

City of Saint John Central Peninsula Neighbourhood Action Team

Agenda

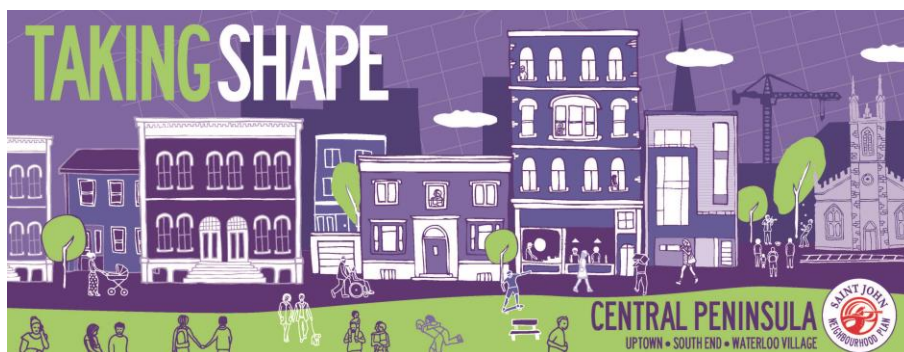
Thursday, May 4, 2017 6:00 PM – Saint John City Hall, 8th Floor Boardroom

- 1. Approval of the Agenda**
- 2. Approval of the Minutes for April 6, 2017**
- 3. Neighbourhood Action Team Communications Strategy**
- 4. Debrief on Themes from Urban Strategies First Trip**
- 5. Overview of Timelines & Draft Engagement Strategy**
- 6. District Education Council Overview**
- 7. Other Business**
- 8. Next Meeting, TBD (to be scheduled in advance of the May 24th Launch)**

Attachments:

- April 6, 2017 Minutes**
- Summary of April 6th Neighbourhood Action Team Feedback**
- City of Saint John Council Report regarding DEC Report**

Appendix 1 – April 6, 2017 Minutes



Neighbourhood Action Team
Minutes – Regular Meeting
April 6th, 2017, 6:00 pm

In Attendance: Kay Gillis, Chair
Melissa Wakefield, Vice Chair
Ben Appleby
Gerry Lowe
Lachlan ough
Jeff Roach
Milad Pirayeger
Anne McShane
Sophie McAloon

Regrets: Donna Reardon

Staff: Phil Ouellette, Deputy Commissioner, Growth & Community Development
Jeffrey Cyr, Senior Planner
Jody Kliffer, Planner
Andrew Reid, Planner

2. Review of Committee Terms of References

Jeffrey Cyr provided a presentation outlining the Neighbourhood Action Team's terms of reference.

3. Election of Officers

On motion of Anne McShane, seconded by Gerry Lowe: RESOLVED that Kay Gillis be appointed Chair.

MOTION CARRIED.

On motion of Melissa Wakefield, seconded by Kay Gillis: RESOLVED that Melissa Wakefield be appointed Vice-Chair.

MOTION CARRIED.

4. Adoption of Agenda

On motion of Anne McShane, seconded by Kay Gillis: RESOLVED that the agenda be approved.

MOTION CARRIED.

5. Hopes for the Neighbourhood Plan

The Neighbourhood Action Team undertook an engagement exercise outlining preliminary hopes for the Neighbourhood Plan.

6. Consultant Overview

Jeffrey Cyr provided a presentation introducing the Neighbourhood Plan consultant team, Urban Strategies Inc.

7. Walking Tour Overview

Jody Kliffer provided a presentation outlining a proposed walking tour scheduled with the project consultant for April 20th. The Neighbourhood Action Team then participated in an engagement exercise to identify additional ideas for the walking tour.

8. Engagement Opportunities

Andrew Reid provided a presentation outlining a variety of engagement techniques. The Neighbourhood Action Team then participated in an engagement exercise to brainstorm important stakeholders for the engagement program.

Appendix 2 - Summary of April 6th Neighbourhood Action Team Feedback

Neighbourhood Action Team Feedback – April 6th

1. What do you think are going to be the most important outcomes of the neighbourhood plan?

- Is Union Street going to be made a main artery to the City or walkable?
- Is waterfront development going to happen? Will there be public access?
- We need a framework to stimulate growth
- Parking: need a clear plan and strategies for the future. We need to demonstrate what is perception and what is reality.
- Need a strategy for green spaces
- Need a strategy for the integration of services based on growth and for specific neighbourhoods
- Need to develop priorities for infrastructure for the City
- We need participation from all areas of the community
- We need a tangible realistic and actionable plan
- Community Buy-In

2. What makes each of the 3 neighbourhoods unique? (challenges & opportunities)

Uptown

- Business Oriented
- Entertainment Focused

South End

- Residential
- High poverty
- Education/Literacy Challenges
- Stigmatized
- Old Housing Stock (+/-)

Waterloo Village

- Have an engaged community
- Strong social support network
- High poverty
- Significant opportunities for infill development
- Stigmatized
- Strong community feel

3. The year is 2040, the population of the Central Peninsula has increased from 8,000 to 15,000 people. What happened?

- Integration of services
- An elevated standard for the schools
- Mix of market opportunities (residential, commercial)
- Improved Infrastructure
- Strong nightlife
- Housing for all economic levels
- Transportation/public services/community health
- Family-friendly
- Diverse Recreation Options: green space, built spaces, etc.
- Parking availability
- Cultural diversity
- Increase in employment
- Grocery Store

4. Feedback on the Tour Map

- Show the St. Vincents project

- Show more of Waterloo Street (Map amended)
- Need to highlight/address the Union & Crown Street intersection
- Include more of Broad Street to highlight safe harbor, St. John the Baptist & PULSE.
- Recycling area on Mecklenberg is a weird and harmful land use for this residential area
- Gothic Arches is a great opportunity
- Old IGA/Vineyard Church area, a good opportunity site
- Sewell has lots of diverse housing
- Access to water, St. Patrick, Chipman_____Help!
- 91 King Street
- Need to improve access and integration with the waterfront
- Need to improve key gateways into the City
- Lack of character defining elements
- NB Liquor Store – Need to improve the standards for new infill development
- Eastern Princess Street could provide an opportunity to create a sister corridor to King Street East
- The Tim Hortons on Waterloo is really the centre of that neighbourhood. Need to walk past it to get a feel for the community
- The Hay Market Square area poses challenges.

Appendix 3 - City of Saint John Council Report regarding DEC Report

COUNCIL REPORT

M&C No.	# found on Sharepoint
Report Date	November 24, 2016
Meeting Date	November 28, 2016
Service Area	Growth and Community Development Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: District Education Council – Capital Planning Process

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Kristen Flood</i>	<i>Phil Ouellette/Jacqueline Hamilton</i>	<i>Jeff Trail</i>

RECOMMENDATION

1. Receive and file this report;
2. Direct the Common Clerk to schedule a presentation from the District Education Council for an upcoming Common Council meeting.

EXECUTIVE SUMMARY

The District Education Council (DEC) has begun its capital planning process for school infrastructure for the Anglophone South School District. City staff have established a dialogue with elected officials from the DEC and staff from the School District to ensure the process is aligned with community growth interests. A full breakdown of the City of Saint John's key considerations as it relates to the DEC's capital planning process is outlined in this report, and is intended to guide future interactions with the various stakeholders and partners involved in the exercise.

The City has offered its support to the DEC, School District, and Department of Transportation and Infrastructure in a number of key areas. The DEC has offered to provide a presentation on its capital planning process to Common Council in December or January, and it has invited the City to provide a presentation to the DEC on the City's policies, initiatives, and priorities. Following the DEC's decision, the City has offered to remain involved in the capital planning process especially in the selection and evaluation of any new school sites.

PREVIOUS RESOLUTION

There is no previous resolution relevant to this report.

STRATEGIC ALIGNMENT

The City of Saint John has the opportunity to support the District Education Council throughout its capital planning process. Through cooperation, the process can be coordinated with community growth objectives to ensure strategic alignment between the provincial and municipal levels of government.

REPORT

Introduction

The City of Saint John wishes to work collaboratively with the District Education Council (DEC) as it embarks on its capital planning process for the Anglophone South School District. The City will provide feedback and staff expertise to the District Education Council as it works toward making capital planning decisions that are fiscally sustainable and aligned with community growth interests. The City can offer expertise in the following areas:

- **Municipal growth objectives** – The City has a state of the art Municipal Plan, PlanSJ, grounded in principles of smart growth and based on extensive community engagement. Common Council also recently endorsed moving forward with a neighbourhood plan for the Central Peninsula which will target growth and investment in this area. The City can share information with the Province and the DEC on these plans and future directions for growth. Indeed, coordination of capital infrastructure programs is a strategic opportunity to support growth in Saint John's inner city neighbourhoods.
- **Data-driven decision-making** – The City has developed municipal growth targets for key neighbourhoods based on population forecasting, demographic and development trends. Staff can share this data with the DEC to enrich its decision-making to support forecasting of future enrolment trends.
- **Site selection and evaluation** – The City would offer support to the Department of Transportation and Infrastructure in its site selection process for a new centrally located middle school. This support can include GIS mapping, the evaluation of City-owned sites, and planning expertise. The City also has a role in ensuring safe transportation through the Crossing Guards program, sidewalks, and off-street pathways and traffic control devices such as crosswalks and traffic control tools.

Considering the walking routes to a new school is important from this pedestrian safety perspective.

- **Municipal approvals** – City staff from Growth and Community Development Services offer to support provincial staff through the process of obtaining any necessary Municipal approvals for school construction and renovation through the City's One Stop Development Shop.
- **Joint community facility planning** – Going forward, City staff from Parks and Public Spaces will continue to pursue alternative solutions for the community centres attached to M. Gerald Teed School and St. John The Baptist/King Edward School should both schools close, and staff is hopeful the Anglophone South School District will be engaged in these possible solutions. The future use and maintenance of vacated school buildings is a key consideration for the image and safety of core area neighbourhoods. By working together, we can ensure these buildings are maintained in a safe condition and continue to add value to our neighbourhoods.

Plan SJ Direction

PlanSJ is the City of Saint John's long-term vision for the community and it provides high-level direction that can inform the DEC's capital planning process. PlanSJ specifically mandates the City to "Cooperate with the Government of New Brunswick and the School Boards within the City to enhance schools in the Intensification Areas, with a particular focus on the schools in the urban core" (Policy CF-34). Additionally, to implement PlanSJ policies and target reinvestment in the urban core, the City is embarking on the creation of a Neighbourhood Plan for the South Central Peninsula. This City initiative is an opportunity to coordinate efforts with DEC's capital planning process.

The primary goal of PlanSJ is to enable the "development of more compact, mixed-use communities at densities which allow people to live, work, learn, and play in more walkable, transit-oriented neighbourhoods" (PlanSJ, pg. 24). The specific policies outlined in PlanSJ emphasize the importance of complete communities, compact patterns of growth, and the concentration of development in Intensification Areas. Each of these components is a lens of analysis relevant to the capital planning process.

- **Complete Communities** – In complete communities, residents live in close proximity to a full-range of services that meets their daily needs. Schools are an important building block of complete communities.

- **Compact Pattern of Growth** – PlanSJ promotes sustainable and compact patterns of growth “with more housing clustered in core areas with good access to transit and community facilities, helping to create safe, desirable places to live within the serviced areas of the City” (PlanSJ, pg. 3). A compact pattern of growth also promotes active transportation, which contributes to environmental sustainability.
- **Intensification Areas** – The land use strategy outlined in PlanSJ “directs new growth and investment where it will provide the greatest advantage to the community at large” (PlanSJ, pg. 33), and this strategy identifies Intensification Areas as the places to concentrate growth. It is important to invest in schools in or near these strategic areas.

Play SJ Direction

PlaySJ, the City’s Strategic Plan for Parks and Recreation, accounts for playgrounds, sports fields (multi-purpose and ball diamonds), tennis courts, general recreational space and community centre services at school facilities in the long term planning of each of these asset classes. As a result, elimination or relocation of these facilities will have an impact on how PlaySJ is implemented and the quality of the deliverables of this plan. Proximity of school or district playgrounds, for example, is a factor in determining the City’s support in maintaining approximately 40 neighbourhood playgrounds. Changes in the number, type and quality of sports fields can have an impact on satisfying demand from school and general public users.

It is important to note there are opportunities for win-win outcomes if PlaySJ and the School District’s plans for locating and designing recreational assets through its capital planning exercise are aligned through dialogue.

Ernst & Young Recommendations

1. Build a new 6-8 middle school (600 students) for central Saint John.
2. Millidgeville North becomes a K-5 school with Early French Immersion.
 - Option 1: M. Gerald Teed Memorial could be amalgamated into Millidgeville North – M. Gerald Teed Memorial is closed.
 - Option 2: Centennial could be amalgamated into Millidgeville North if boundaries are looked at – Centennial is closed.
 - Option 3: M. Gerald Teed Memorial and Centennial are closed with a new K-5 school in central/north area.
3. Prince Charles School becomes a K-5 school.
 - Amalgamate St. John The Baptist/King Edward School into Prince Charles School – St. John The Baptist/King Edward is closed.

4. Princess Elizabeth School becomes a K-5 school with Early French Immersion. An addition would be required pending structural review of the building. A new facility may be required.
 - Amalgamate Hazen-White/St. Francis School into Princess Elizabeth School – Hazen White/St. Francis is closed.

Tentative Consultation Timeline

October 19, 2016 – November 14, 2016	The DEC hosted information sessions at each school that will be affected by the capital planning process. The purpose of these sessions was to provide information and respond to questions on the process.
November 8, 2016	Staff from the School District and elected officials from DEC met with City of Saint John staff to discuss the process and the City's involvement.
November 23, 2016 – February 1, 2017	The DEC will host engagement sessions at each school that will be affected by the capital planning process. These sessions are for the community to provide feedback on the recommendations and suggest alternative approaches.
December 2016 or January 2017	The DEC will provide a presentation to Common Council on the capital planning process.
February 2017	The City of Saint John will provide a presentation to the DEC and School District on municipal growth objectives. The topics covered will include PlanSJ, PlaySJ, the Growth Committee, and Council priorities.
March or April 2017	The DEC will vote on the Ernst and Young recommendations to determine how the capital planning process will proceed.

Site Selection

The Department of Transportation and Infrastructure (DTI) will lead the site selection process for any new schools. DEC officials and School District staff have indicated that new schools will be centrally located on large sites, with consideration for transportation. New middle schools require a site of 24 acres; however, that area is reduced if a multi-storey building is constructed. When

identifying potential sites, DTI staff will first consider provincially owned land, and then City owned land and privately owned land may be considered.

Projected Timeframe

The total period for the capital planning process from engagement to implementation is four to five years. Following the completion of its community engagement program, DEC will make a decision on the capital planning process in March or April. That decision will then be sent to the Province of New Brunswick for inclusion in its capital budget in fall 2017. Following budget approval, the two-year construction process will begin.

Roles

- District Education Council
 - Conduct community engagement
 - Make decisions regarding the capital planning process
- Anglophone South School District
 - Provide support and advice
- Department of Transportation and Infrastructure
 - Select sites for any new schools
 - Gain control of any decommissioned schools

SERVICE AND FINANCIAL OUTCOMES

As discussed in the body of the report, the City will identify alternative solutions for the community centres attached to M. Gerald Teed School and St. John the Baptist/King Edward School should both schools close. These solutions will ensure the community centres continue to provide important services to residents.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Staff from Parks and Public Spaces and Building Inspection and the City's Traffic Engineer reviewed the Ernst and Young recommendations and provided comments. These comments relate to community facility planning, deferred asset management, and safe transportation. These considerations were included in the body of the report.

