

Anglophone South School District (ASD-S) *Multi-year infrastructure planning*

Grand Bay-Westfield and Morna Heights Schools

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

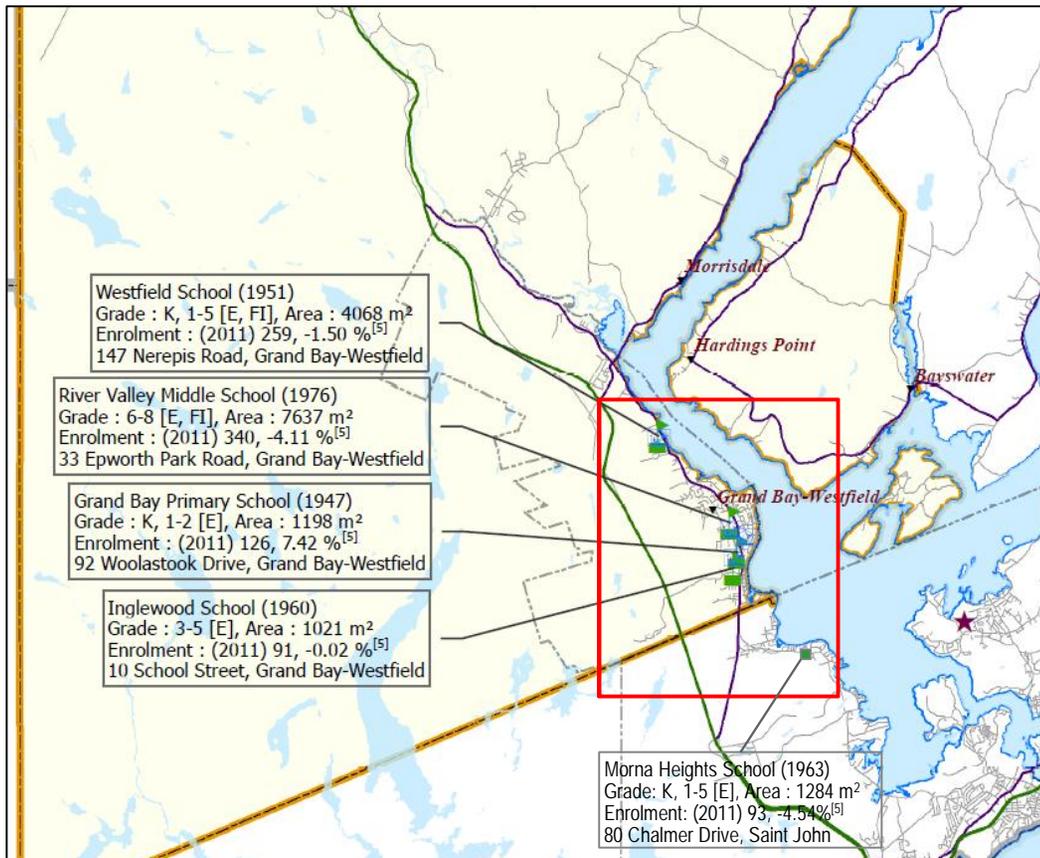
28 August 2015



Contents

- ▶ Sub-district map of subject schools (page 3)
- ▶ Context/key background information (page 4)
- ▶ Scenarios developed with the District (page 6)
- ▶ Scenario planning results (page 8)
- ▶ Scenarios 3, 4.1 and 4.2 – questions for selecting a solution (page 18)
- ▶ Appendix A – Scenario 1 details (page 19)
- ▶ Appendix B – Scenario 2 details (page 24)
- ▶ Appendix C – Scenario 3 details (page 32)
- ▶ Appendix D – Scenario 4 details (page 37)
- ▶ Appendix E – Jurisdictional review (page 50)

ASD-S has initiated a review of 4 Grand Bay-Westfield Morna Heights schools – the close proximity of these schools presents opportunities for amalgamation



Grand Bay-Westfield schools

Subject schools – year built

Grand Bay Primary (K to 2 – 1947)
Inglewood (3 to 5 – 1960)
Westfield (K to 5 – 1951, addition 1981)
Morna Heights (K to 5 – 1963)

Other schools possibly affected

Saint Rose (K to 5 – 1960)
Island View (K to 5 – 1972)
Brown's Flat Elementary (K to 5 – 1987)
River Valley Middle (6 to 8 – 1976)

Average age of the subject infrastructure:
60 years

Source: EECD sub-district 3 map for ASD-S.

