repairs to this should be less than \$10,000.
- The interior wall assemblies appear to be generally in reasonable shape; however, there are many locations where settlement is present. The fact that settlement is being seen in this school after 50+ years, leads us to believe that ongoing, minor settlement of the structure can be expected. At this point in time, none of the settlement seen appears to be a structural cause for concern. Please note that monitoring should be completed on an ongoing basis, to ensure that the cracking does not grow, or that the settlement does not increase. The only costing that is required to be allotted at this point in time for this is for routine monitoring.
- The existing roof structure has been previously addressed and upgraded as part of a previous major capital project.
- There is a single masonry pilaster that requires repair in the South Gymnasium. Costing for this repair is to be in the order of \$3,000.
- A large opening has been improperly constructed in the mechanical pump room in the rifle range area, and reinforcing steel has been cut and removed from this location. This has compromised the bearing support of the wall in this area, and should be repaired. We estimate that repairs to this area should be less than \$2,000.
- **TOTAL ESTIMATED REQUIRED STRUCTURAL REPAIRS: \$15,000**

School	Structural Review Costs
SCITS	\$1,287,000
SCSS	\$15,000

**C.1.7 Summary Capital Cost Analysis**

This section of the financial analysis provides a summary of the capital discussion in the following sections:

- FCI data – as provided by the Ministry
- Asbestos Analysis – as provided by the LKDSB consultants for both SCITS and SCSS
- Accessibility Analysis – as provided by the LKDSB consultants for both SCITS and SCSS
- Structural Analysis – as provided by the LKDSB consultants for both SCITS and SCSS

The following table totals the capital costs for each school in the above discussed areas:

<b>Capital Cost Category</b>	<b>Source</b>	<b>SCITS</b>	<b>SCSS</b>
Ministry of Education Long Term Capital Costs (part of FCI Calculations)	Accruent Acquires, VFA, Inc. Capital Database	\$15,165,980	\$13,046,478
Asbestos Assessment Costs	EXP Services Inc. Golder Associates Ltd	5,828,746	790,094
Accessibility and Building Code Costs	JP Thomson Architects Ltd.	13,740,000	3,180,000
Structural Analysis Costs	Robert E. Dale Limited, Consulting Engineers	1,287,000	15,000
<b>TOTAL:</b>		<b>\$36,021,726</b>	<b>\$17,031,572</b>

When assessing both schools from a capital cost stand point SCITS capital costs are \$18,990,154 greater than the comparative capital costs at SCSS.

### **Capital Grant Application**

The Ministry of Education currently offers capital grant application programs that Ontario school boards can apply to for capital funding. The LKDSB, as part of the SCITS/SCSS consolidation has discussed the Board's intent to apply for \$14 million to undertake capital work at the consolidated school. The Board is required to have a Board of Trustee supported Accommodation Review decision in order to apply for capital funding. The success of the grant application would be based on the merits of the Board's capital submission as it compares to grant applications submitted by other Ontario school boards. The recommendation to consolidate at the SCSS site, if successful, would be undertaken regardless of the success of any capital grant application.

### **Proposed Student Accommodation Plan**

In September 2016, students within the proposed consolidated SCITS/SCSS catchment area would move to SCITS. LKDSB would move the 593 projected students from SCSS and combine them with the 515 projected SCITS students at the SCITS site.

During the 2016/2017 school year, the SCSS site would be upgraded and improved to accommodate all students in September 2017.

Students living in the proposed catchment area for NCIVS, who currently attend SCITS or SCSS, would be grandfathered to SCITS or SCSS or would have the option of attending NCIVS in September 2016.

### **Student Transportation**

Based on preliminary information provided by Chatham-Kent Lambton Administrative School Services (CLASS) Student Transportation Services, the consolidation of these secondary schools will impact upon the existing transportation routing plan and potentially have a minor cost increase. While both schools currently do have transportation services, there will be an increased number of students who will become eligible; largely students who have historically walked to SCITS. By employing bus route restructuring and bell time alignment strategies, CLASS will be able to maximize the existing fleet efficiency to offset a large portion of the impact. This approach will also support comparable service levels for students already transported.