ATTACHMENTS

Full Report from EY



Anglophone South School District (ASD-S)

Multi-year infrastructure planning

Saint John Inner City Schools

New Brunswick Department of Education
and Early Childhood Development (EECD)

30 September 2015
(With 2016 Addendum)

Table of contents

- ▶ Executive summary (page 3)
- ▶ Sub-district map of subject schools (page 6)
- ▶ Context/key background information (page 7)
- ▶ Grade reconfiguration scenario developed with the District (page 9)
- ▶ Grade reconfiguration planning results (page 10)
- ▶ Addendum (page 17)
- ▶ Appendix A – Review of South Saint John schools for K-5 grade reconfiguration details (page 22)
- ▶ Appendix B – Review of Central Saint John schools for K-5 grade reconfiguration details (page 30)
- ▶ Appendix C – Review of North Saint John schools for K-5 grade reconfiguration details (page 40)
- ▶ Appendix D – Review of Saint John Inner City schools for 6-8 grade reconfiguration details (page 49)

Executive summary (1 of 3)

Background:

There are seven schools within the Saint John Inner City, with varying grade configurations:

- ▶ M. Gerald Teed Memorial School (K-2)
- ▶ Millidgeville North School (3-8)
- ▶ Hazen-White/St. Francis School (K-8)
- ▶ Centennial School (K-5)
- ▶ Princess Elizabeth School (K-8)
- ▶ Prince Charles School (K-8)
- ▶ St. John the Baptist/King Edward School (K-8)

The K-8 schools in the review have very small middle school populations, except for Millidgeville North School. Several schools are in priority neighbourhoods, and the District notes that mixed Socio-Economic Status (SES) schools is a high priority.

Objective:

Examine the potential of a grade reconfiguration for the Saint John Inner City schools to grades K-5 and 6-8 for future infrastructure planning. The reconfigured elementary schools should have no more than 400 students. The end goal includes vacating leased spaces at Hazen-White/St. Francis and St. John the Baptist/King Edward.

Executive summary (2 of 3)

The existing school infrastructure does not have sufficient space for the requested grade reconfiguration because of two “pinch points” created when changing one of the existing schools to a 6-8 middle school:

- ▶ Millidgeville North has space available to reconfigure the school to a middle school, however, M. Gerald Teed Memorial (the closest school) does not have sufficient space for the 223 K-5 students to be moved from Millidgeville North
- ▶ If Princess Elizabeth is converted to a middle school, Hazen-White/St. Francis and Centennial schools will not have enough space for the additional 243 K-5 students, considering there is potential for the Early French Immersion program changing from grade 3 to grade 1 entry (currently under review by the Government of New Brunswick)

We recommend building a new 6-8 middle school (600 students) for the Saint John Inner City schools, if the District were to reconfigure the schools to K-5 and 6-8. A class “D” estimate for the new school is approximately \$24.6M to \$25.6M, depending on the cost of land and any topographical challenges. This creates a mixed SES middle school that all of the students within the Saint John Inner City would benefit from. However, implementing this recommendation would require additional actions to initiate this plan.

*Note: Class “D” estimate ($\pm 30\%$) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only.
Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the new school.

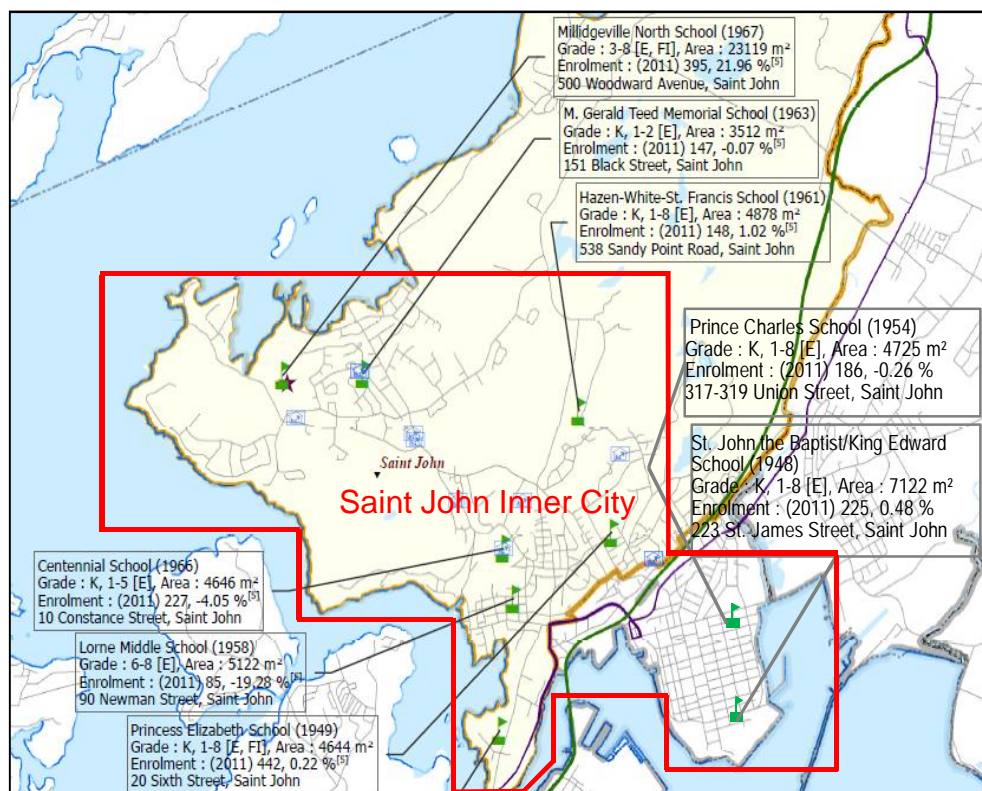
Executive summary (3 of 3)

Additional recommendations and results of the potential grade reconfigurations:

- ▶ Amalgamate St. John the Baptist/King Edward School into Prince Charles School, which otherwise could become a trigger school* based on utilization. There would also be an opportunity to reduce the size of the school footprint
- ▶ Amalgamate Hazen-White/St. Francis School into Princess Elizabeth School, as the smaller school could become a trigger school* based on utilization. There would be again an opportunity to reduce the size of the school footprint
- ▶ Amalgamate M. Gerald Teed Memorial School into Millidgeville North School, as the school would be too small to accommodate expansion from a K-2 to a K-5
- ▶ \$33.2M to \$34.2M (class “D” estimate) would be required for the construction of a new 6-8 school and the refurbishment of the three amalgamated schools to support the grade reconfiguration (this reduces the combined school footprint by 4,900 m²)
- ▶ There would be an estimated \$1.5M in deferred maintenance cost avoidance realized through the school amalgamation
- ▶ Potential for \$1.9M in leasing cost savings (depending on when leases are ended)
- ▶ An estimated \$728k in annual staffing and operational costs that could re-invested to offset the potential additional costs of student busing to a new middle school

*A “trigger school” has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

ASD-S has initiated a review of seven Saint John Inner City schools to examine the potential of grade reconfiguration to K-5 and 6-8 schools



Saint John Inner City Schools

Subject schools – year built

South Saint John Schools:

Prince Charles School (K to 8 – 1954)

St. John the Baptist/King Edward School
(K to 8 – 1948)

Central Saint John Schools:

Centennial School (K to 5 – 1966)

Hazen-White/St. Francis School (K to 8 – 1961)

Princess Elizabeth School (K to 8 – 1949)

North Saint John Schools:

M. Gerald Teed Memorial School (K to 2 – 1963)

Millidgeville North School (3 to 8 – 1967)

Other schools possibly affected:

Lorne Middle School (6 to 8 – 1958)

Average age of the subject infrastructure:
57 years

Source: EECD sub-district maps 4, 5, and 6 for ASD-S.

Context – Total enrolment has been decreasing at the seven Inner City schools at an average annual rate of 0.5% since 2010

- ▶ Target schools are a mix of four K-8 schools, one K-2 school, one K-5 school, and one 3-8 school, all located in the Saint John Inner City
- ▶ Among the target schools, the middle school population is very small except in Millidgeville North
- ▶ Aggregate floor area is 52,646 m² or 12.8% of district total of 412,438 m²
- ▶ Total 2014-15 enrolment for the seven Centre City schools within scope is 1,750
 - ▶ From 2001 to 2014, enrolment declined by 26% (annual average decline of 2.3%)
 - ▶ From 2010 to 2014, enrolment declined by 2.1% (annual average decline of 0.5%)
 - ▶ 2014-15 enrolment for the seven schools increased by 5.2% from the previous year

Enrolment History															
School	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Centennial School	329	286	305	281	269	261	267	255	268	241	227	209	191	191	220
M. Gerald Teed Memorial School	287	281	303	295	266	286	269	294	162	157	147	152	159	179	192
Princess Elizabeth School	426	389	351	334	411	442	422	465	431	446	442	418	391	415	446
St. John the Baptist/King Edward School	222	226	234	223	205	214	218	230	223	225	225	227	216	229	234
Prince Charles School	194	240	258	242	212	183	175	195	202	188	186	190	155	159	161
Millidgeville North School	698	677	638	563	465	371	330	204	395	382	395	381	390	407	420
Hazen-White-St. Francis School	215	189	182	174	151	151	130	144	148	148	148	157	161	170	145
Total Enrolment of Schools:	2,371	2,288	2,271	2,112	1,979	1,908	1,811	1,787	1,829	1,787	1,770	1,734	1,663	1,750	1,818

Note: 2015 includes the students moved from Lorne Middle School.

Context – Overall average FCI* is rated fair for the seven schools, while Centennial School and Hazen-White/St. Francis School are both rated poor

- ▶ Replacement value for all seven schools is approximately \$125.5M
 - ▶ Based on current floor area and replacement cost of \$2,690/m²
- ▶ Overall average asset condition for the seven schools is rated fair at 0.06, based on FCI* ranges that are recommended in APPA Book of Knowledge (2009) for Facilities Management

School	FCI*	Rated Condition
Centennial School	0.12	Poor
Hazen-White/St. Francis School	0.11	Poor
Prince Charles School	0.05	Fair
Princess Elizabeth School	0.06	Fair
St. John the Baptist/King Edward School	0.05	Fair
Millidgeville North School	0.004	Good
M. Gerald Teed Memorial School	0.03	Good
Overall Average School Condition	0.06	Fair

Note: Hazen-White/St. Francis and St. John the Baptist/King Edward schools:

- ▶ Hazen White part of the school is owned by EECD, while the St. Francis is owned by the Saint John Diocese
 - ▶ King Edward part of the school is owned by EECD, while the St. John the Baptist is owned by the Saint John Diocese
- ▶ Note: FCI is a measure for Facility Planners to equate the amount of deferred maintenance to the space of a building for comparison. A rating of *Poor* or *Fair* does not mean a building is unsafe or unfit for use. Older buildings often have more deferred maintenance than newer buildings. (e.g. the deferred maintenance can require upgrades to modern heating, ventilation and control systems that did not exist when the building was constructed).
 - ▶ Deferred maintenance total was identified as \$4.6M in the EECD School Physical Plant Status Report for the seven schools

*FCI: Facility Condition Index with the following ranges: Poor (>0.10), Fair (0.05 to 0.10) and Good (<0.05).

Consultations between the district, EECD and EY narrowed the scope to a potential grade reconfiguration scenario for the Saint John Inner City schools

The scope of the Saint John Inner City schools infrastructure planning review included the following:

§**Grade Reconfiguration Scenario:** Examine the potential for a grade reconfiguration of all the schools within scope to K-5 and 6-8 schools for the Saint John Inner City. The District noted the following preferences for the reconfigured schools:

- Maximum capacity size for the reconfigured K-5 schools is 400 students
- Preference is to be in schools that are not leased (parts of two schools in the study are leased by the District)
- Early Childhood is included under the District, so space for these facilities is an important priority if possible
- Mixed SES schools are important to ASD-S and there are a number of active community groups working within the schools
- Schools require green space and adequate parking for staff and guests, which is often a challenge within a city

Note: There are K-8 schools included within the scope, however, their middle school population would be considered very small (Millidgeville North being the only exception)

Note: This review was initiated for the pedagogical purpose of grade reconfiguration to a more standard K-5 and 6-8, so that associated infrastructure requirements for implementation could be identified. Other infrastructure optimization scenarios were not reviewed.

An amalgamation of the two South Saint John schools (Prince Charles and St. John the Baptist/King Edward) is recommended if grade reconfiguration to K-5 is completed

There are currently two K-8 school boundaries (Prince Charles and St. John the Baptist/King Edward) located in the South of Saint John, and changes would be required for alignment to the requested K-5 and 6-8 grade reconfiguration:

- ▶ Based on 2014-15 enrolments, Prince Charles School would have 120 students and St. John the Baptist/King Edward school would have 175 students in K-5 (According to EECD Planning Guidelines for Educational Facilities, elementary schools with fewer than 200 students are considered small)
- ▶ Prince Charles School may become a trigger school* based on utilization (27%), after a grade reconfiguration
- ▶ The St. John the Baptist part of St. John the Baptist/King Edward School is leased from the Diocese, and there are nine years remaining on the agreement
- ▶ The two schools are less than 1 km apart and their combined K-5 student population is less than the maximum capacity of 400 students set by the District
- ▶ Space for specialty services (such as the Early Learning Centre) would need to be reviewed and parking would have to be expanded

Recommend amalgamating the two South schools, and closing St. John the Baptist/King Edward School. It has less green space than Prince Charles School and the District's preference is for schools that are owned by the province (See Appendix A for details)

*A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

An amalgamation of two Central Saint John schools (Princess Elizabeth and Hazen-White/St. Francis) is recommended if grade reconfiguration to K-5 is completed

There are currently two K-8 school boundaries (Princess Elizabeth and Hazen-White/St. Francis) and one K-5 school (Centennial) located in Central Saint John, and changes would be required for alignment to the requested K-5 and 6-8 reconfiguration:

- ▶ Based on 2014-15 enrolments, Princess Elizabeth School would have 243 students, Hazen-White/St. Francis School would have 124 students and Centennial School would have 191 students in K-5 (The Planning Guidelines note that elementary schools with fewer than 200 students are considered small)
- ▶ Hazen-White/St. Francis School may become a trigger school* based on utilization (29%), after a grade reconfiguration
- ▶ The St. Francis part of Hazen-White/St. Francis School is leased from the Diocese, and there are nine years remaining on the agreement
- ▶ Centennial School combined with Princess Elizabeth School exceeds the capacity of 400 students set by the District, while amalgamating Hazen-White/St. Francis with Princess Elizabeth does not (Centennial is already a K-5 school)

Recommend amalgamating Princess Elizabeth School with Hazen-White/St. Francis School being closed. The District's preference is for schools that are owned by the province (See Appendix B for details)

*A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

An amalgamation of the two North Saint John schools (Millidgeville North and M. Gerald Teed Memorial) is recommended if grade reconfiguration to K-5 is completed

Currently, there is one K-2 school (M. Gerald Teed Memorial) and one 3-8 school (Millidgeville North) located in North Saint John, and changes would be required for alignment to the requested K-5 and 6-8 reconfiguration:

- ▶ Based on 2014-15 enrolments, Millidgeville North School would have 223 students and M. Gerald Teed Memorial School would have 179 students in K-5 (According to EECD Planning Guidelines for Educational Facilities, elementary schools with fewer than 200 students are considered small)
- ▶ Although M. Gerald Teed Memorial School is not a trigger school*, amalgamation with Millidgeville North School is required for the requested K-5 grade configuration (it does not have enough classrooms, which is why it is currently a K-2 school)
- ▶ The City of Saint John has a contract for the Community Centre attached to M. Gerald Teed Memorial School which will have to be considered in future plans
- ▶ The two schools are 2 km apart and their combined K-5 student population is at the maximum capacity of 400 students set by the District

Recommend amalgamating Millidgeville North School with M. Gerald Teed Memorial School, as the M. Gerald Teed Memorial School is too small for the requested configuration (See Appendix C for details)

*A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

A new 600 student 6-8 middle school for the Inner City is recommended if the grade reconfiguration of K-5 and 6-8 is implemented

Currently, there are no middle schools (6-8) within the Saint John Inner City. All of the schools are configured as K-8, with a very small middle school population at each. Millidgeville North School is the only exception with a 3-8 configuration. Based on 2014-15 enrolments, there are 545 middle school students within the Inner City schools. We note the following considerations for a grade reconfiguration:

- ▶ 545 students is an acceptable sized school based on EECD Planning Guidelines that notes middle schools generally will not exceed 700 students
- ▶ Millidgeville North School has the space available to reconfigure the school to become the Inner City middle school, however, the nearest school (M. Gerald Teed Memorial) does not have enough space to accommodate another 223 K-5 students
- ▶ If Princess Elizabeth were to be reconfigured to the Inner City middle school, Hazen-White/St. Francis and Centennial Schools would not have sufficient space for the additional 243 K-5 students, considering the potential for the Early French Immersion Program to start in grade 1 instead of grade 3, and ancillary spaces in the existing buildings could be deficient with the increase in students

Recommend a new 600 student 6-8 middle school for the Inner City if the grade reconfiguration of K-5 and 6-8 is implemented. This would create a mixed SES school, which is a noted important criteria for the District (See Appendix D for details)

A class “D” estimate* of \$33.2M to \$34.2M would be required for the construction of a new 6-8 school and to refurbish three other schools to support grade reconfigurations

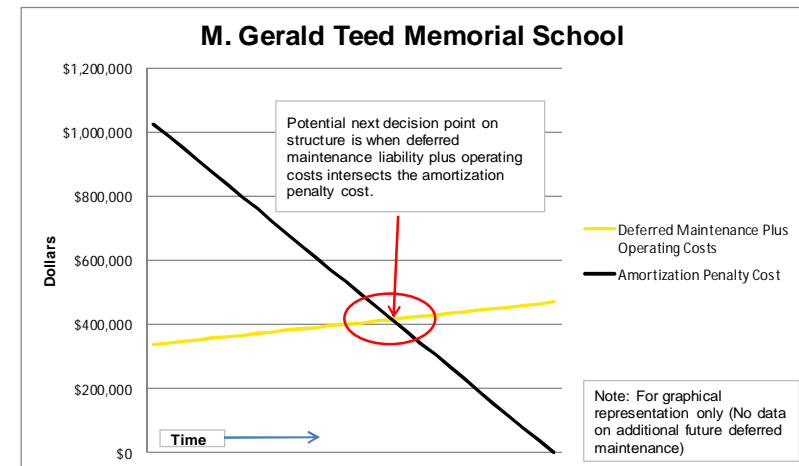
- ▶ Class “D” estimate* for a new school (600 students) is approximately \$24.6M to \$25.6M, depending on the cost of land and any topographical challenges
- ▶ The site should be centrally located (if possible) to reduce the impact on student transportation. EECD Planning Guidelines recommends a site size of 24 acres for a middle school of 600 students (note: in urban areas, site size may be reduced when land is at a premium and/or existing community field/facilities are used offsite)
- ▶ School amalgamations would require an estimated* \$1.6M for deferred maintenance, \$2.0M for school renovations, \$4.9M for a school addition and \$0.1M for terminating leases early
- ▶ Additionally, the District has to decide what to do with M. Gerald Teed Memorial as there is a contract in place with the city
- ▶ Total estimated costs is \$33.2M to \$34.2M (see appendices for details)

School Grade Levels Reconfigured:	K-5 and 6-8
Total Number of Students Within Inner City Schools:	1,800
New 6-8 Middle School	Total Area (m²)
New 600 Student 6-8 Middle School (8,778 m ²)	\$23.6M
Land Purchase (depending on cost of land and location):	\$1M-\$2M
Estimated Cost for New Middle School:	\$24.6M - \$25.6M
Deferred Maintenance to be Completed for School Amalgamations	
Prince Charles School Deferred Maintenance	\$650,000
Princess Elizabeth School Deferred Maintenance	\$693,000
Millidgeville North School Deferred Maintenance	\$240,000
Estimated Cost for Completion of Deferred Maintenance:	\$1.6M
Renovations to Existing Structure for Space Repurposing	
Prince Charles School Renovations for School Amalgamation	\$799,000
Princess Elizabeth School Renovations for School Amalgamation	\$626,000
Millidgeville North School Renovations for School Amalgamation	\$583,000
Estimated Cost for Completion of Deferred Maintenance:	\$2.0M
School Addition Based on EECD Planning Guidelines	
Princess Elizabeth School Addition for School Amalgamation (1,834 m ²)	\$4,900,000
Estimated Cost for School Addition:	\$4.9M
Estimated Cost to End Leases Early	
6 Month Lump Sum Payment to End Lease for St. John the Baptist School	\$43,000
6 Month Lump Sum Payment to End Lease for St. Francis School	\$66,000
Estimated Cost to End Lease Early:	\$0.1M
Total Estimated Cost:	\$33.2M - \$34.2M
Potential Cost for Ending Other Contract - Depending on School Disposition Plan	
Estimated Penalty if Contract Ended for Community Centre at M. Gerald Teed Memorial	\$1.0M

*Note: Class "D" estimate (± 30%) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only.
Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the new school.

Total cost avoidance in deferred maintenance and lease payments estimated to be \$3.6M (decreases \$218k for each year the lease payment is made after 2015)

- ▶ The District has several options to explore for M. Gerald Teed Memorial School following an amalgamation including: 1) repurposing the space into offices and/or for specialty groups, 2) disposal and paying contract penalty, 3) closing the classroom wing and keeping the gym and community centre open until the cost of the penalty becomes less than the operating costs of the building (including deferred maintenance liability), or 4) Relocate students from Centennial to M. Gerald Teed, as it has less deferred maintenance
- ▶ An estimated \$1.5M in deferred maintenance cost avoidance would be realized through the school amalgamation
- ▶ Potential for \$1.9M in leasing savings (depending on when leases are ended)



School Grade Levels Reconfigured:	K-5 and 6-8
Total Number of Students Within Inner City Schools:	1,800
Deferred Maintenance Avoided Through School Amalgamation	
St. John the Baptist/King Edward School Maintenance	\$487,500
Hazen-White/St. Francis School Deferred Maintenance	\$730,000
M. Gerald Teed Memorial School Deferred Maintenance	\$240,000
Total Estimated for Deferred Maintenance Avoidance:	\$1.5M
Other Costs Avoided	
Security Upgrade at St. John the Baptist/King Edward School	\$200,000
Total Estimated for Deferred Maintenance Avoidance:	\$0.2M
Potential Lease Costs Avoided (Reduces Each Year That Lease is Paid)	
St. Francis School Lease Savings based on 9 years remaining from 2015 (\$132,000 per year)	\$1,188,000
St. John the Baptist Lease Savings based on 9 years remaining from 2015 (\$86,000 per year)	\$774,000
Total Estimated Lease Cost Avoidance:	\$1.9M
Total Estimated Cost Avoidance:	\$3.6M

Source: School Physical Plant Status Report for Deferred Maintenance and District summary of Lease Agreements.

District's infrastructure footprint would be reduced (4,900 m²), potentially saving \$104k in energy costs and \$626k in staffing costs annually – offsetting potential transportation costs

- ▶ The District will see a reduction in net square meters of school footprint by 4,900 m² following the potential closure of three schools, a new addition for Princess Elizabeth School and the construction of a new 6-8 middle school:

School	Area (m ²)
St. John the Baptist/King Edward School	7,122
Hazen-White/St. Francis School	4,878
M. Gerald Teed Memorial School	3,512
Total for Potential School Closures:	15,512
New 6-8 Middle School	8,778
Princess Elizabeth School Addition	1,834
Total New Space for Schools:	10,612
Reduction In Total m²:	4,900

- ▶ It is estimated the reduction in the school footprint would save \$104k per year, based on the difference in energy costs for old and new buildings used for savings estimation by EECD Infrastructure Planning (\$17.97/m² and \$16.47/m², respectively)
- ▶ It is estimated there would be a reduction of 9.85 FTE with potential annual savings of \$626k (this is a high level assessment, and the District would determine their staffing requirements after the project is implemented). The savings could be re-invested to offset the potential additional costs of student busing to the new middle school (location to be determined if the grade reconfiguration is implemented)

Source: EECD Planning Guidelines for Educational Facilities and EECD School Asset Data.

Addendum (2016) – Options to include possible closure of Centennial School

Addendum (2016) – Considerations for possible closure of Centennial School would imply 440 K-5 students at Millidgeville North School

Note: As requested by the District, this addendum is a quick, high-level review for discussion purposes only. (This should not be considered a recommendation for implementation, as further analysis/validations would be required).

- ▶ During stakeholder discussions in September 2016, it was identified that the plan kept Centennial School in operation. This school is located in a priority neighbourhood, the FCI index is rated poor, the school is 50 years old, it is situated on Constance Street (behind Saputo Inc. – Dairy Plant) and the bus access/exit is on the same driveway.
- ▶ Question – what are the considerations for the possible closure of Centennial School (with some modifications to the plan)? In particular, leave M. Gerald Teed School as is and move Centennial K-5 to Millidgeville North School.

School Name	Total Enrolment by Grade Level for 2015-16										K-5	6-8
	K	1	2	3	4	5	6	7	8	Total		
Centennial School	44	42	49	25	32	28	-	-	-	220	220	-
Millidgeville North School	-	-	-	80	70	70	69	61	70	420	220	200
Total for School:	44	42	49	105	102	98	69	61	70	640	440	200

- ▶ Based on 2015-16 (without running projections) a combined Millidgeville North and Centennial School would have 440 K-5 students under the current grade configurations (Millidgeville North and M. Gerald Teed would have 412 students)

Source: EECD Policy and Planning Summary Statistics.

Addendum (2016) – There is enough classrooms for consolidating Centennial at Millidgeville North, however – more FI students would come under this scenario

Note: Quick, high-level review for discussion purposes only.

2015-16 Enrolment 440 (K-5) Students for Combined School										Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
K	21	15	15	14						44	3	63
1	21	21	21							42	2	42
2	21	17	16	16						49	3	63
3	26	24	23				20	19	19	105	5	130
4	28	20	20	20			21	21		102	5	140
5	28	21	21	21			18	17		98	5	140
Empty	28									0	18	504
These 41 include potential classrooms occupied by SISTEMA (10) space occupied by Early Childhood and FACE.							Total:			440	41	1,082
							Projected Utilization:			40.7%		

These 41 include potential classrooms occupied by SISTEMA (10) space occupied by Early Childhood and FACE.
(It does not include utilizing combined classes)

Note: Centennial and Millidgeville North schools:

- ▶ 23 classrooms would be required for 440 students (K-5)
- ▶ 20 spaces are currently utilized, some of the alternative classroom space would have to be converted back to classrooms

- ▶ Based on 2015-16 (without running projections), there would be enough space available for the required 23 classrooms under the current grade configurations (assuming Early French Immersion remains at Millidgeville North School to reduce the number of students to go to Princess Elizabeth School)
- ▶ Based on a review of the number of middle school French Immersion students at Millidgeville North School (75) and (100) at Princess Elizabeth School, on average per grade, 49% of the French Immersion students come from the M. Gerald Teed and Millidgeville School Boundary
- ▶ This indicates more students would shift to Millidgeville North if GNB changes the Early French Immersion entry from grade 3 to grade 1 with a Centennial School merger than a M. Gerald Teed merger

Source: EECD Policy and Planning Summary Statistics.

Addendum (2016) – Centennial amalgamation with Millidgeville North does not meet the pre-defined scope criteria and it will be amplified if GNB lowers FI entry point

Note: Quick, high-level review for discussion purposes only.

- ▶ Assuming the Early French Immersion program is entirely at Millidgeville North, there would be an increase in students if GNB switches the entry point from grade 3 to grade 1:

School Name	Total Enrolment by Grade Level for 2015-16 (FI Entry: Grade 1)										K-5	6-8
	K	1	2	3	4	5	6	7	8	Total		
Centennial School	44	95	99	25	32	28	-	-	-	323	323	-
Millidgeville North School	-	-	-	80	70	70	69	61	70	420	220	200
Total for School:	44	95	99	105	102	98	69	61	70	743	543	200

- ▶ The K-5 students would be up to 543 (assuming an addition of 53 grade 1 and 50 grade 2 French Immersion students based on 23% of the total number of students per grade and less any students from Centennial who would take French Immersion in Grades 1 and 2). This would require 29 classrooms based on the current grade configuration and that Princess Elizabeth School would not have enough space for an Early French Immersion program (following last years immigration of Syrian students to the city).
- ▶ Summary: Does not meet scope criteria – as it requires more than 400 students per school, the K-2 configuration would still exist in M. Gerald Teed and removing another school eliminates the buffer for capacity mentioned in Appendix D

Source: EECD Policy and Planning Summary Statistics.

Addendum (2016) – Potential for a review of the central/north school boundaries to redistribute students and determine if a new K-5 in addition to a new 6-8 school is feasible

Note: Quick, high-level review for discussion purposes only.

- ▶ Another option is the District/DEC could perform a review and determine the potential of building a new K-5 elementary in a central/north location (after examining the school boundaries to try and redistribute the students within Millidgeville North, Princess Elizabeth and a new K-5 school) in addition to the proposed new middle school.
- ▶ Examining the number of K-5 students for the boundary distribution (970):

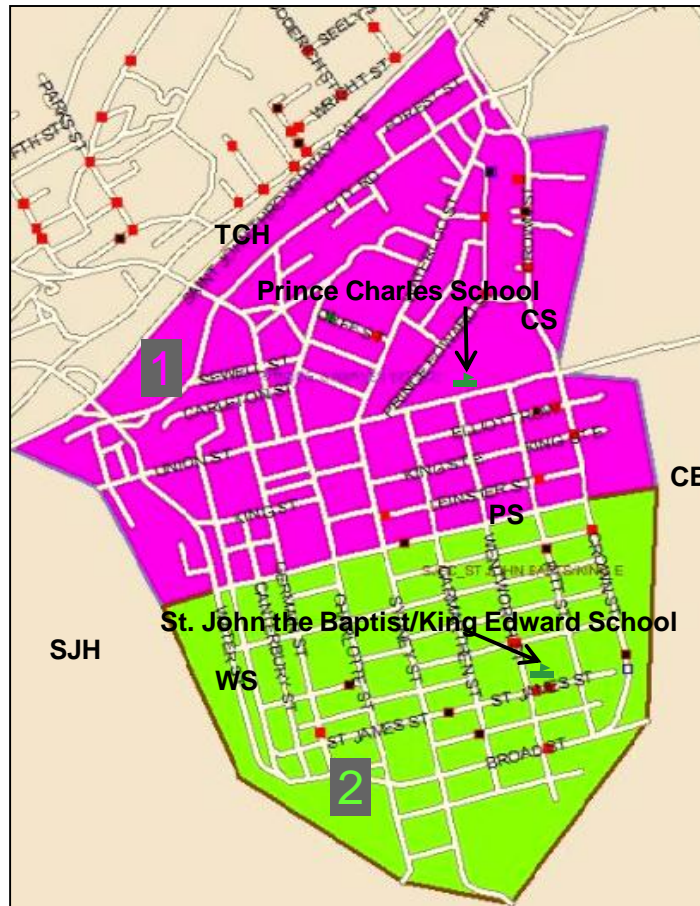
School Name	Total Enrolment by Grade Level for 2015-16										K-5	6-8
	K	1	2	3	4	5	6	7	8	Total		
Centennial School	44	42	49	25	32	28	-	-	-	220	220	-
Hazen-White/St. Francis School	21	23	24	18	13	11	11	11	13	145	110	35
Princess Elizabeth School	52	37	37	40	34	28	70	77	71	446	228	218
M. Gerald Teed Memorial School	60	66	66	-	-	-	-	-	-	192	192	-
Millidgeville North School	-	-	-	80	70	70	69	61	70	420	220	200
Total for School:	177	168	176	163	149	137	150	149	154	1,423	970	453

- ▶ If the students can be evenly distributed between the 3 schools: 323 students
- ▶ If achievable, it would be more than 200 limit of a small school and less than the target maximum of 400 set by the District
- ▶ This would close 4 schools: St. John the Baptist/King Edward, Centennial, Hazen-White/St. Francis and M. Gerald Teed Schools and build a new K-5 and new middle school pending capital fund availability – is P3 a consideration?