Context – The review was performed on the 4 Grand Bay-Westfield/Morna Heights schools to identify multi-year infrastructure planning options for the District

- ▶ Target schools are a mix of (4) elementary schools in the Grand Bay-Westfield/Morna Heights area, two of which have non-standard grade configurations (K-2 and 3-5) due to their size (Grand Bay Primary and Inglewood School)
- ▶ District noted that their preference is to standardize their school grade configurations to K-5, 6-8 and 9-12 in this area
- ▶ Inglewood School requires a feasibility study, as it is a “trigger school” having less than 100 students (as defined in a statement by the Minister of Education and Early Childhood Development dated 27 March 2015)
- ▶ Morna Heights School is within the City of Saint John limits, while the other schools included within the study are in the Grand Bay Area. This was a source of contention during a previous Policy 409 Review in 2011
- ▶ Aggregate floor area is 7,571 m² or 1.8% of district total of 412,438 m²
- ▶ Asset age ranges from 34 years (Westfield’s large addition) to 68 years (Grand Bay Primary)

Context – Total school enrolment was in decline since 1997 and has leveled off since 2010 / FCI* is rated poor

- ▶ Total 2014-15 enrolment for the 4 Grand Bay-Westfield schools is 575, i.e. 68.9% of original design capacity of 834 (noted in the ASD-S 2010 Facilities Status Review)
 - ▶ From 1997 to 2009 total enrolment declined at an annual average of 2.5%
 - ▶ From 2010 to 2014 total enrolment has seen a very small increase of 0.7%, depending on the scenario examined - little to no growth is seen
- ▶ Replacement value for all 4 target schools is approximately \$20.4M
 - ▶ Based on current floor area and a replacement cost of \$2,690/m²
- ▶ Asset conditions are rated poor based on FCI* ranges that are recommended in the APPA Book of Knowledge (2009) for Facilities Management (except for Westfield School in the good range)
 - ▶ Deferred maintenance total was identified as \$2.26M in the EECD School Physical Plant Status Report
 - ▶ FCI* ranges from 0.21 (Morna Heights School) to 0.26 (Grand Bay Primary), excluding Westfield School

*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 4 possible scenarios (1 of 2)

The following scenarios were included within the infrastructure planning for the Grand Bay-Westfield schools:

▪ **Scenario 1:**

- Grand Bay Primary and Inglewood schools are closed
- Brown's Flat Elementary School is included within scope
- Westfield Elementary receives the students from the closed schools
- Morna Heights school boundary is to be reviewed with students being moved to:
 1. Westfield Elementary
 2. Saint Rose School, and
 3. Island View School

▪ **Scenario 2:**

Same as Scenario 1, except the following:

- Morna Heights school boundary is to be reviewed with students being moved to:
 1. Westfield Elementary, and
 2. River Valley Middle School (with a grade re-configuration from 6-8 to K-8)

Consultations between the District, EECD and EY narrowed the scope to 4 possible scenarios (2 of 2)

▪Scenario 3:

New K-5 school in Grand Bay-Westfield with the following school closures:

- Grand Bay Primary School
- Inglewood School, and
- Morna Heights School

(Note: there has been discussion at the District Education Council (DEC) about a potential new school)

▪Scenario 4:

4.1 Repurpose Inglewood School for French Immersion (FI) only, including the following:

- Grand Bay Primary School is closed
- Brown's Flat Elementary School is included within scope
- All Grand Bay-Westfield FI moved to Inglewood School
- All non-FI moved to Westfield Elementary