### **Funding of New Capital Investment, Including Plans if Accommodation Funding is Not Available**

If accommodation funding from the Ministry of Education is not available, then the capital focus will be on the renewal and refurbishment of the existing SCSS site. The current facility has enough classroom capacity to accommodate the students from both schools. The LKDSB's capital funding received under the annual education funding can be used to upgrade and refresh the current student environment however that would leave a disproportionate amount to fund capital projects in other LKDSB schools.

It should be noted that any new facility space would still need to be approved by the Ministry of Education even if the LKDSB elects to use its own capital funding.

### **C. 2 Recommendation #2**

**“That the Board approve the revised boundaries for the consolidated St. Clair Secondary School (SCSS) Sarnia and Collegiate Institute & Technical School (SCITS) School and the Northern Collegiate Institute & Vocational School (NCIVS) effective July 1, 2016 for implementation September 2016.”**

#### **Rationale**


Provided the Trustees approve the consolidation of SCITS and SCSS, the consolidated SCITS and SCSS catchment areas will remain the same aside from the area north of Highway 402. The Point Edward area is currently in the SCITS catchment area. A portion of the Bright's Grove area and the Errol Village area are currently in the SCSS catchment area. The proposed boundaries reflect the natural/physical divide that Highway 402 provides. Areas of Bright's Grove, Point Edward and Errol Village have a significant number of students already attending NCIVS. In those areas, parents are choosing to enroll their children at NCIVS and this boundary change reflects choices being made by parents.

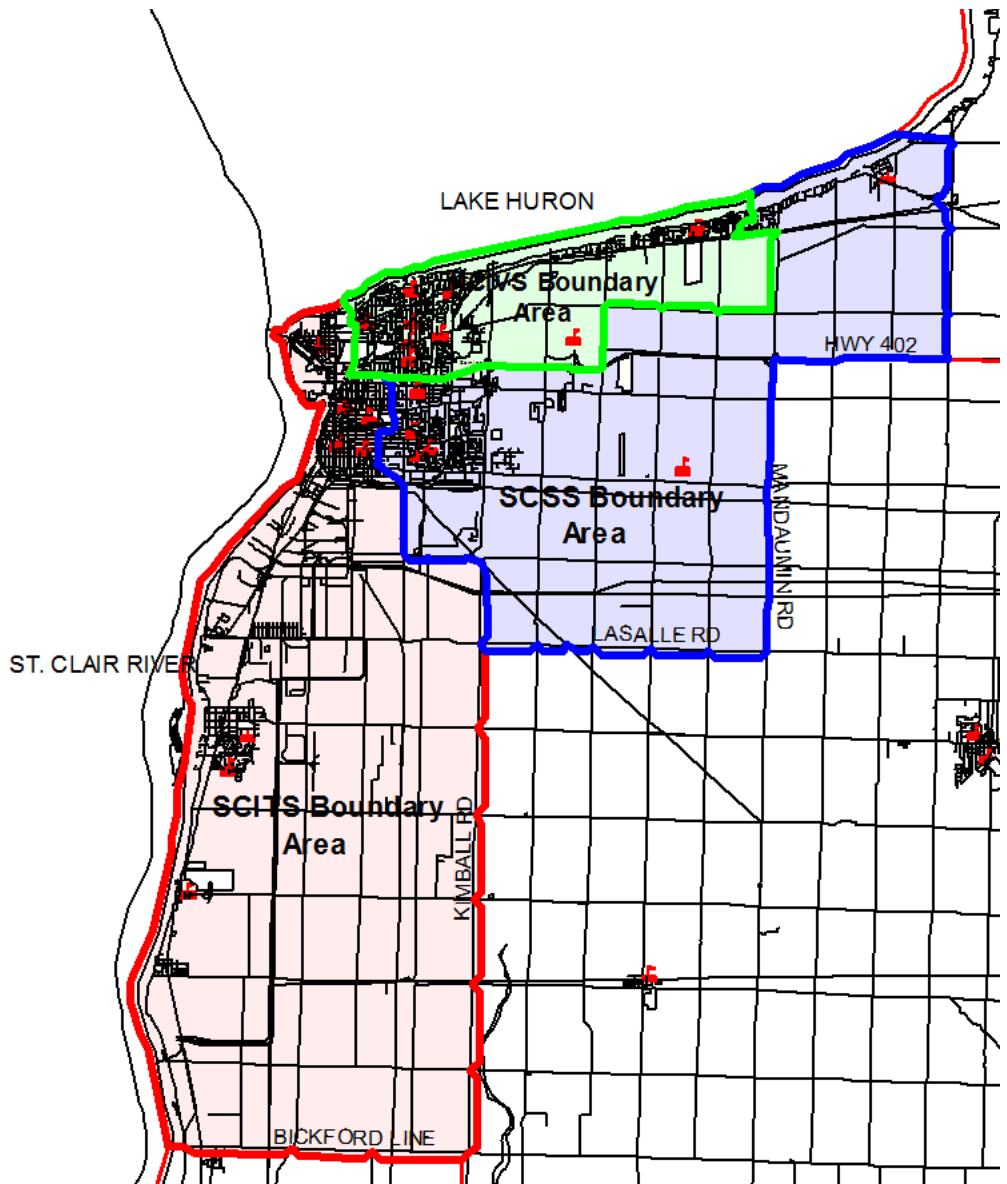
Students entering Grade 9 in September 2016 who are in the areas of potential boundary change for Northern Collegiate Institute and Vocational School (NCIVS) will have the option of attending NCIVS with transportation if the boundary changes are approved by the Trustees. If the boundary changes are not approved, the LKDSB has Regulations on School Attendance Areas that permits students to attend a school outside of their catchment area. This is consistent with the current LKDSB policy. Students who are not within walking distance and would like to attend a school not designated as their home school would have to apply for a courtesy seat or find their own means of transportation to the school. Approved courtesy seats are valid for one year only.