Source: EECD Policy and Planning Summary Statistics.

Appendix A – Review of South Saint John schools for K-5 grade reconfiguration details

Review of South Saint John schools – currently there are two K-8 school boundaries located in the South and changes will be required for K-5 and 6-8 configurations



Legend

1. Prince Charles school boundary (grades K-8)

2. St. John the Baptist/King Edward school boundary (grades K-8)

Review of South Saint John Schools

- The Trans-Canada Highway (TCH) is the northern school boundary for Prince Charles School
- Crown Street (CS) and Courtenay Bay (CB) mark the eastern school boundary for both Prince Charles and St. John the Baptist/King Edward schools
- Water Street (WS) and the Saint John Harbour (SJH) mark the western school boundary for both schools
- Students living to the north of Princess Street (PS) attend Prince Charles School and students living to the south of PS attend St. John the Baptist/King Edward School
- Courtenay Bay (CB) marks the southern end of St. John the Baptist/King Edward school boundary
- Currently, both of the schools in the South are K-8, and changes will be required for alignment to the requested K-5 and 6-8 configurations

Source: ASD-S school transportation software – Versatrans.

Review of South Saint John schools – St. John the Baptist/King Edward School has no green space, while Chown Field is located near Prince Charles School



Source: Google Maps.

Review of South Saint John Schools

- **Prince Charles School** is located on Union Street and it is a “priority neighbourhood school”
- The school was built in 1954 (61 years old)
- The city owns a field beside the school (Chown Field)
- It has a Community Resource Centre and YMCA afterschool program
- **St. John the Baptist/King Edward School** is located on St. James Street and it is a “priority neighbourhood school”
- The school was built in 1948 (67 years old) and had an addition built in the 1960's
- There is no green space at the school
- The St. John the Baptist part of the school is leased from the Diocese and nine years remain on the agreement
- The school houses an Early Learning Centre, YMCA and Boys and Girls Club programs
- The community donated a state of the art kitchen to the school

Review of South Saint John schools – With a grade reconfiguration, both schools would be classified as small by the Planning Guidelines, and have potential for amalgamation

Total Enrolment by Grade Level for 2014-15												
School Name	K	1	2	3	4	5	6	7	8	Total	K-5	6-8
Prince Charles School	29	16	25	24	15	11	13	17	9	159	120	39
St. John the Baptist/ King Edward School	45	30	35	19	25	21	16	14	24	229	175	54
Total for South End Schools:	74	46	60	43	40	32	29	31	33	388	295	93

Note: There is no French Immersion Program at either school.

Prince Charles School (K-5) Enrolments (2014-15)										Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
K	21	15	14							29	2	42
1	21	16								16	1	21
2	21	13	12							25	2	42
3	26	24								24	1	26
4	28	15								15	1	28
5	28	11								11	1	28
Empty	28									0	9	252
							Total:			120	17	439
							Projected Utilization:				27.3%	

St. John the Baptist/King Edward School (K-5) Enrolments (2014-15)										Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
K	21	15	15	15						45	3	63
1	21	15	15							30	2	42
2	21	18	17							35	2	42
3	26	19								19	1	26
4	28	25								25	1	28
5	28	21								21	1	28
Empty	28									0	8	224
							Total:			175	18	453
							Projected Utilization:			38.6%		

Note: For both schools, total classrooms include the speciality classrooms vacated by the middle school students and it was assumed no combined classes are utilized. Projected utilization is based on the current grade configuration, and excludes space occupied by groups such as Early Childhood Development.

* A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

Source: EECD Policy and Planning Summary Statistics.

Review of South Saint John Schools

- Based on 2014-15 enrolments, there are 388 K-8 students in the South End schools
- The middle school (6-8) enrolment is very small (93 students)
- According to EECD Planning Guidelines for Educational Facilities, middle schools with fewer than 300 students are considered small
- Prince Charles School has 120 K-5 students, and St. John the Baptist/King Edward school has 175 K-5 students
- According to EECD Planning Guidelines for Educational Facilities, elementary schools with fewer than 200 students are considered small
- Prince Charles K-5 School may become a trigger school* based on utilization (27%)
- An amalgamated K-5 school of 295 students conforms to the District's preferred maximum capacity of 400 students for K-5 schools in the Saint John Inner City

Review of South Saint John schools – St. John the Baptist/King Edward and Prince Charles schools are in close proximity to each other for possible amalgamation

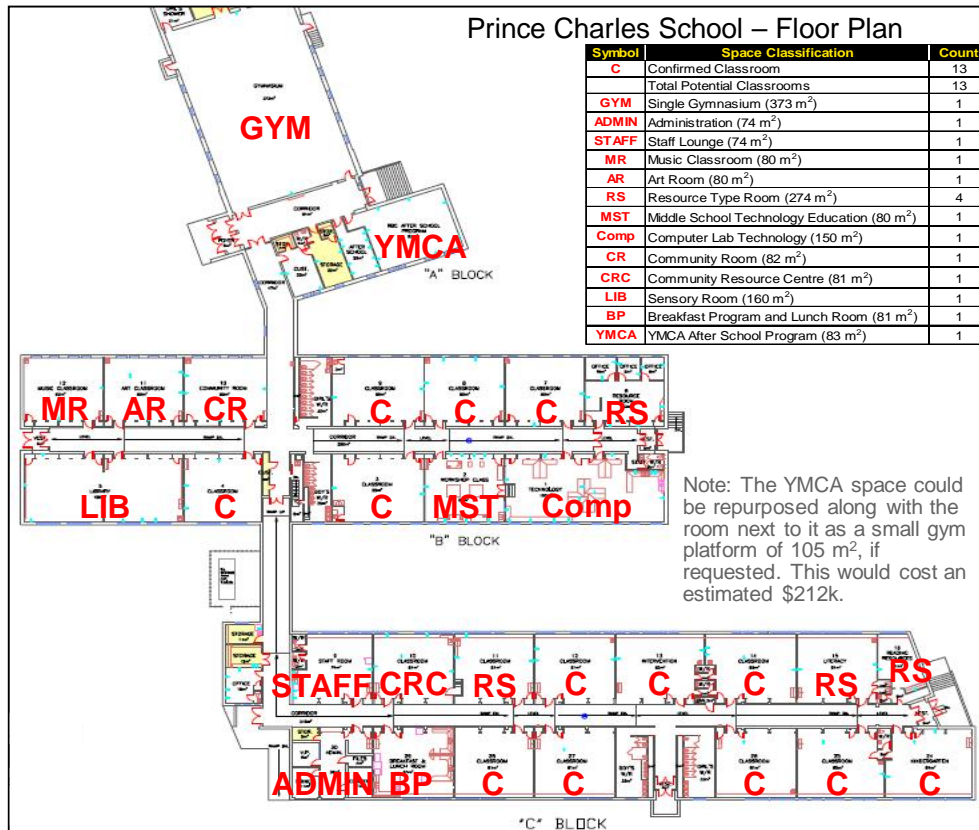


Source: Google Maps.

Review of South Saint John Schools

- The Trans-Canada Highway acts as a division between the south and the central area of Saint John
- Princess Elizabeth School is outside of the south area, while St. John the Baptist/King Edward and Prince Charles schools are located within the South area
- The close proximity of Prince Charles and St. John the Baptist/King Edward schools represents an opportunity for possible amalgamation within the south area after a grade reconfiguration from K-8 to K-5
- The preference of the District is for schools that are owned by the province
- St. John the Baptist/King Edward School consists of two sections, with the Diocese owning St. John the Baptist and the province owning King Edward
- Prince Charles School is 850 metres (approximately a 3 minute drive) from St. John the Baptist/King Edward School

Review of South Saint John schools – Prince Charles School has sufficient classroom space available for K-5; some ancillary spaces may be deficient to the current guidelines



GYM CALCULATIONS 2014-15 ENROLMENT (K-5: 295 STUDENTS):

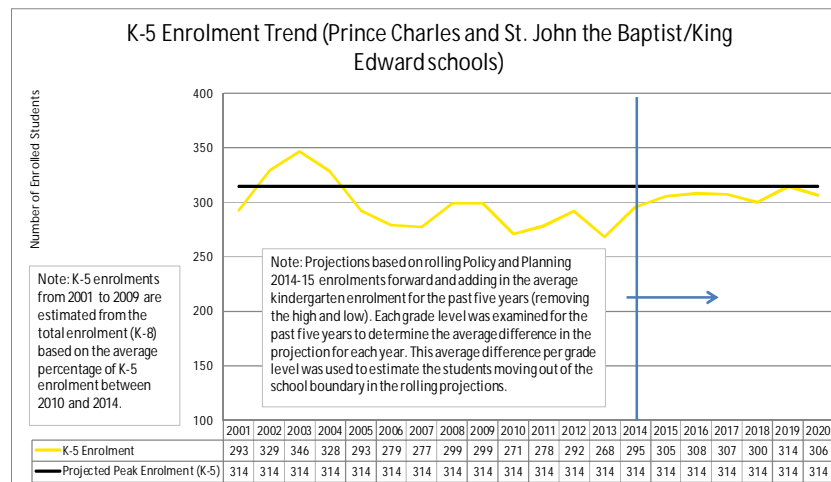
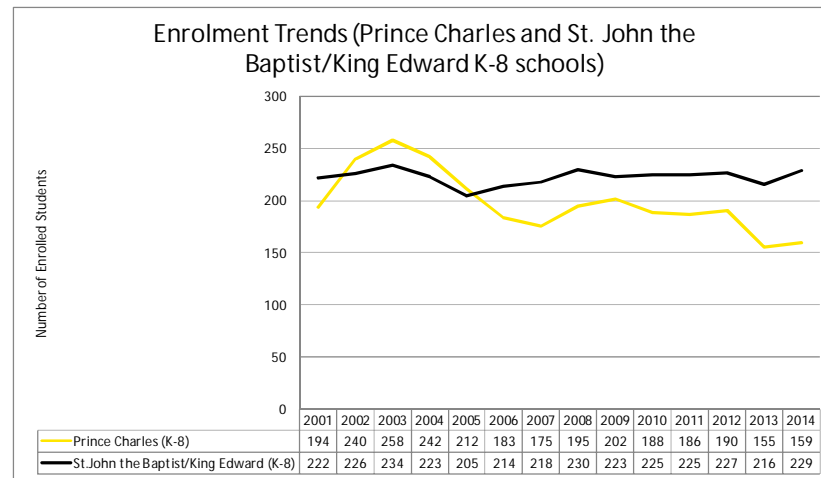
A. Grades	B. Number of Classes	C. Design Limit for Time of Instruction	D. Weekly Design Limit (C. X 5 Days/Week)	E. Total Minutes of Physical Education (B. x G.)	F. Amount of Gym Usage (E. / D.)
K-2	10	250 minutes/day	1,250 minutes/week	450 minutes	1.20
3-5	6	310 minutes/day	1,550 minutes/week	450 minutes	0.58
G. Physical Activity Time 150 minutes/week/student				Total number of Gyms:	1.78

Source: EECD school drawings with site visit and EEC Planning Guidelines for Educational Facilities.

Review of South Saint John Schools

- Site visit confirmed there are 13 classrooms (C) at Prince Charles School
- Potential to add three additional classrooms in the Middle School Technology Education (MST and Comp) for a total of 230 m² (once reconfigured to K-5) and one class in the Art Room (AR)
- The gym has 373 m². Based on EECD Planning Guidelines, this would be considered a single gym (380 m²) for elementary students and in between a multipurpose gym (280 m²) and a single gym (591 m²) for middle school students
- Based on the recommended physical activity time, the gym space at an amalgamated Prince Charles K-5 School would be short a multipurpose room and would have to utilize the green space near the school (there is no room for expansion at either south school)
- There is no performing arts room or cafeteria in Prince Charles School

Review of South Saint John schools – Prince Charles School has sufficient classroom space for the projected enrolment (K-5 students) for both south area schools



Review of South Saint John Schools

- St. John the Baptist/King Edward K-8 School has seen fairly stable enrolment for the last 14 years (222 students in 2001 and 229 students in 2014)
- Prince Charles K-8 School has seen decline in enrolment for the last 14 years (194 students in 2001 and 159 students in 2014)
- Projections for the K-5 enrolment for both schools combined indicate the peak enrolment will be 314 students, requiring an estimated 16-17 classrooms (Based on 2014-15 enrolment, 16 classrooms would be required for the K-5 grade distribution of both schools)

Peak Enrolment 314 (K-5) Students for Both South End Schools												Space Requirements	
Grades	Size Limit	Regular Program						French Immersion			Total	Class Rooms	Maximum Capacity
K	21	17	17	16	16						66	4	84
1	21	20	20	20							60	3	63
2	21	18	18	17							53	3	63
3	26	21	21								42	2	52
4	28	22	21								43	2	56
5	28	25	25								50	2	56
Empty	28										0	1	28
Total:											314	17	402
Projected Utilization:											78.1%		

Source: EECD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software).

Review of South Saint John schools – Prince Charles School renovations for amalgamation (class “D” estimate of \$1.5M, with an estimated \$1.5M in cost avoidance)

Prince Charles School Grade Levels:	K-5 (no FI)
Number of Students:	315
Deferred Maintenance to be Completed	
Heating and Ventilation	\$550,000
Interior Alterations and Renovations to Washrooms	\$40,000
Interior Finishes- Walls and Partitions	\$20,000
Interior Alterations and Renovations to Existing Classrooms	\$40,000
Total for Deferred Maintenance:	\$650,000
Renovations to Existing Structure for Space Repurposing	
Computer Lab Technology to 2 General Classrooms (150 m ²)	\$300,000
MST- Middle School Technology Education to Classroom (80 m ²)	\$162,000
Accommodations for Kindergarten Students	\$10,000
Art Room to General Classroom (80 m ²)	\$162,000
Moving Breakfast Program Kitchen from St. John Baptist/King Edward (81 m ²)	\$165,000
Total Estimated Renovation Costs:	\$799,000
Estimated Cost to End Lease on St. John the Baptist School	
12 months' notice required and a lump sum payment of 6 months of the lease	\$43,000
Total Estimated Cost:	\$1.5M
St. John the Baptist/King Edward School Grade Levels:	K-8 (no FI)
Number of Students:	229
Deferred Maintenance Avoided	
Interior Accessibility - Lift	\$170,000
Electrical Supply and Distribution	\$87,500
Building Envelope - Exterior Walls	\$150,000
Exterior Accessibility - Ramps	\$80,000
Total for Deferred Maintenance:	\$487,500
Other Costs Avoided	
Security Upgrade	\$200,000
Lease Savings based on 9 years remaining from 2015 (\$86,000 per year)	\$774,000
Total Estimated Cost Avoidance:	\$1.5M

Note: Cost avoidance is reduced by \$86k for every year the lease payment is made after 2015

Class "D" estimate (± 30%) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only. Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the renovations.