(Note: Morna Heights School remains open and could be included in future study with Saint Rose and Island View schools, if deemed necessary)

4.2 Modification of Scenario 4.1, Inglewood becomes a K-5 school with an extension added to accommodate Grand Bay Primary, with FI program remaining at Westfield Elementary

Scenario 1 not considered feasible – difficult to divide Morna Heights boundary / Westfield capacity exceeded

Scenario 1: Morna Heights school boundary change and amalgamation at Westfield School is not considered feasible (see Appendix A for details). We note the following:

- ▶ Morna Heights school boundary is not easily divisible between two schools, Westfield Road is the main access to Saint John in a narrow corridor (makes it difficult to select which school to attend) and buses would be driving through one school boundary to get to another
- ▶ Based on 2014-15 enrolments, 512 students would be attending Westfield School (including Brown's Flat, Grand Bay Primary and Inglewood schools)
- ▶ Scenario 1 exceeds the District's preferred range of capacity for K-5 schools in the Grand Bay area (maximum of 400 to 500 students)
- ▶ Based on the grade configurations, this would exceed the capacity of the school (Westfield School currently has 14 classrooms with potential for up to 19 classrooms). The 512 students would require 25 classrooms, excluding any students that were to come from Morna Heights School in the boundary change
- ▶ Challenging topography and property boundaries at Westfield would limit required additions to the school (classrooms and the necessary supporting space for additional students, as defined in the EECD Planning Guidelines)

Scenario 2 not considered feasible – students bused past nearest school / Westfield capacity exceeded

Scenario 2: Reconfigure River Valley Middle School from 6-8 to K-8 and move students from Morna Heights, Grand Bay Primary and Inglewood schools to River Valley and Westfield schools is not considered feasible (see Appendix B for details). We note the following:

- ▶ Westfield (K-5) student busing would overlap the walking area for River Valley (K-8) if the Westfield School boundary were to be moved any further south
- ▶ No matter how the students are divided between Westfield (K-5) and River Valley (K-8), some students would be bused past the nearest elementary school (e.g. Morna Heights students bused past River Valley (K-8) to Westfield (K-5) or Grand Bay Primary/Inglewood students bused past River Valley (K-8) to Westfield (K-5) School), which is not an ideal scenario
- ▶ Majority of the potential available classroom space at River Valley Middle are interior spaces on the second floor. This makes it difficult to segregate elementary students from middle school students (e.g. no separate wings)
- ▶ Infrastructure alterations are required at River Valley Middle to accommodate the smaller elementary students (e.g. stairs/bathrooms/classrooms), additional gym space would be required and all potential classrooms are needed
- ▶ Westfield capacity is exceeded (with Grand Bay/Inglewood or Morna Heights and Brown's Flat schools)

Scenario 3 considered feasible – design of new school based on historical projections (little/no growth)

Scenario 3: New (K-5) school to replace Morna Heights, Grand Bay Primary and Inglewood schools is considered feasible (see Appendix C for details).

We note the following:

- ▶ New school boundary is easy to create by merging the current school boundaries for Grand Bay Primary and Morna Heights schools
- ▶ Historical kindergarten enrolments have seen little growth since 2007 for the three schools combined
- ▶ New school design based on 330 projected students (maximum capacity of 435 students with an Early FI Program)
- ▶ This will split the Early FI Program for the Grand Bay-Westfield area between Westfield Elementary and the new school
- ▶ The new school's design includes the assumption that the entry point into the Early FI Program will be changed (starting in grade 1 instead of grade 3)

Scenario 3 class “D” estimate* of \$14.9M to \$15.9M for new school with more space than the 3 older schools combined

- ▶ Class “D” estimate* for a new school (330 students) is approximately \$14.9M to \$15.9M, depending on the cost of land and any topography challenges
- ▶ Site selection should be centrally located (possibly near Grand Bay Primary) to reduce the impact on student transportation
- ▶ The three schools being replaced are small/old and require more supporting space to meet EECD Planning Guidelines in the new design, therefore there is an increase in net square meters of school footprint:

School	Square Metres
Inglewood School	1,021
Grand Bay Primary School	1,198
Morna Heights School (including 2 mobiles)	1,514
Total:	3,733
New School	5,156
Net Gain In Square Metres	1,423

*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.