The grandfathering of students is addressed in Recommendation #3.

Existing School Boundary Areas for:  
Sarnia Collegiate Institute & Technical School (SCITS); St. Clair Secondary School (SCSS); Northern Collegiate Institute & Vocational School (NCIVS).



**Existing School Boundary Areas for:**

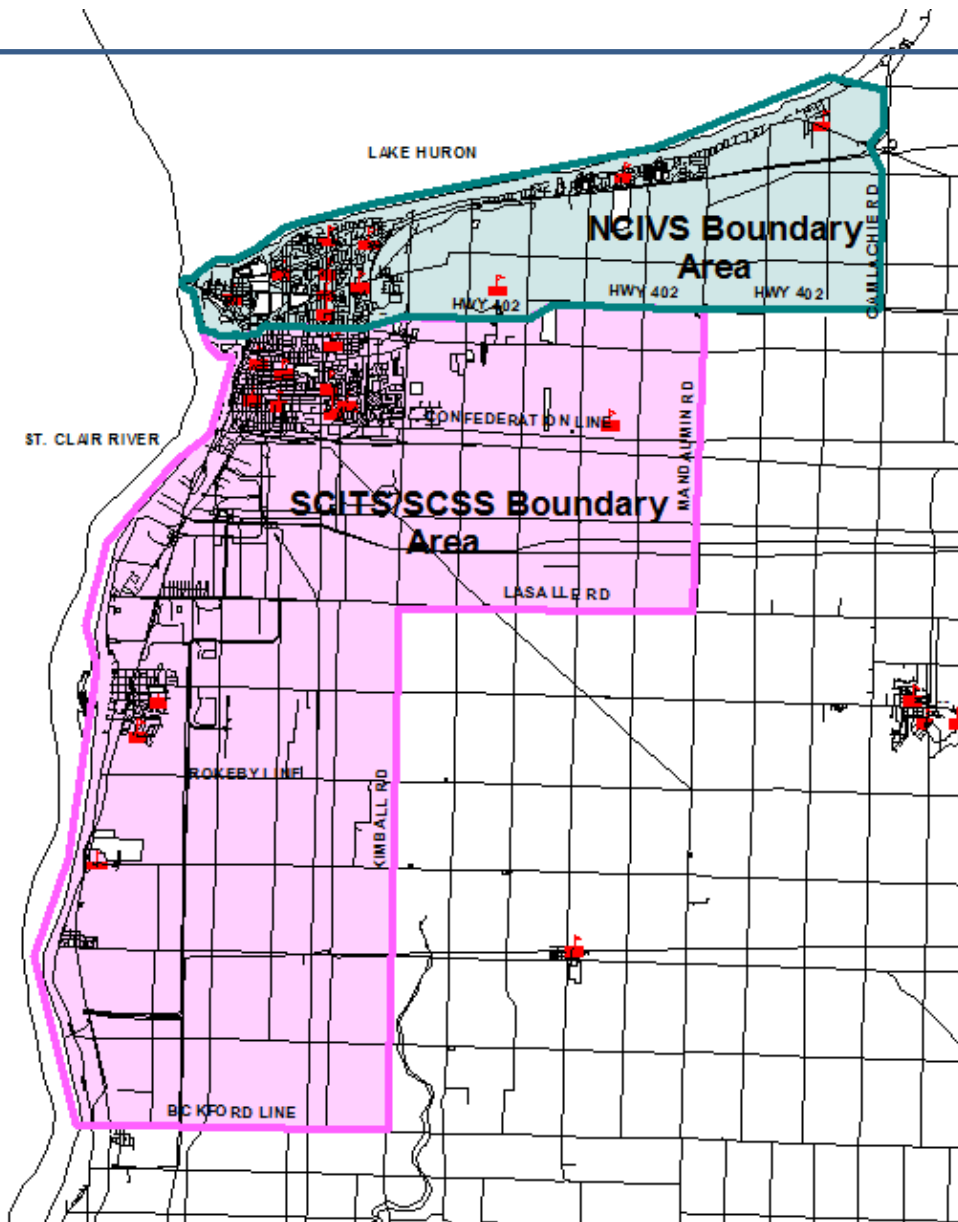
-  Sarnia Collegiate Institute & Technical School (SCITS);
-  St. Clair Secondary School (SCSS);
-  Northern Collegiate Institute & Vocational School (NCIVS)