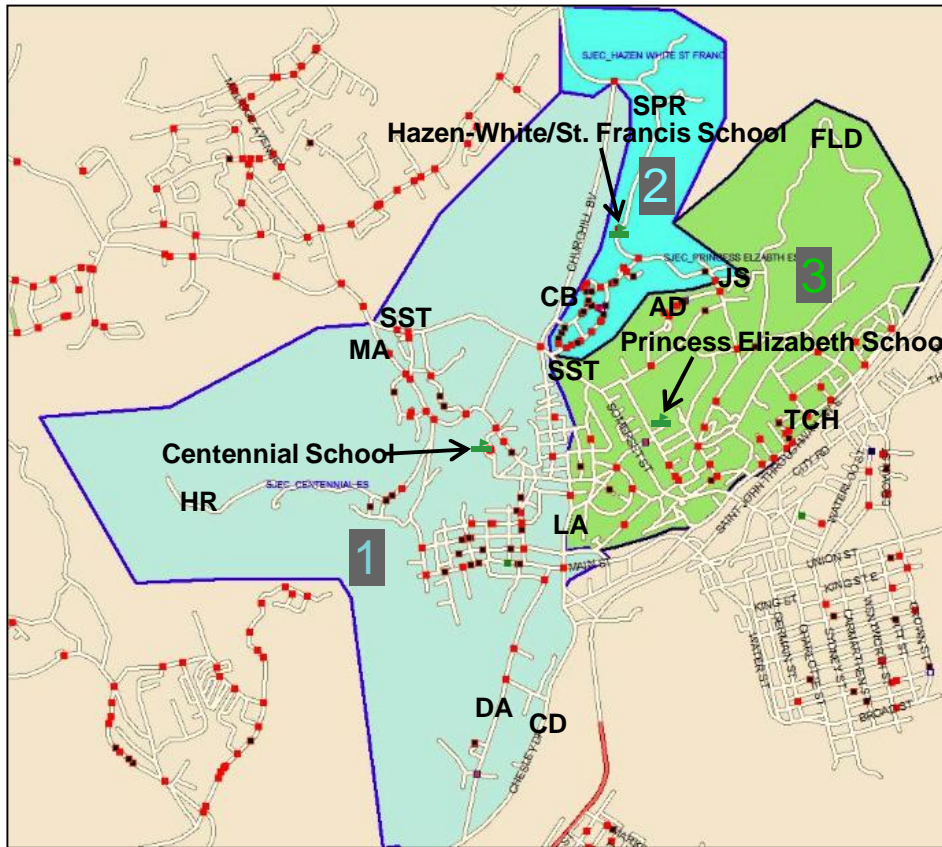
Source: EECD Planning Guidelines for Educational Facilities and School Physical Plant Status Report for Deferred Maintenance and District review of lease agreement.

Review of South Saint John Schools

- Class “D” renovation cost estimate of \$1.5M for Prince Charles School to amalgamate with St. John the Baptist/King Edward School
- Estimate includes performing all of the school’s \$650k of deferred maintenance and penalty for terminating lease with the Diocese
- Estimated \$488k of deferred maintenance at King Edward School avoided by the school amalgamation (this does not include deferred maintenance at St. John the Baptist which is the responsibility of the Diocese)
- There were some electrical modifications required at St. John the Baptist/King Edward School when the donated kitchen equipment was installed. The same issue could occur if the kitchen equipment is moved to Prince Charles
- As there is no space for an addition at the school, it may require rental space in the south area for specialty services, such as the Early Learning Centre. Recommend meeting with these groups to define space requirements
- Parking space would have to be expanded

Appendix B – Review of Central Saint John schools for K-5 grade reconfiguration details

Review of Central Saint John schools – there are two K-8 schools and one K-5 school (within scope) in Central Saint John, and changes will be required for reconfiguration



Legend

- 1. Centennial school boundary (grades K-5)
- 2. Hazen-White/St. Francis school boundary (grades K-8)
- 3. Princess Elizabeth school boundary (grades K-8)

Source: ASD-S school transportation software – Versatrans.

Review of Central Saint John Schools

- Centennial school boundary extends to the west along Highland Road (HR) and west along Millidge Avenue (MA) until the intersection with Somerset Street (SST)
- Centennial's south boundary includes Chesley Drive (CD) and Douglas Avenue (DA)
- The intersection of Churchill Boulevard (CB) and SST divides the school boundary between Centennial and Princess Elizabeth schools
- CB divides the school boundary between Centennial and Hazen-White/St. Francis schools up to the intersection with Sandy Point Road (SPR)
- Students living along SPR up to Jack Street (JS) attend Hazen-White/St. Francis School
- Anglin Drive (AD) is the school boundary between Hazen-White/St. Francis and Princess Elizabeth schools to the west
- Princess Elizabeth school boundary has the Trans-Canada Highway (TCH) to the east, Fisher Lakes Drive (FLD) to the north and Lansdowne Avenue (LA) to the south

Review of Central Saint John schools – Princess Elizabeth and Hazen-White/St. Francis schools both have adjacent green space

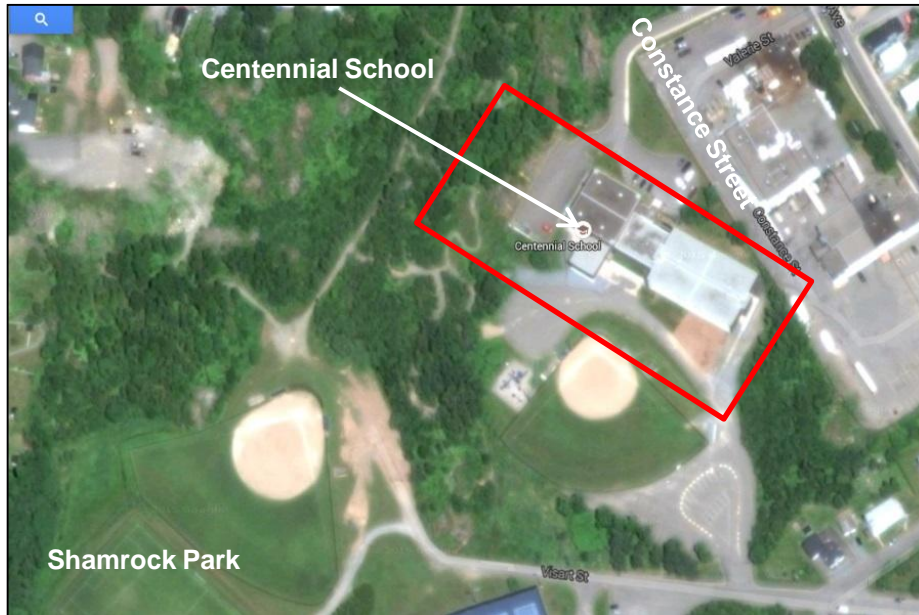


Source: Google Maps.

Review of Central Saint John Schools

- **Princess Elizabeth School** is located on Sixth Street and is a mixed SES school
- The school was built in 1949 (66 years old)
- Princess Elizabeth School has had substantial investment during the past five years (new windows, new roof over the gym, washrooms and a lift ramp is being installed this summer)
- There is a soccer field (owned by EECD) and two playgrounds with green space
- **Hazen-White/St. Francis School** is located on Sandy Point Road and it is a “priority neighbourhood school”
- The school was built in 1961 (54 years old)
- The St. Francis part of the school is leased from the Diocese, and nine years remain on the agreement
- There is a playfield to the south of the school
- Groups with space in the school: APSEA, Community Breakfast Program, Community School Coordinator, Early Education and UNB Promise Partnership

Review of Central Saint John schools – Centennial School has green space to the south of the school (Shamrock Park)



Review of Central Saint John Schools

- **Centennial School** is located on Constance Street and it is a “priority neighbourhood school”
- The school was built in 1966 (49 years old)
- Parking is very limited and the access road is narrow
- Shamrock Park is located to the south of the school providing green space for the students
- Groups with space in the school: Community Breakfast program, Community School Coordinator, Early Education and Portland Community Child Care

Source: Google Maps.

Review of Central Saint John schools – With a grade reconfiguration, Hazen-White/St. Francis would be classified small by Planning Guidelines, with potential for amalgamation

	Total Enrolment by Grade Level for 2014-15											
School Name	K	1	2	3	4	5	6	7	8	Total	K-5	6-8
Centennial School	39	42	33	30	29	18	-	-	-	191	191	-
Hazen-White/St. Francis School	30	25	23	18	12	16	12	20	14	170	124	46
Princess Elizabeth School	44	42	51	40	27	39	76	48	48	415	243	172
Total for Central Schools:	113	109	107	88	68	73	88	68	62	776	558	218

Note: There is no Early French Immersion Program at the schools. Princess Elizabeth School has a Late French Immersion Program.

Grades	Size Limit	Centennial School (K-5) Enrolments (2014-15)							Space Requirements		
		Regular Program							Total	Class Rooms	Maximum Capacity
K	21	20	19						39	2	42
1	21	21	21						42	2	42
2	21	17	16						33	2	42
3	26	15	15						30	2	52
4	28	15	14						29	2	56
5	28	18							18	1	28
Empty	28								0	2	56
Total:									191	13	318
Projected Utilization:										60.1%	

Note: An amalgamated K-5 school (Centennial and Princess Elizabeth) would have 434 students (exceeds the 400 student limit set by the District).

Grades	Size Limit	Hazen-White/St. Francis School (K-5) Enrolments (2014-15)							Space Requirements		
		Regular Program							Total	Class Rooms	Maximum Capacity
K	21	15	15						30	2	42
1	21	13	12						25	2	42
2	21	12	11						23	2	42
3	26	18							18	1	26
4	28	12							12	1	28
5	28	16							16	1	28
Empty	28								0	8	224
Total:									124	17	432
Projected Utilization:										28.7%	

Note: For comparison- the largest K-5 school in Central Saint John (Princess Elizabeth) would have a 40% utilization after reconfiguration.

Note: Total classrooms are counting the speciality classrooms emptied by the middle school students and it was assumed there are no combined classes. Projected utilization is based on the current grade configuration, and excludes space occupied by groups such as Early Childhood Development.

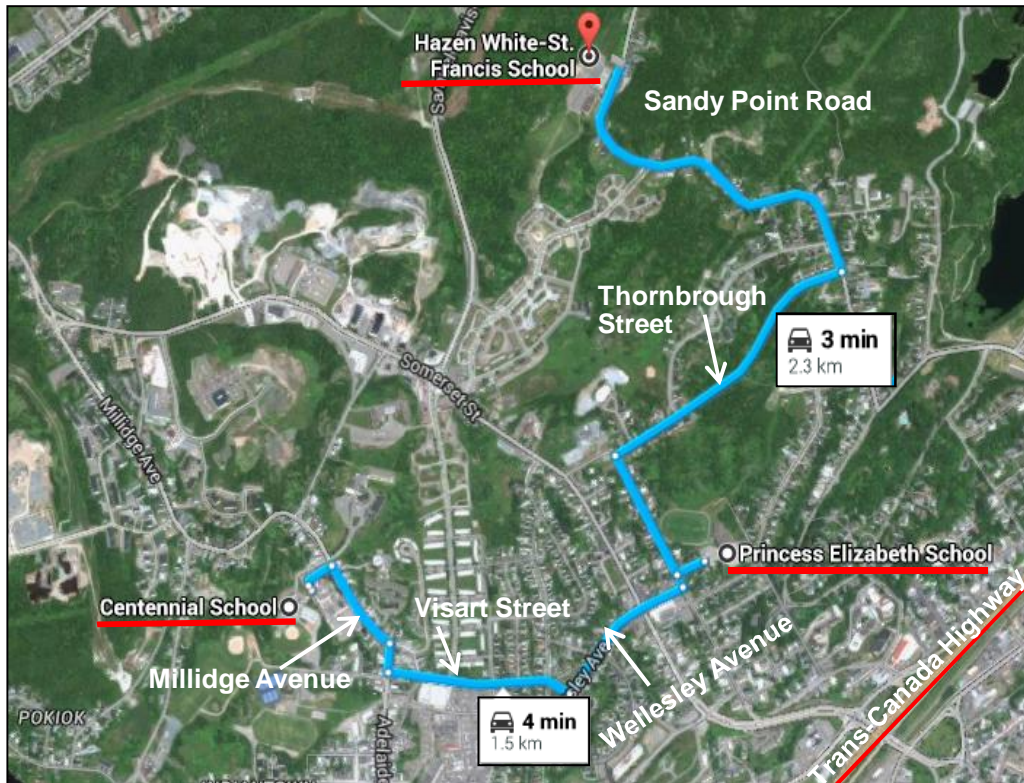
* A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

Source: EECD Policy and Planning Summary Statistics.

Review of South Central Saint John Schools

- Based on 2014-15 enrolments, there are 776 K-8 students in the three Central schools within scope
- The middle school (6-8) enrolment is small (218 students)
- According to EECD Planning Guidelines for Educational Facilities, middle schools with fewer than 300 students are considered small
- Hazen-White/St. Francis School has 124 K-5 students and Princess Elizabeth School has 243 K-5 students (Centennial School is already K-5 with 191 students)
- According to EECD Planning Guidelines for Educational Facilities, elementary schools with fewer than 200 students are considered small
- Hazen-White/St. Francis K-5 School may become a trigger school* based on utilization
- An amalgamated K-5 school (Princess Elizabeth and Hazen-White/St. Francis) of 367 students conforms to the District's preferred maximum capacity of 400 students

Review of Central Saint John schools – Princess Elizabeth and Hazen-White/St. Francis schools are in close proximity to each other for possible amalgamation

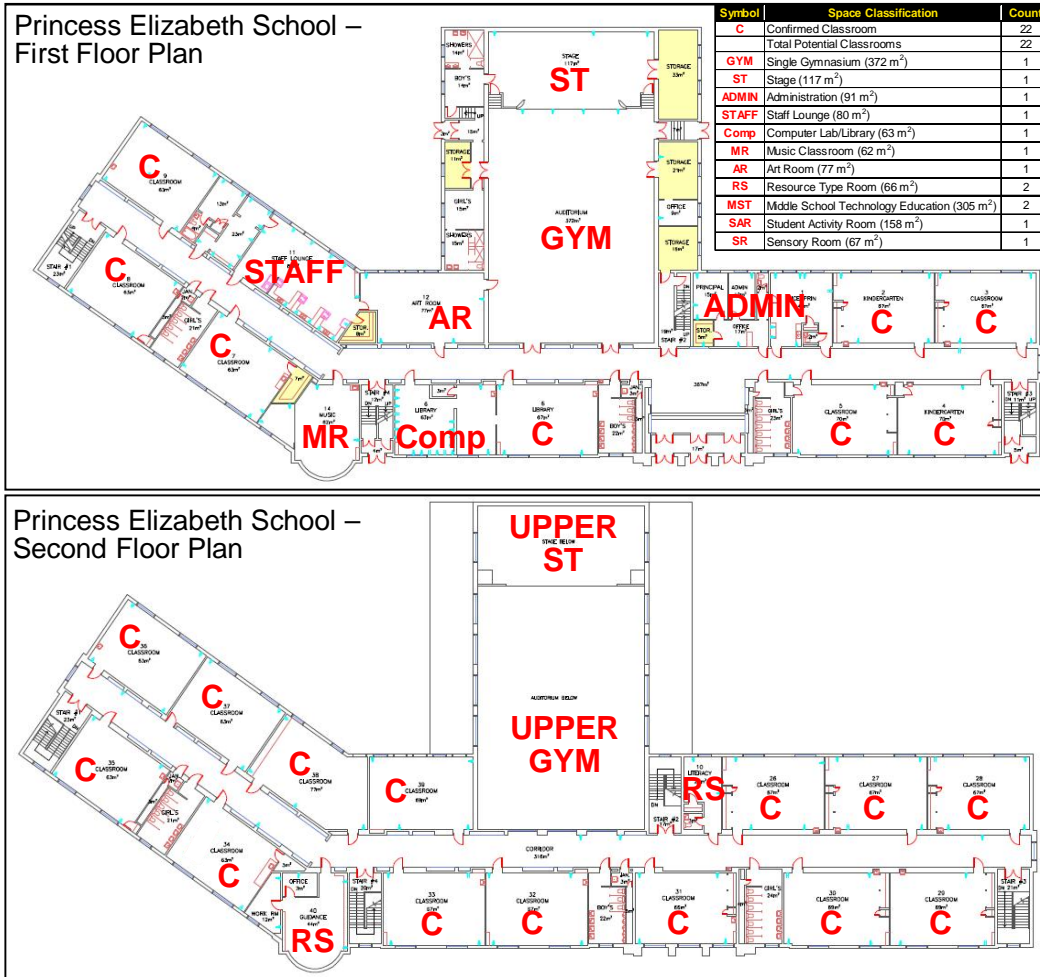


Review of Central Saint John Schools

- Trans-Canada Highway separates the Central Area from the South Area
- The close proximity of the three central schools represents an opportunity for possible amalgamation after a grade reconfiguration from K-8 to K-5
- The preference of the District is for schools that are owned by the province
- Hazen-White/St. Francis consists of two sections, with the Diocese owning St. Francis and the province owning Hazen-White
- Centennial School is 1.5 km (approximately a 4 minute drive) from Princess Elizabeth School via Visart Street and Wellesley Avenue
- Hazen-White/St. Francis School is 2.3 km (approximately 3 minute drive) from Princess Elizabeth School via Sandy Point Road and Thornbrough Street

Source: Google Maps.