Scenario 4.1 is considered feasible – current Inglewood School requires repurposing and a significant addition

Scenario 4.1: Inglewood becoming the French Immersion school for Grand Bay-Westfield and closing Grand Bay Primary with all K-5 non-French Immersion to Westfield is considered feasible* (see Appendix D for details). We note the following:

- ▶ Appendix E contains a jurisdictional review finding other Canadian school districts have French Immersion (FI) only schools (currently none in New Brunswick)
- ▶ Morna Heights School could not be included within this scope (not enough capacity), but could be included within a future study of Saint John schools
- ▶ Based on 2014-15 enrolments, Inglewood would require five classrooms for the 112 students enrolled in early FI
- ▶ If Early FI entry is lowered to grade 1, it is projected that Inglewood would require up to nine classrooms for this program
- ▶ Non-classroom space in the school can be repurposed to satisfy classroom requirements and an addition built onto the school would provide the supporting space (addition would be significant at approximately 1,737 m²)
- ▶ Grand Bay Primary School could be used while the renovations are completed (prior to FI being lowered to grade 1)

*Recommended that a building assessment (be performed to confirm the estimated cost of the renovations / compare to the cost of an entirely new school about \$15k - EECD estimate from previous study)

Scenario 4.1 – Modernization to Planning Guidelines estimated* to \$9.6M for Inglewood School / Westfield School

- ▶ Inglewood School would still be classified as a small elementary school per EECD Planning Guidelines for Educational Facilities (less than 200 students)
- ▶ Class “D” construction estimate* of \$5.9M at Inglewood School (including renovations, deferred maintenance and addition) is approximately 50% of the cost of a new school of similar size, or the point where a new school might be considered (to mitigate surprise renovation cost overruns)
- ▶ Inglewood would have mechanical ventilation and accessibility issues eliminated and would no longer be a “trigger school” (less than 100 students)
- ▶ Westfield School would require some alterations and resource space would be lost unless a proposed extension is added before the students move (gym space would be below standard until changes to the French Immersion Program occur – moving students from Westfield School to Inglewood School)
- ▶ Scenario 4.1 upgrades Westfield School to the Planning Guidelines, which is not in the scope of Scenario 3 (new school)
- ▶ Class “D” construction estimate* of \$3.7M for the refurbishment, completion of deferred maintenance and the new addition at Westfield School (total estimated cost* for modernizing two schools is \$9.6M for Scenario 4.1)

*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.

Scenario 4.2 is considered feasible – current Inglewood School requires repurposing and a significant addition, mobiles would be required during construction

Scenario 4.2: Inglewood becomes the K-5 school for Grand Bay following a significant addition. Grand Bay Primary would then be closed. The Early French Immersion Program would remain at Westfield Elementary, which will also have an addition. This scenario is considered feasible* (see Appendix D for details). We note the following:

- ▶ Morna Heights School could not be included within this scope (not enough capacity), but could be included within a future study of Saint John schools
- ▶ Based on 2014-15 enrolments, Inglewood would require 11 classrooms for the 185 students with the Early FI program remaining at Westfield Elementary
- ▶ Non-classroom space in the school can be repurposed to satisfy the majority of the classroom requirements. An addition built onto the school would provide the supporting space and two kindergarten classrooms (addition would be significant at approximately 2,055 m²)
- ▶ Inglewood students would have to be temporarily relocated for two years while the refurbishment is completed. During construction, there would be temporary overall need for 5 mobiles. This could be a challenge given the lack of property and ancillary space at both Grand Bay Primary and Westfield Elementary.