**Proposed School Boundary Areas for:  
Sarnia Collegiate Institute & Technical School (SCITS) and St. Clair Secondary School (SCSS) School Consolidated Boundary  
Northern Collegiate Institute and Vocational School (NCIVS) Boundary**

**Proposed School Boundary Areas for:**

-  Sarnia Collegiate Institute & Technical School (SCITS) and St. Clair Secondary School (SCSS) Consolidated School Boundary
-  Northern Collegiate Institute and Vocational School Boundary (NCIVS)



### **C.3 Recommendation #3**

**“That the Board approve “grandfathering” with transportation from September 2016 to June 2020, for students currently in Grades 8 to 12 affected by the boundary changes as outlined in the Proposed Boundary Package, effective July 1, 2016 for implementation in September 2016. No special conditions will be applied for siblings to attend the same school.”**

#### **Rationale**

Students living in the new proposed catchment area for NCIVS, who are currently in Grade 9 to 12 and attending SCITS or SCSS, or Grade 8 students in this area who choose to attend the consolidated site in September 2016, would be grandfathered to the consolidated secondary school for a four year period to allow them to graduate. They would also have the option of attending NCIVS in September 2016.

The additional costs for the grandfathering period of the consolidated secondary school students will be minor and are estimated at approximately \$20,000 annually. The additional costs will be comprised of additional kilometrage as buses are re-routed to accommodate the new mix of students. Once the grandfathering period ends, the additional kilometers will no longer be needed. Currently, there are buses transporting students from the SCSS and SCITS areas north of Highway 402. These existing bus routes will continue to accommodate the grandfathered students and have the buses continue to service the consolidated SCITS/SCSS school and then proceed to NCIVS.

Administration is not recommending that grandfathering be provided to siblings to attend the same school due to additional unknown costs.

### **C.4 Recommendation #4**

**“That the Board dissolve the Sarnia South Secondary Schools Accommodation Review Committee.”**

### **C.5 Recommendation #5**

**“That the Board approve the establishment of an Ad Hoc Committee to recommend to the Board a name for the consolidated St. Clair Secondary School and Sarnia Collegiate Institute & Technical School and appoint two Trustees to serve on the Committee.”**

#### **Rationale**

The practice of the Board has been to establish a Naming Committee when schools are consolidated.