Review of Central Saint John schools – Princess Elizabeth School (site confirmation of space) has sufficient classrooms for amalgamation with Hazen-White/St. Francis School



Note: Basement floor plan includes a middle school technology education classroom, a student activity room and a sensory room.

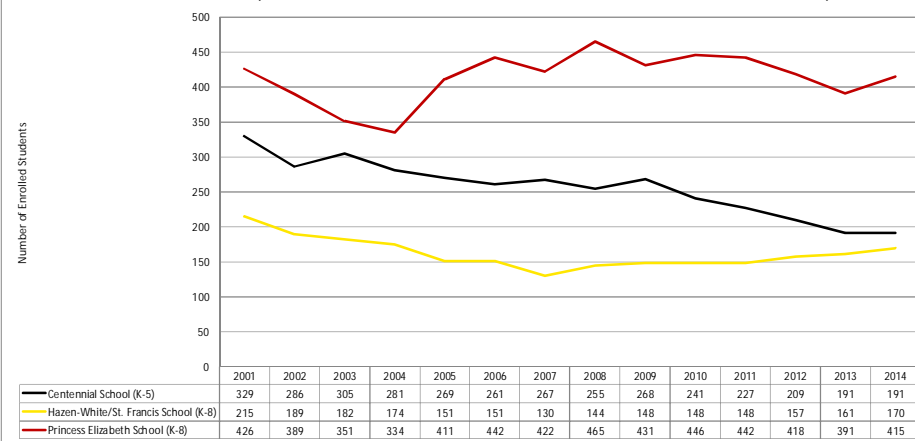
Source: EECD school drawings with site visit.

Review of Central Saint John Schools

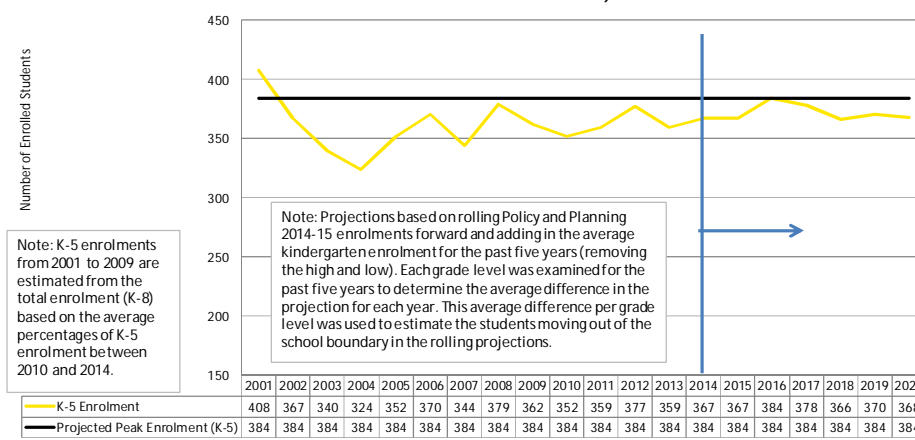
- Site visit confirmed there are 22 classrooms (C) at Princess Elizabeth
- A grade reconfiguration from K-8 to K-5 would allow the Middle School Technology and the Art Room to be repurposed (if space is required)
- A new lift is planned to be installed during the summer of 2015 at the corner of the art room to provide accessibility
- Currently the school has no mechanical ventilation (the same is true for Hazen-White/St. Francis School)
- The gym has 372 m². Based on EECD Planning Guidelines, this would be considered a single gym (380 m²) for elementary students and in between a multipurpose gym (280 m²) and a single gym (591 m²) for middle school students
- Based on the Planning Guidelines, an amalgamation could require both a double gym and a multipurpose gym

Review of Central Saint John schools – Princess Elizabeth has sufficient classroom space for the projected enrolment (K-5, including Hazen-White/St. Francis students)

Enrolment Trends (Centennial, Hazen-White/St. Francis and Princess Elizabeth Schools)



K-5 Enrolment Trend (Hazen-White/St. Francis and Princess Elizabeth Schools)



Review of Central Saint John Schools

- Hazen-White/St. Francis K-8 School has seen an increase in enrolment since 2005 (from 151 students in 2005 to 170 students in 2014)
- Princess Elizabeth K-8 School has seen decline in enrolment since 2008 (from 465 students in 2008 to 415 students in 2014)
- Projections for the K-5 enrolment for both schools combined indicate the peak enrolment will be 384 students, requiring an estimated 21 classrooms (assuming an Early French Immersion program starting in grade 1)
- The enrolment projections are reliant upon historical population shifts remaining consistent in the future

		Peak Enrolment 384 (K-5) Students for Princess Elizabeth						Space Requirements					
Grades	Size Limit	Regular Program						French Immersion			Total	Class Rooms	Maximum Capacity
K	21	18	18	18	18					72	5	105	
1	21	18	18	17			18			71	4	84	
2	21	16	16	16			16			64	4	84	
3	26	18	18				12			48	3	78	
4	28	26	25				17			68	3	84	
5	28	23	23				15			61	2	56	
Empty	28									0	2	56	
: total classrooms include the middle school uality classrooms not in the basement							Total:			384	23	547	
							Projected Utilization:			70.2%			

Note: total classrooms include the middle school speciality classrooms not in the basement

Source: EECD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software).

Review of Central Saint John schools – Princess Elizabeth School renovations for amalgamation (class “D” estimate of \$6.3M, with an estimated \$1.9M in cost avoidance)

Princess Elizabeth School Grade Levels:	K-5
Projected Number of Students:	384
Space Type	Total (m²)
Performing Arts Room	110
Project Work Area (1)	35
Double Gymnasium	591
Ancillary Space and Storage for Physical Education (Change Rooms)	134
Multi-Function Room	110
Cafeteria and Kitchen	285
Sub-total (m ²):	1,265
Systems and Services (m ²):	569
Grand Total (m ²):	1,834
Estimated Construction Cost/m ² :	\$2,690
Estimated Construction Cost for New Addition:	\$4.9M
Deferred Maintenance to be Completed	
Ventilation System	\$550,000
Building Envelope - Roof	\$105,000
Interior Alterations and Renovations to Washrooms	\$38,000
Total for Deferred Maintenance:	\$693,000
Renovations to Existing Structure for Space Repurposing	
Computer Lab Technology to Visiting Professional Offices (92 m ²)	\$186,000
Middle School Technology Education to Early Childhood Development (213 m ²)	\$430,000
Accommodations for Kindergarten Students	\$10,000
Total Estimated Renovation Costs:	\$626,000
Estimated Cost to End Lease on Hazen-White/St. Francis School	
12 months' notice required and a lump sum payment of 6 months of the lease	\$66,000
Total Estimated Cost:	\$6.3M

Hazen-White/St. Francis School Grade Levels:	K-8 (no FI)
Number of Students:	170
Deferred Maintenance Avoided	
Interior Accessibility - Lift	\$80,000
Building Envelope - Exterior Windows	\$275,000
Ventilation System	\$375,000
Total for Deferred Maintenance:	\$730,000
Other Costs Avoided	
Lease Savings based on 9 years remaining from 2015 (\$132,000 per year)	\$1,188,000
Total Estimated Cost Avoidance:	\$1.9M

Review of Central Saint John Schools

- Class “D” renovation cost estimate of \$6.3M for Princess Elizabeth School to amalgamate with Hazen-White/St. Francis School
- Estimate includes \$693k for deferred maintenance, \$626k for renovations, and \$66k for early lease termination
- Estimated \$730k of deferred maintenance at Hazen-White School avoided by the school amalgamation (this does not include deferred maintenance at St. Francis which is the responsibility of the Diocese)
- The cost avoidance of \$1.9M is reduced by \$132k for every year the lease payment is paid to the Diocese after 2015
- Mechanical ventilation would be addressed, and Princess Elizabeth School would be brought up to EECD Facility Planning Guideline standards to the extent reasonably achievable (Mechanical ventilation and accessibility were on the deferred maintenance list of Hazen-White/St. Francis School as well)

Source: Planning Guidelines for Educational Facilities and School Physical Plant Status Report for Deferred Maintenance and District review of lease agreement. Note: Class “D” estimate (± 30%) based on the Planning Guidelines for Educational Facilities, as an estimate for this report only. Cost estimates will be adjusted by the project team.

Review of Central Saint John schools – New addition for Princess Elizabeth School (site confirmation of space): conceptual footprint illustrates new addition fits the lot



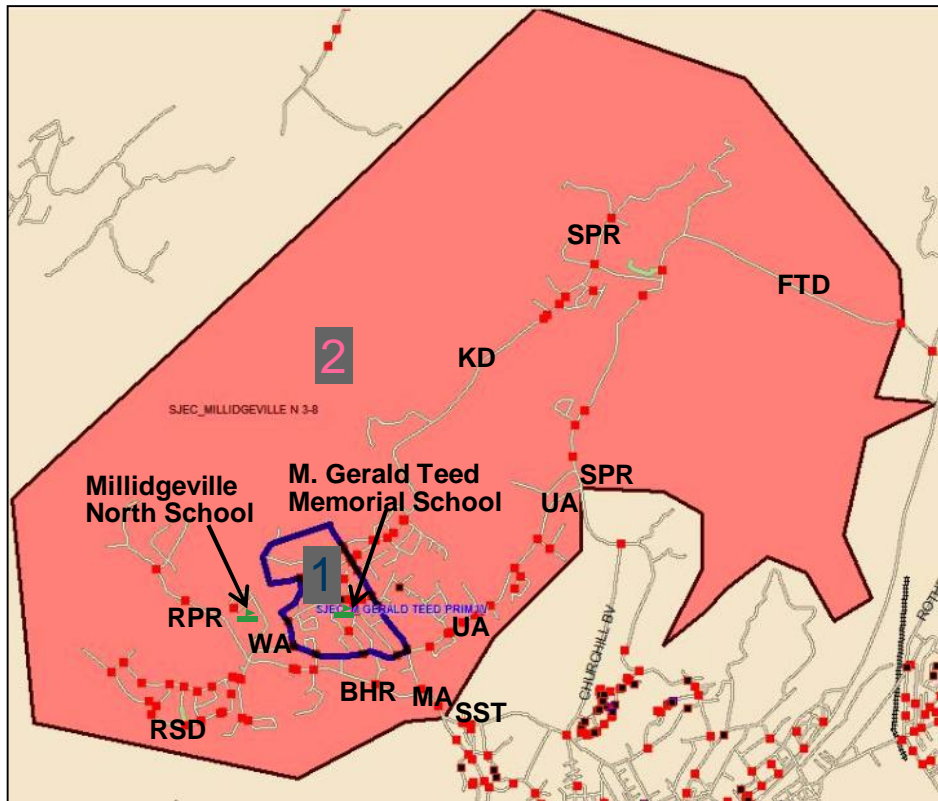
Review of Central Saint John Schools

- Conceptual footprint of a single story extension to Princess Elizabeth School based on the EECD Planning Guidelines for Educational Facilities and 2014-15 enrolment projections for an amalgamation with Hazen-White/St. Francis school
- Site appears to have sufficient space for extension
- Topography (bedrock/elevations) should be assessed before proceeding
- Potential to repurpose existing space within the structure to meet the Planning Guidelines
- Conceptual drawing illustrates new addition could be built on the northeast corner of the current structure

Source: EECD Infrastructure Planning.

Appendix C – Review of North Saint John schools for K-5 grade reconfiguration details

Review of North Saint John schools – there is one K-2 and one 3-8 school in North Saint John, and changes will be required for grade reconfiguration



Legend

1. M. Gerald Teed Memorial school boundary (grades K-2)

2. Millidgeville North school boundary (grades 3-8)

Review of North Saint John Schools

- Millidgeville North school boundary extends south along Riverside Drive (RSD) and Boars Head Road (BHR) to the intersection of Millidge Avenue (AV) and Somerset Street (SST)
- The western part of the Millidgeville North school boundary is marked by Ragged Point Road (RPR), Woodward Avenue (WA), Kennebecasis Drive (KD) and Sandy Point Road (SPR)
- The eastern part of the Millidgeville North school boundary is marked by University Avenue (UA)
- The northern part of the Millidgeville North school boundary is marked by Sandy Point Road (SPR) and Foster Thurston Drive (FTD)
- M. Gerald Teed Memorial is the K-2 feed school for Millidgeville North, and it is located on Black Street
- Changes will be required to align the school grade configuration to K-5 and 6-8

Source: ASD-S school transportation software – Versatrans.

Review of North Saint John schools – both schools have adjacent green space and M. Gerald Teed Memorial School has insufficient space for an addition



Review of North Saint John Schools

- **Millidgeville North School** is located on Woodward Avenue
- The school was built in 1967 (48 years old)
- It comprises of 7 blocks (A to G) and the main cafeteria/science building, which contains ASD-S District office
- There is a playfield to the south of the building
- Groups with space in the school:
Early Childhood Services (Speech Language Pathology), District staff and FACE (Family and Child Education)
- **M. Gerald Teed Memorial School** is located on Black Street, and has insufficient space for an addition
- The school was built in 1963 (52 years old)
- It comprises of a two story circular structure housing the classrooms, with an attached City of Saint John Community Centre (50 year lease for the city's contributions to the Centre – signed in 1992)
- There is a playfield to the south of the school

Source: Google Maps.

Review of North Saint John schools – Due to space limitations at M. Gerald Teed Memorial School (K-2), amalgamation would be required for grade reconfiguration

Total Enrolment by Grade Level for 2014-15												
School Name	K	1	2	3	4	5	6	7	8	Total	K-5	6-8
M. Gerald Teed Memorial School	66	63	50	-	-	-	-	-	-	179	179	0
Millidgeville North School	0	0	0	72	68	83	61	65	58	407	223	184
Total for North End Schools:	66	63	50	72	68	83	61	65	58	586	402	184

Note: Millidgeville North School currently has the only Early French Immersion Program in the Inner City Saint John schools. With a grade reconfiguration, Princess Elizabeth School could potentially have the same program (reducing the number of French Immersion students at Millidgeville North in the future).

Millidgeville North School (K-5) Enrolments (2014-15)										Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
K	21	17	17	16	16					66	4	84
1	21	15	15				17	16		63	4	84
2	21	12	12				13	13		50	4	84
3	26	26					23	23		72	3	78
4	28	16	15				19	18		68	4	112
5	28	25	25				17	16		83	4	112
Empty	28									0	18	504
							Total:			402	41	1058
							Projected Utilization:			38.0%		

Note: Assuming that entrance into French Immersion starts in grade 1 instead of grade 3. Total classrooms include the speciality classrooms vacated by the middle school students, and it was assumed there are no combined classes. Projected utilization is based on the current grade configuration and excludes space occupied by groups such as Early Education.

Of the 41 classrooms at Millidgeville North, 10 are currently occupied by the SISTEMA after school music program. 12 of the classrooms would come from speciality classroom space currently used by the middle school students. Millidgeville North could be reconfigured into the 6-8 middle school for all the Saint John Inner City Elementary (K-5) schools. However, M. Gerald Teed Memorial School does not have sufficient space to be reconfigured as a K-5 school for 402 students. This would require a new elementary school (as there is no space at M. Gerald Teed Memorial School site for an addition). Logistically, a more central location in the city would work better for student transportation (Millidgeville North School is in the north of the city).

* A "trigger school" has fewer than 100 students or less than 30% capacity and requires a feasibility study (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015).

Source: EECD Policy and Planning Summary Statistics.