*Recommended that a building assessment (be performed to confirm the estimated cost of the renovations / compare to the cost of an entirely new school about \$15k - EECD estimate from previous study)

Scenario 4.2 – Modernization to Planning Guidelines estimated* to \$10.4M for Inglewood School / Westfield School

- ▶ Inglewood School would still be classified as a small elementary school per EECD Planning Guidelines for Educational Facilities (less than 200 students)
- ▶ Class “D” construction estimate* of \$6.7M at Inglewood School (including renovations, deferred maintenance and addition) is approximately 50% of the cost of a new school of similar size, or the point where a new school might be considered (to mitigate surprise renovation cost overruns)
- ▶ This addition has 318 m² more space than the addition in Scenario 4.1 and it is approximately \$800k more in construction costs. Estimate includes performing all of the school’s \$630k of deferred maintenance
- ▶ Inglewood would have mechanical ventilation and accessibility issues eliminated and would no longer be a “trigger school” (less than 100 students)
- ▶ Scenario 4.2 upgrades Westfield School to the Planning Guidelines, which is not in the scope of Scenario 3 (new school)
- ▶ Class “D” construction estimate* of \$3.7M for the refurbishment, completion of deferred maintenance and the new addition at Westfield School (total estimated cost* for modernizing two schools is \$10.4M for Scenario 4.2)

*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.

Scenario 3 has greater reduction of operational costs / Scenarios 4.1 and 4.2 requires less capital expenditure while benefiting more students

- ▶ Scenarios 4.1 and 4.2 only closes Grand Bay Primary, meaning there would be an increase in net square metres of school footprint to meet EECD Planning Guidelines (Inglewood and Westfield schools):

School	Scenario 4.1 - m ²	Scenario 4.2 - m ²
Inglewood School Addition	1,737	2,055
Westfield School Addition	1,066	1,066
Total:	2,803	3,121
Grand Bay Primary School	1,198	1,198
Net Gain In Square Metres	1,605	1,923

- ▶ Scenario 4.1 adds 182 m² more to the school footprint than Scenario 3; it is estimated this would cost \$3,000/year more for utilities (at \$16.47/m²)*, while Scenario 4.2 adds 500m² more than Scenario 3; it is estimated this would cost \$8,200/year more for utilities (at \$16.47/m²)*
- ▶ As noted in the *ASD-S Proposed Reorganization of Grand Bay Schools (2011)*, the savings for FTE's at the new school was estimated at \$293K, while Scenario 4.1 and 4.2 are now estimated at \$207K (Scenario 3 operating costs are lower than Scenarios 4.1 and 4.2)
- ▶ However, capital costs for Scenarios 4.1 and 4.2 are estimated to be \$6.3M and \$7.1M less than Scenario 3 respectively
- ▶ In all three scenarios, Grand Bay Primary and its land could be sold to help offset capital costs
- ▶ All three scenarios increase the quality of the educational program by modernizing the structures to the current EECD Planning Guidelines (new school Scenario 3 has 291 students, while modernizing Westfield and Inglewood has 512 students)

*Estimate used for utility costs of new buildings by EECD Infrastructure Planning.

Majority of the students are presently bused, which would continue in both scenarios while Morna Heights School is only included in Scenario 3