In accordance with Board Regulations R-AD-105, when schools are consolidated into one school, the renaming of Board facilities will be followed. This requires the Director of Education to establish an ad hoc committee to recommend a name to the Board.

The Committee is to be comprised of:

- (a) two trustees, appointed by the Board (one to chair the committee),
- (b) one facility administrator (principal or principal designate if applicable),
- (c) two representatives of the School Advisory Councils (if applicable),
- (d) two community representatives,
- (e) one member of the senior administration.

The Committee will submit the recommendation to the Board for approval.

### **D. Formation of a Transition Committee**

If Board approves the consolidation of the Secondary Schools, a Transition Committee would be struck to address the transition of students and staff.

Transition Committee membership consists of Superintendent(s) of Education or designates, CUPE, ETFO and OSSTF President/Vice President and from each school Involved - principal, two teachers, School Council Chair, clerical/custodial staff, parent/community member, First Nation Partner, educational assistant and two students. Subcommittees are developed as needed and may have members that are separate from the Transition Committee members. The Transition Committee would be responsible for such things as school orientation/transition, memorabilia, resources and equipment, special events (including graduation and awards). extra-curricular activities.

The Accommodation Review process is still underway, with opportunities for public delegations at the April 26, 2016 Board Meeting. Any changes to the Final Staff Report as a result of public delegations, will be included in the Final Staff Report to be presented to Trustees for approval at the May 10, 2016 Board Meeting. The May 10 Regular Board Meeting will be held in Sarnia.

**ARC Final Input to LKDSB Administration for inclusion in the Final Staff**

<p><b>ARC Final Input to LKDSB Administration for inclusion in the Final Staff</b></p>	<p>Superintendent Girardi asked ARC members to indicate which options they would like to consider for recommendation to the Board.</p> <p>6.1 Consolidation at SCITS of Secondary School with the creation of a dual track City of Sarnia French Immersion K-8 school, along with a portion of an English language school at SCSS site</p> <ul style="list-style-type: none"> <li>o Five members supported including in the Final Staff report in the Community Consultation Section.</li> </ul> <p>6.2 Consolidation at SCITS – Closure of SCSS</p> <ul style="list-style-type: none"> <li>o Five members supported including it in the Final Staff report in the Community Consultation Section.</li> </ul> <p>6.3 LKDSB Initial Staff Report Recommendation – Consolidation at SCSS – Closure of SCITS.</p> <ul style="list-style-type: none"> <li>o Five members supported including it in the Final Staff report in the Community Consultation Section</li> </ul> <p>6.4 Consolidation at SCITS/SCSS and Consolidate Elementary Schools at either site</p> <ul style="list-style-type: none"> <li>o Three members supported including it in the Final Staff report in the Community Consultation Section</li> </ul>
<p>Comments from the ARC members</p>	<p>Superintendent Girardi invited ARC members to give us something they would like to have included in the Final Staff Report.</p> <p>Mary Ethier read the following aloud and provided Superintendent Girardi with a hard copy.</p> <ul style="list-style-type: none"> <li>- The LKDSB emphasizes less funding due to declining enrolment.</li> <li>- I'd like to refer you to the LKDSB Capital Plan September 2015, page 20.</li> <li>- The capital plan refers to six high schools suitable for community partnerships due to underutilization.</li> <li>- The capital plan pegs total funding losses for these six high schools at \$1,684,640</li> <li>- Out of these six high schools, there is a combined funding loss of \$255,304 for SCITS and St. Clair which represents 15% of the total loss</li> <li>- The other four high schools represent 85% of the funding loss at \$1,429,936</li> </ul> <p>The percentage breakdown of funding losses is as follows:</p> <ul style="list-style-type: none"> <li>WDSS 7.99%</li> <li>SCITS 7.08%</li> <li>SCSS 8.07%</li> <li>BDHS 26.51%</li> <li>RDHS 21.45%</li> <li>LKCS 28.90%</li> </ul> <p>The points I have just covered indicate there are other efficiencies in the board that require attention before the consolidation of SCITS and St. Clair.</p> <p>Now I would like to cover the ARC process from my perspective:</p> <ul style="list-style-type: none"> <li>- The ARC members were provided with minimum data with which to work with,</li> <li>- We did not receive a copy of the Ministry of Education, Pupil Accommodation Guideline. This would have been beneficial to assist in our understanding of the LKDSB reports,</li> <li>- We received inaccurate and incomplete School Information Profiles, This has</li> </ul>