Review of North Saint John Schools

- Based on 2014-15 enrolments, there are 586 K-8 students in the North Saint John schools
- The middle school (6-8) enrolment is small (184 students)
- According to EECD Planning Guidelines for Educational Facilities, middle schools with less than 300 students are considered small
- M. Gerald Teed Memorial School has 179 K-2 students and Millidgeville North has 223 3-5 students
- According to EECD Planning Guidelines for Educational Facilities, elementary schools with less than 200 students are considered small
- Although M. Gerald Teed Memorial is not a trigger school*, amalgamation with Millidgeville North is required for grade reconfiguration (due to space limitations)
- An amalgamated K-5 school of 402 students is at the District's preferred maximum capacity of 400 students for K-5 schools in the Saint John Inner City

Review of North Saint John schools – Millidgeville North and M. Gerald Teed Memorial schools are in close proximity to each other for possible amalgamation



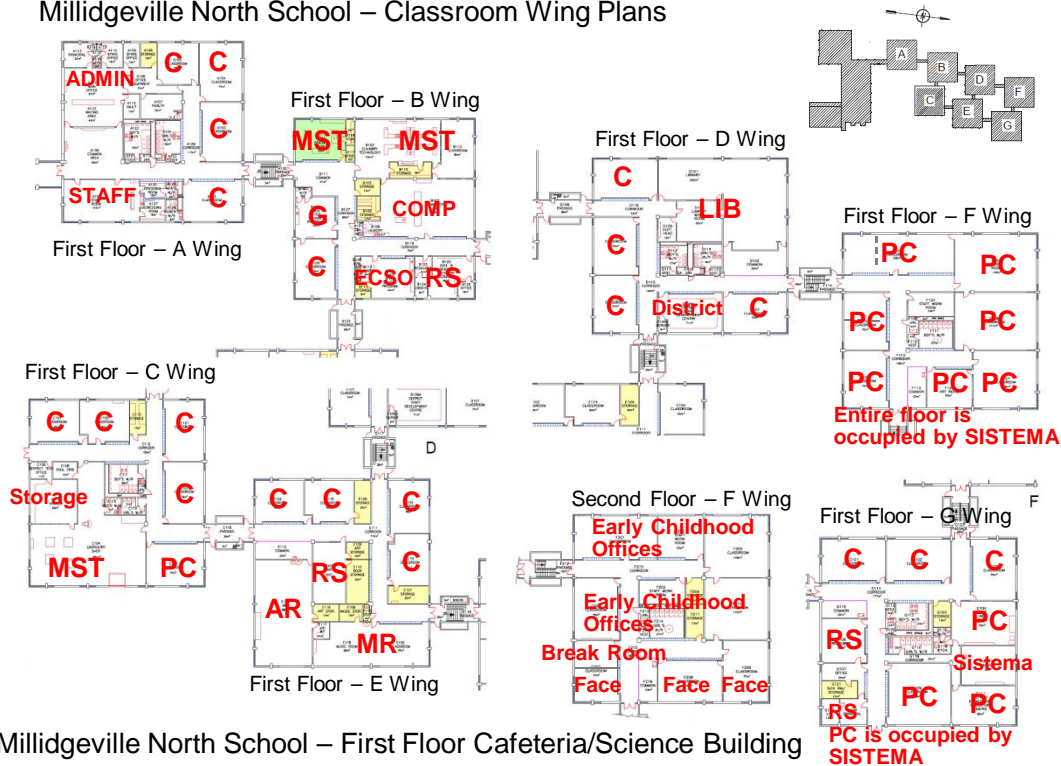
Review of North Saint John Schools

- The close proximity of the two North Saint John schools represents an opportunity for possible amalgamation after a grade reconfiguration from K-2 and 3-8 to K-5
- The preference of the District is for schools that are owned by the province (both schools meet this criteria)
- M. Gerald Teed Memorial School is 2 km (approximately a five minute drive) from Millidgeville North School via Daniel and Woodward Avenues
- A new school boundary is easy to create by merging the current school boundaries for the two schools

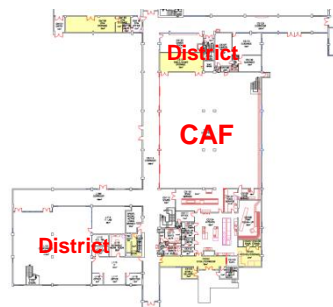
Source: Google Maps.

Review of North Saint John schools – Millidgeville North (site confirmation of space) has sufficient classrooms for amalgamation with M. Gerald Teed Memorial

Millidgeville North School – Classroom Wing Plans



Millidgeville North School – First Floor Cafeteria/Science Building



Note: District Office is on the second floor of the Science Building.

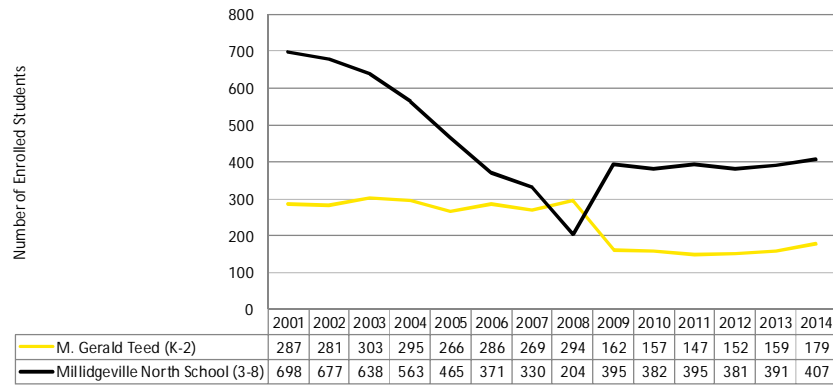
Source: EECD school drawings with site visit.

Review of North Saint John Schools

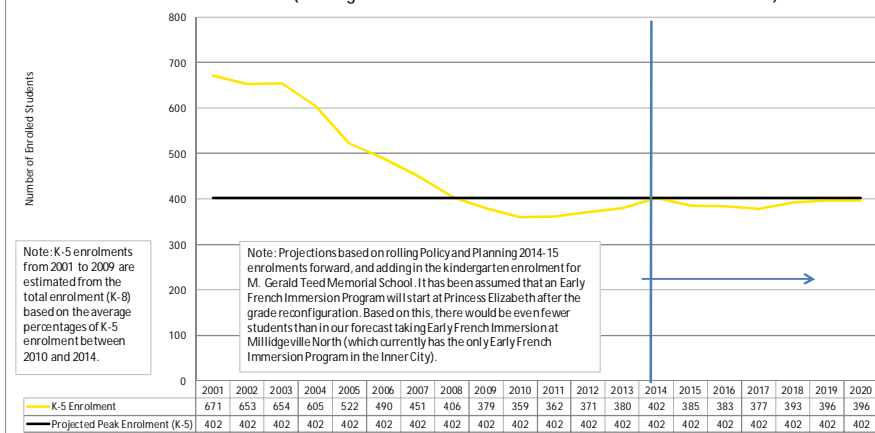
- Site visit confirmed there are 31 classrooms (C and PC) at Millidgeville North School
- A grade reconfiguration from 3-8 to K-5 would allow the Middle School Technology and the Art Room to be repurposed (if space is required)
- The school has a double as well as a single gymnasium
- SISTEMA after school music program occupies ten potential classrooms and one resource type space
- Early Childhood and FACE offices occupy one wing of the school
- Infrastructure alterations are required for the smaller elementary students (e.g. bathrooms/classrooms), as the school is currently configured for grades 3-5

Review of North Saint John schools – Millidgeville North has sufficient classroom space for the projected enrolment (K-5, including M. Gerald Teed students)

Enrolment Trends (Millidgeville North and M. Gerald Teed Memorial schools)



K-5 Enrolment Trend (Millidgeville North and M. Gerald Teed Memorial Schools)



Review of North Saint John Schools

- Both Millidgeville North and M. Gerald Teed Memorial schools have seen relatively stable enrolment trends since 2009
- Projections for the combined K-5 enrolment for both schools indicate the peak enrolment will be 402 students, requiring an estimated 23 classrooms (assuming an Early French Immersion program starting in grade 1)
- The enrolment projections are reliant upon historical population trend remaining consistent in the future, and the assumption that an Early French Immersion program will start at Princess Elizabeth School after grade reconfiguration

		Millidgeville North School (K-5) Enrolments (2014-15)							Space Requirements			
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
K	21	17	17	16	16					66	4	84
1	21	15	15				17	16		63	4	84
2	21	12	12				13	13		50	4	84
3	26	26					23	23		72	3	78
4	28	16	15				19	18		68	4	112
5	28	25	25				17	16		83	4	112
Empty	28									0	18	504
total classrooms include the middle school quality classrooms							Total:			402	41	1058
							Projected Utilization:			38.0%		

Note: total classrooms include the middle school speciality classrooms

Source: EECD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software).

Review of North Saint John schools – Millidgeville North renovations for amalgamation (class “D” estimate of \$0.82M, with an estimated \$0.24M in cost avoidance)

Millidgeville North School Grade Levels:	K-5
Projected Number of Students:	402
Deferred Maintenance to be Completed	
Heating System	\$80,000
Interior Finishes - Floors	\$135,000
Heating and Ventilation - Other	\$25,000
Total for Deferred Maintenance:	\$240,000
Renovations to Existing Structure for Space Repurposing	
Middle School Technology (Carpentry Shop) to Performing Arts (284 m ²)	\$573,000
Accommodations for Kindergarten Students	\$10,000
Total Estimated Renovation Costs:	\$583,000
Total Estimated Cost:	\$0.82M

M. Gerald Teed Memorial School Grade Levels:	K-2 (no FI)
Number of Students:	179
Deferred Maintenance Avoided	
Building Envelope - Exterior Windows	\$200,000
Water Supply and Distribution	\$40,000
Total for Deferred Maintenance:	\$240,000
Total Estimated Cost Avoidance:	\$0.24M

Review of North Saint John Schools

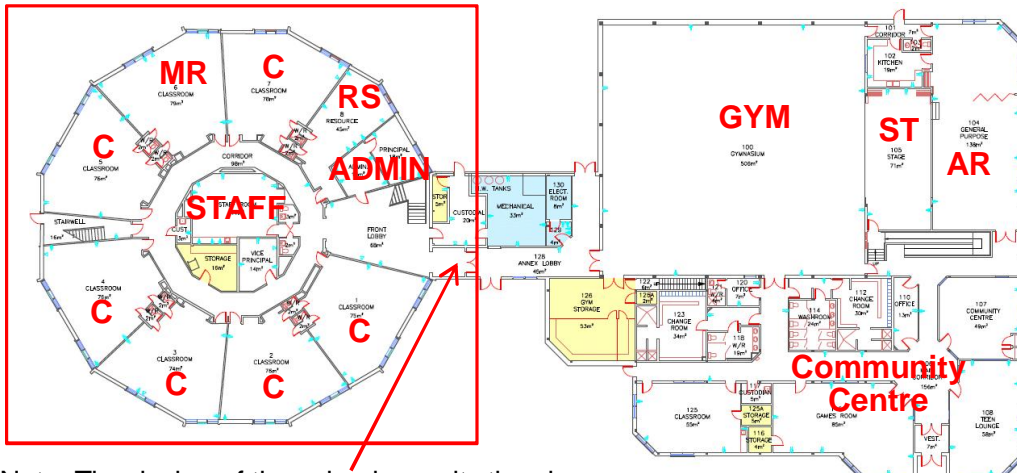
- Class “D” renovation cost estimate of \$0.82M for Millidgeville North School to amalgamate with M. Gerald Teed School
- Estimate includes performing all of the school’s \$0.24M of deferred maintenance
- Estimated \$0.24M of deferred maintenance at M. Gerald Teed Memorial School avoided by the school amalgamation
- The cost avoidance of \$0.24M is contingent on what the District decides to do with the building after the school amalgamation (see the following page)

Class “D” estimate ($\pm 30\%$) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only. Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the renovations.

Source: Planning Guidelines for Educational Facilities and School Physical Plant Status Report for Deferred Maintenance.

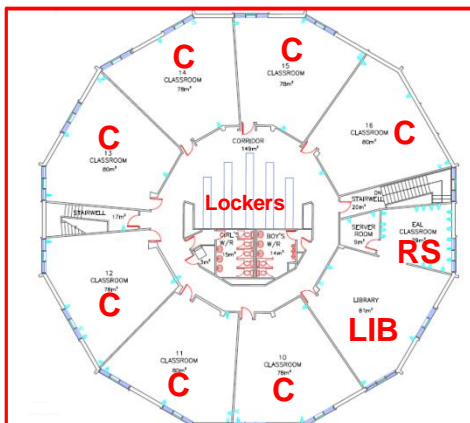
Review of North Saint John schools – M. Gerald Teed Memorial School classrooms are easily isolated from the Community Centre and gym

M. Gerald Teed Memorial School – First Floor Plan



Note: The design of the school permits the classrooms of the first floor and second floor to be easily isolated from the gym and Community Centre

M. Gerald Teed Memorial School – Second Floor Plan



Symbol	Space Classification	Count
C	Confirmed Classroom	13
	Total Potential Classrooms	13
GYM	Double Gymnasium (506 m ²)	1
ADMIN	Administration (31 m ²)	1
STAFF	Staff Lounge (44 m ²)	1
MR	Music Classroom (79 m ²)	1
AR	Art Room (138 m ²)	1
RS	Resource Type Room (74 m ²)	2
ST	Stage (71 m ²)	1
LIB	Library (81 m ²)	1
	Community Centre	1

Note: The District has several options to explore following an amalgamation including: 1) repurposing the space into offices and/or for speciality groups, 2) disposal, 3) wing closure, or 4) relocate students from Centennial to M. Gerald Teed, as it has less deferred maintenance.

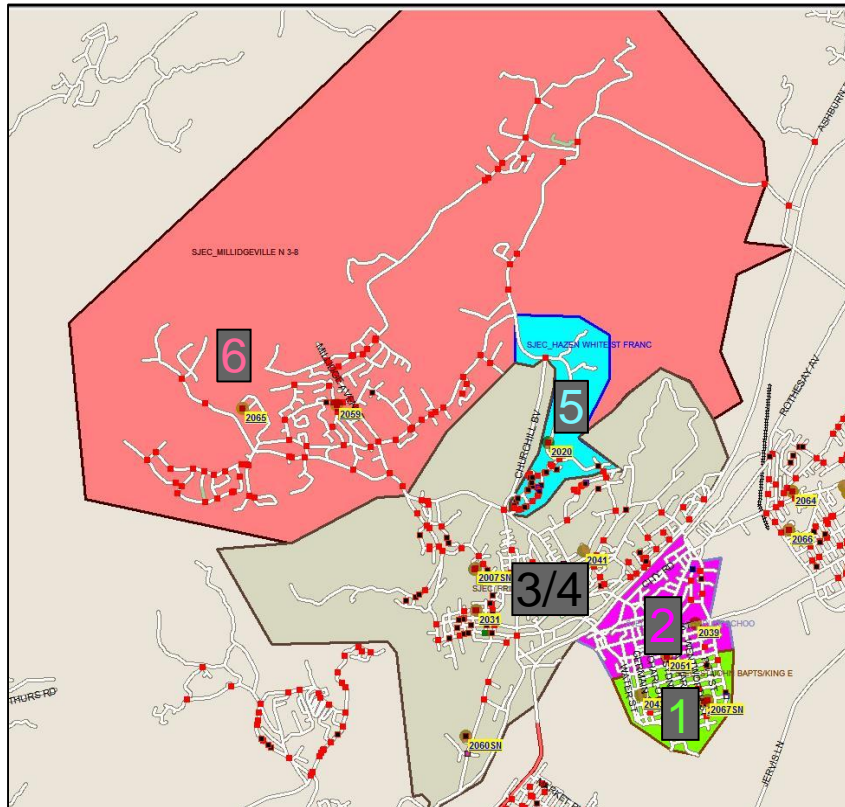
Source: EEC school drawings with site visit and District review of the Community Centre Agreement.