Comments from the ARC members (cont'd)

- caused unnecessary work for ARC members,
- Ministry of Education minimum guidelines for the ARC process have been contravened, It has divided two school communities due to lack of transparency,
  - We know the schools have to be consolidated,
  - The information brought forward by the public and the City of Sarnia points to SCITS as the site for consolidation.

Finally, I would like to put forward a proposal to be included in the Final Report.

I propose that the consolidation of SCITS and St. Clair be delayed and allow the two school communities to regroup and work on a solution. Allow us to work with accurate and complete information.

Kara Woolridge read the following aloud and provided Superintendent Girardi with a hard copy.

ARC Final Input to the LKDSB Administration for Inclusion in the F.S.R.

The process of the Proposal and ARC has felt unfair and rushed from the start. When considering the amalgamation of two student bodies into one school, it is only logical to consider BOTH schools. Reports and documents comparing those schools should be complete and accurate so the students are placed in the facility that will provide them the most opportunities.

The Initial Staff Report on page 127 states, `The movement of students from SCITS to SCSS would require additional capital expenditures to ensure that specific programs successfully transfer ....(and that) would involve a Capital application to the MOE for the addition of the following components Aamjiwnaang First Nation Program Centre

- o Auditorium/Theatre
- o Track and Field Upgrades
- o Gymnasium/Fitness Centre/Wrestling Room Upgrades
- o Transition of Existing Library Space to a Learning Commons
- o General Classroom Renewal
- o Technologies – Manufacturing and Horticulture
- o Special Education Classroom Renewal
- o Information Technology Infrastructure
- o HVAC and electrical upgrades including Fire Sprinkler System

For the most part these components are already offered at SCITS!

So exclusion of SCITS for consideration seems strange when you take a closer look.

On March 8, prior to the Public Meeting I observed several engineers and/or architects evaluating and taking pictures at SCITS. They were overheard stating that it would require \$100M to replicate the amenities offered there. Robert E Dale Engineering was involved in an LKDSB-wide assessment of condition and lifespan of schools (prior to building P.E. McGibbon School) and found two schools to be outstanding as structures. 1. Johnson Memorial –TORN DOWN, 2. SCITS – proposing to close – Pole Air – immaculate HVAC.

Kara Woolridge referred to Mary Ethier's comments about the communication process. She found that information and answers were a long time coming and was frustrated that ARC members were emailed information on the day of the meetings and not given ample time to review, research or discuss that information. Kara Woolridge also commented on the City of Sarnia's Community Impart Study. She was at the City Council Meeting on March 21 and witnessed the unanimous vote that passed for the Community Impart Study to be presented to the ARC members.

<p>Comments from the ARC members (cont'd)</p>	<p>Kristen Schrie stated that feedback was mostly positive. She is looking forward to the consolidation. She noted that there are still some questions. She stated that getting settled in September would be very helpful.</p> <p>Mary Ethier questioned how the Heritage Committee's report would impact the Final Staff Report if they declare certain features of the SCITS building. Superintendent Girardi confirmed that the representatives had toured SCITS. Administration has not been informed of what action the Heritage Committee is going to take, and it is not part of the discussions. Mary Ethier questioned what could the LKDSB do with a building if there are no students in it if it was a heritage building. Superintendent McKay stated that from his understanding based on information in the Heritage Act, if the building is declared a heritage site, then the Heritage Committee becomes an active participant in decisions regarding renovations etc. Administration would have to consult with them. Administration will have to wait to see what the Heritage Committee decides to do. Mary Ethier noted that there are existing elementary schools that have been declared heritage locations and they are still operating.</p> <p>Keaton Jennings stated that there is a need for a new name, mascot, etc. for September for the consolidated school so the healing can begin in September, regardless of what school remains open.</p> <p>Liberty Clements stated that there was confusion and misunderstanding about what the school would be keeping after a decision.</p>
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