Review of North Saint John Schools

- The City of Saint John has a Community Centre attached to M.Gerald Teed
- The District noted that there is a contract in place for the \$1.9M investment by the City of Saint John into the facility
- Given the 50 year amortization period from 1992, there are 27 years remaining to be amortized
- If the school is closed before the end of the amortization period, the District would have to repay the \$1.9M investment back to the City, less the amount amortized to date (\$38,000 per year)
- The penalty for the remaining 27 years is significant (\$1.03M)
- The school design permits the classrooms to be easily isolated from the gym and Community Centre
- If the school is amalgamated with Millidgeville North, it may be possible that the classroom wing could be closed and the Centre be left open

Appendix D – Review of Saint John Inner City schools for 6-8 grade reconfiguration details

Review of Saint John Inner City schools for 6-8 grade reconfiguration – New 6-8 school boundary easily created and it leaves potential flexibility for future K-5 school boundaries



Legend

- 1. St. John the Baptist/King Edward school boundary for middle school students
- 2. Prince Charles school boundary for middle school students
- 3/4. Princess Elizabeth and Lorne Middle school boundaries for middle school students
- 5. Hazen-White/St. Francis school boundary for middle school students
- 6. Millidgeville North school boundary for middle school students

Source: ASD-S school transportation software – Versatrans.

Review of Saint John Inner City Schools (6-8)

- As discussed further in this appendix, some of the existing school infrastructure of the Saint John Inner City lacks sufficient space for the requested grade reconfiguration to K-5 and 6-8 schools
- A new middle school boundary is easy to create by merging the current middle school boundaries of the Inner City schools (shown as 1-6)
- Centennial School is already configured as a K-5 school, and it currently feeds the K-8 schools
- The grade reconfiguration leaves some flexibility for potential changes in future enrolments. The school boundaries for the K-5 schools could be shifted south for each region: north (6), central (3/4 and 5) and south (2 and 1) to utilize space at Millidgeville North and Princess Elizabeth schools in the future, depending on enrolments

Review of Saint John Inner City schools for 6-8 grade reconfiguration – Some of the existing infrastructure lack sufficient space for the requested grade reconfiguration

Total Enrolment by Grade Level for 2014-15												
School Name	K	1	2	3	4	5	6	7	8	Total	K-5	6-8
Centennial School	39	42	33	30	29	18	-	-	-	191	191	-
Hazen-White/St. Francis School	30	25	23	18	12	16	12	20	14	170	124	46
Lorne Middle School	-	-	-	-	-	-	14	16	20	50	-	50
M. Gerald Teed Memorial School	66	63	50	-	-	-	-	-	-	179	179	-
Millidgeville North School	0	0	0	72	68	83	61	65	58	407	223	184
Prince Charles School	29	16	25	24	15	11	13	17	9	159	120	39
Princess Elizabeth School	44	42	51	40	27	39	76	48	48	415	243	172
St. John the Baptist/ King Edward School	45	30	35	19	25	21	16	14	24	229	175	54
Total for Inner City Schools:	253	218	217	203	176	188	192	180	173	1,800	1,255	545

French Immersion Enrolment by Grade Level for 2014-15												
School Name	K	1	2	3	4	5	6	7	8	Total	K-5	6-8
Centennial School	-	-	-	-	-	-	-	-	-	-	-	-
Hazen-White/St. Francis School	-	-	-	-	-	-	-	-	-	-	-	-
Lorne Middle School	-	-	-	-	-	-	-	-	-	-	-	-
M. Gerald Teed Memorial School	-	-	-	-	-	-	-	-	-	-	-	-
Millidgeville North School	-	-	-	46	37	33	25	21	14	176	116	60
Prince Charles School	-	-	-	-	-	-	-	-	-	-	-	-
Princess Elizabeth School	-	-	-	-	-	-	55	23	25	103	-	103
St. John the Baptist/ King Edward School	-	-	-	-	-	-	-	-	-	-	-	-
Total for Inner City Schools:	-	-	-	46	37	33	80	44	39	279	116	163

Note: M. Gerald Teed Memorial School is currently a K-2 school with 13 classrooms, 10 are currently required for the 2014-15 enrolment (1 combined class is utilized). Millidgeville North School currently has 10 K-5 classes for 223 students (including 2 combined classes and Early French Immersion could potentially be changed to start in grade 1 instead of grade 3). M. Gerald Teed Memorial School does not have sufficient classrooms to be reconfigured to a K-5 school (23 classrooms would be required for the combined 402 K-5 students, assuming French Immersion is changed to start in grade 1).

Princess Elizabeth School currently has 13 K-5 classes for 243 students (1 combined class utilized). Centennial School is already a K-5 school and it has 13 classrooms, 10 are currently required for the 2014-15 enrolment (3 combined classes are utilized). Hazen-White/St. Francis School has 17 potential classrooms after a reconfiguration from K-8 to K-5. It currently requires 7 classrooms for 124 K-5 students. The school does not have enough classrooms to be combined with Princess Elizabeth School (21 classrooms would be required for the combined 367 K-5 students, assuming French Immersion is changed to start in grade 1 and no combined classes). Based on planning for the potential Early French Immersion Program needs, there would not be enough classrooms in the Central schools in scope to make Princess Elizabeth a middle school. Additionally, ancillary spaces in the existing buildings could be deficient.

A new Middle School (6-8) for the Inner City would help lower the average age of the Inner City schools by amalgamating some of the older schools. The new school boundary would cover the entire Inner City schools reconfigured to K-5. Therefore, all the Inner City students would get the benefit of attending a new middle school built to the EECD Planning Guidelines. Having one middle school also provides a mixed SES school for the Inner City, which the District noted as an important criteria during project scoping.

Source: EECD Policy and Planning Summary Statistics.

Review of Saint John Inner City Schools (6-8)

- Based on 2014-15 enrolments, there are 1,800 K-8 students in the Inner City schools
- Middle school enrolment is 545 students
- According to EECD Planning Guidelines for Educational Facilities, middle schools with fewer than 300 students are considered small (one middle school of 545 students would be larger than a small school)
- The existing school infrastructure does not have sufficient space for the requested grade reconfiguration because of two “pinch points” created when changing one of the existing schools to a middle school
- Millidgeville North has space available to reconfigure the school to 6-8, however, M. Gerald Teed Memorial School does not have sufficient space for the 223 students to be moved from Millidgeville North
- If Princess Elizabeth is converted to a middle school, Hazen-White/St. Francis and Centennial Schools do not have sufficient space for the additional 243 K-5 students

Review of Saint John Inner City schools for 6-8 grade reconfiguration – Enrolment projections for a new middle school are reliant upon assumptions based on historical data

Total Enrolment by Grade Level for Inner City Saint John Schools													
Year	K	1	2	3	4	5	6	7	8	Total	K-7	1-8	Variance of 1-8 to Previous Year K-7
2010	213	236	214	196	186	178	238	216	214	1,891	1,677	1,648	-69
2011	247	197	210	198	197	177	196	226	207	1,855	1,648	1,608	-104
2012	267	220	178	196	203	185	178	172	212	1,811	1,599	1,544	-90
2013	210	245	197	169	192	185	184	168	169	1,719	1,550	1,509	-3
2014	253	218	217	203	176	188	192	180	173	1,800	1,627	1,547	-3

Based on the last five years of enrolment data, sliding the Inner City school class enrolments forward overestimates the following year by 4% to 7%.

To adjust for the reductions caused by population shifts, each historical year was used to forecast the following year's enrolment. The variance in each grade level between the forecast and actual enrolments for each year was then averaged per grade. These *correction factors* were then applied to the sliding forecasted enrolment for each grade. The Kindergarten forecasted enrolment was the average since 2010, removing the two lows and one high for 250 students. This was a more conservative estimate compared to taking the average enrolment of 238 students for the last 5 years.

The *correction factors* were validated using the 2010-11 actual enrolment and were used to forecast the actual 2014-15 enrolment:

Total Enrolment Forecast by Grade Level for Inner City Saint John Schools Using Correction Factors													
Year	K	1	2	3	4	5	6	7	8	Total	Actual	Percent Variance	
2010 Actual	213	236	214	196	186	178	238	216	214	1,891			
2011 Forecast	250	199	212	206	198	175	184	226	211	1,861	1,855	0.3%	
2012 Forecast	250	236	175	204	208	187	181	172	221	1,834	1,811	1.3%	
2013 Forecast	250	236	212	167	206	197	193	169	167	1,797	1,719	4.5%	
2014 Forecast	250	236	212	204	169	195	203	181	164	1,814	1,800	0.8%	

Summary of Forecast Correction Factors Validation by Grade Configuration					
Year	Forecast		Actual		Variance of Middle School (6-8)
	K-5	6-8	K-5	6-8	
2010 Actual	1,223	668	1,223	668	
2011	1,240	621	1,226	629	-1.3%
2012	1,260	574	1,249	562	2.1%
2013	1,268	529	1,198	521	1.5%
2014	1,266	548	1,255	545	0.6%

Using the *correction factors*, and sliding the Inner City School class enrolments forward each year, the variance of the 6-8 enrolment ranged from -1.3% to 2.1%.

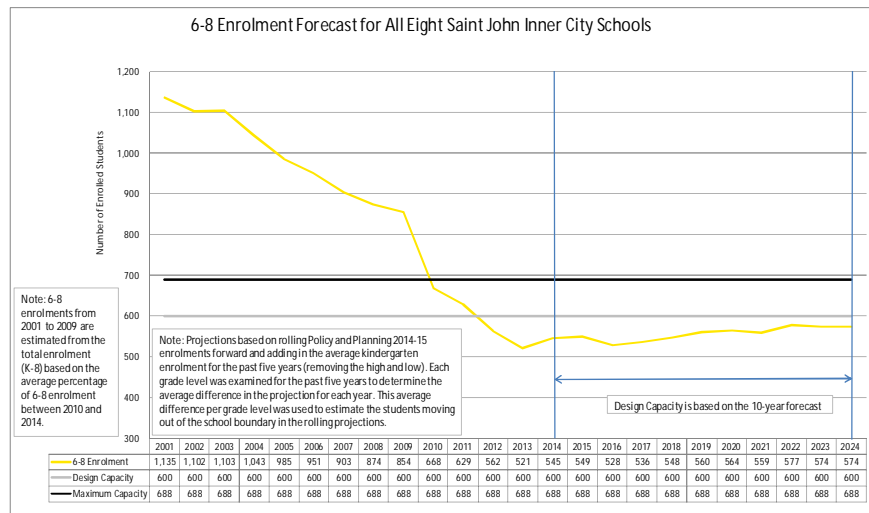
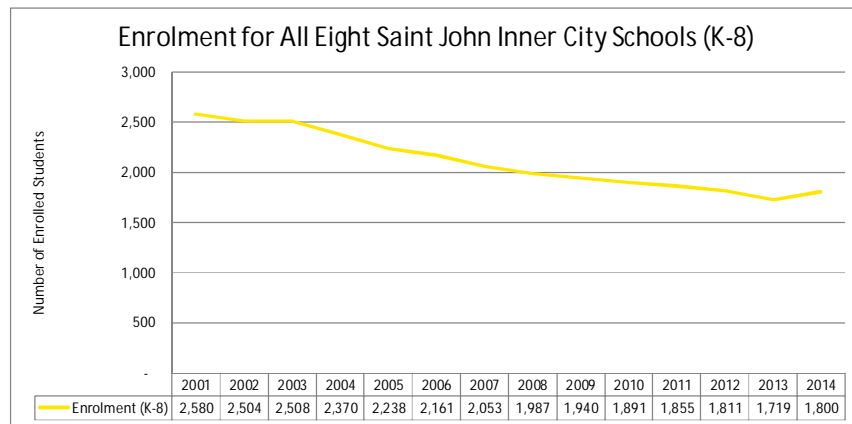
Note: When the *correction factors* are not applied, the maximum 10-year 6-8 forecast for the Inner City School schools would be 750 students and enrolment would be increasing each year. This contradicts the historical enrolment trend since 2001.

Source: EECD Policy and Planning Summary Statistics.

Review of Saint John Inner City Schools (6-8)

- A review of the last five years, K-8 enrolments for the Inner City Schools identified that Kindergarten enrolment had increased since 2010 (average of 250 students excluding the lows and high)
- However, total enrolment has declined from 2001 to 2013, with a small increase in 2014 (see enrolment graph on following page)
- Sliding the grade enrolments forward to predict the following year overestimates the enrolment based on the existing data
- Students have been moving out of the school boundaries of the Inner City
- Therefore, an adjustment was used in the sliding grade enrolment projections to account for the population shifts (based on historical data, and discussions with the District and EECD)
- The enrolment projections are reliant upon historical population shifts remaining consistent in the future (ASD-S does not have population forecasting software)

Review of Saint John Inner City schools for 6-8 grade reconfiguration – A new 6-8 school with a design capacity of 600 students (based on 10-year enrolment projections)



Review of Saint John Inner City Schools (6-8)

- Total K-8 enrolment of the Inner City schools has been declining since 2001 (up to 2014)
- The 10-year enrolment projections for grades 6-8 in the Inner City schools indicate the peak enrolment will be 577 students
- A design capacity of 600 students was selected, based on feedback from the District and EECD. The increase was made due to variables required within the projection assumptions (including students moving from the school boundary, as seen in the historical data)
- The new school design would have 24 classrooms based on an even distribution of 200 students per grade
- The 10-year projected utilization for the new 6-8 school with 577 students is 84%

Projected Peak Enrolment for the New 6-8 School (2024-25)										Space Requirements		
Grades	Size Limit	Regular Program					French Immersion			Total	Class Rooms	Maximum Capacity
6	28	29	28	28	28	28	20	20	20	201	8	224
7	29	27	27	26	26	26	29	28		189	7	203
8	29	27	26	26	26	26	28	28		187	7	203
Empty	29									0	2	58
Total:										577	24	688
Projected Utilization:											83.9%	

Source: EECD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software).

Review of Saint John Inner City schools for 6-8 grade reconfiguration – New 600 student 6-8 middle school (class “D” estimate of \$24.6M to \$25.6M)

School Grade Levels:	6-8
Number of Students:	600
Space Type	Total Area (m ²)
24 Classrooms and associated work areas	2,133
Music Room	130
Performing Arts Room	110
General Science Lab, Science Class and Prep Room	230
2 Art Rooms	220
Multi-purpose Room	280
Double Gymnasium	821
Ancillary Space, 2 Change Rooms and Storage for Physical Education	334
Middle School Technology Education	250
Resource, Special Care, Guidance Visiting Professional, etc.	280
2 Multi-Function Room	220
Library and Seminar Room	260
Cafeteria, Kitchen and Stage	517
Personnel Centre/ Staff Room	133
Administration	76
Custodial and Recycling Room	60
Sub Total (m ²):	6,054
Systems and Services (m ²):	2,724
Grand Total (m ²):	8,778
Estimated Construction Cost/m ² :	\$2,690
Estimated Construction Cost:	\$23.6M
Land Purchase (depending on cost of land and location):	\$1M-\$2M
Total Estimated Cost:	\$24.6M - \$25.6M

Note: Class "D" estimate (± 30%) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only.

Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the renovations.

Site size*: Planning Guidelines note that in urban areas, site size may be reduced when land is at a premium and/or existing community field or other facilities are used offsite.

Source: EECD Planning Guidelines for Educational Facilities.

Review of Saint John Inner City Schools (6-8)

- Design for a new 6-8 middle school for the reconfigured K-5 Inner City schools is based on 600 students
- This school size fits within the Planning Guidelines for Educational Facilities, which notes middle schools generally will not exceed 700 students
- Class “D” construction cost estimate of \$24.6M to \$25.6M, depending on the cost of the land and site chosen
- Total size of the school is estimated to be approximately 8,778 m²
- Based on logistics for student busing, siting the school in the central area of the Inner City would be most ideal
- However, finding a site with sufficient available land that is suitable for construction of a new school is often a challenge within a city
- The Planning Guidelines for Educational Facilities recommends a site size* of 24 acres for a middle school of 600 students

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