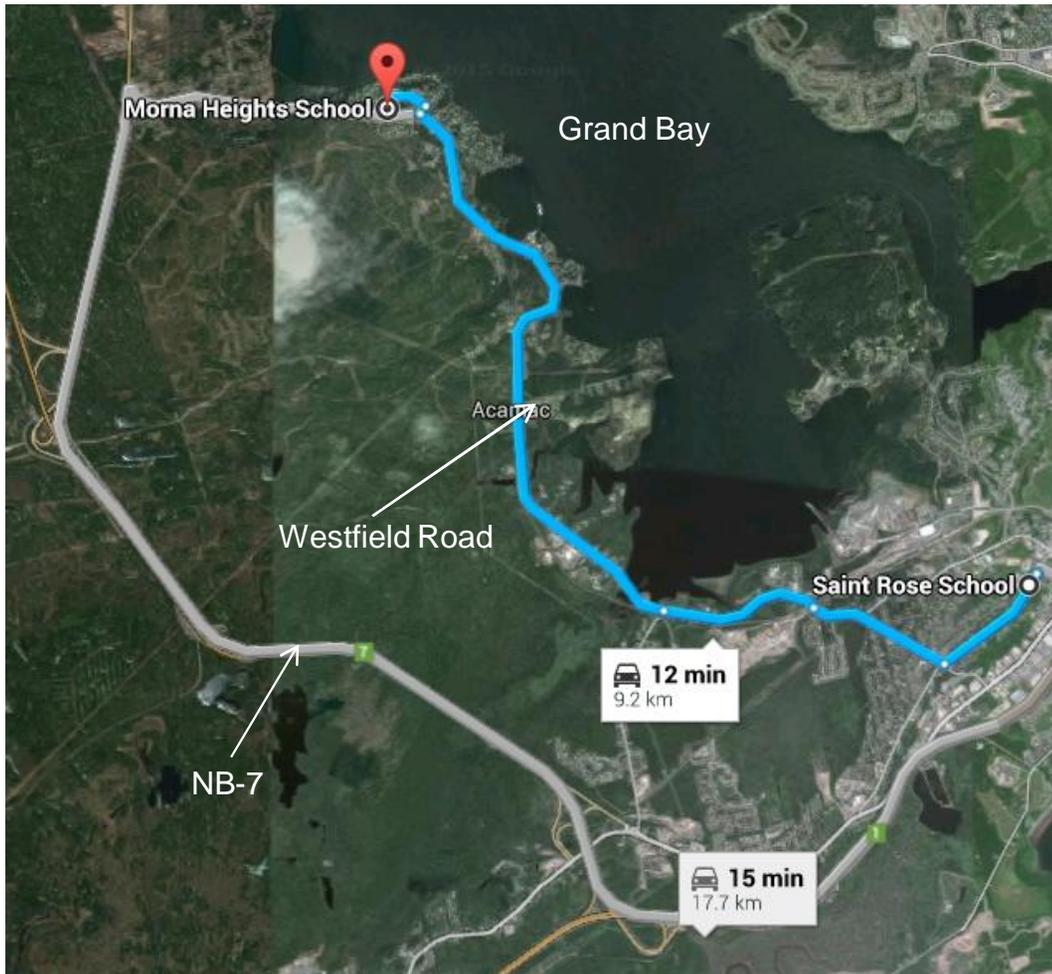
- ▶ As noted in the ASD-S Proposed Reorganization of Grand Bay Schools (2011), “94% of the students at the three schools are bused to school and therefore, most will not see a significant change. Time on the bus will change, but not expected that any student would be on the bus more than 30 minutes” (the schools are only 5.6km apart or approximately an extra nine minute drive from Morna Heights depending on the location of the new school. The same should be true for Scenario 4.1, as some French Immersion are bused to Westfield and would go in the opposite direction if the program is switched to Inglewood School
- ▶ Scenarios 4.1 and 4.2 do not address the on-going concerns at Morna Heights surrounding quality of potable water (bottled water is provided to the school), there have been air quality issues with the gym and the building lacks accessibility (while new school Scenario 3 does address these concerns)
- ▶ However, some stakeholders may dislike having Morna Heights School included in the Grand Bay scenario because it is within the City of Saint John limits

Recommend reviewing Scenarios 3, 4.1 and 4.2 with the DEC and select which would be the preferred solution

- ▶ Scenarios 3, 4.1 and 4.2 appear to be viable options for the infrastructure planning in this area, each scenario has pros and cons. A building assessment study is recommended for Inglewood and Westfield schools to determine suitability for additions if Scenario 4.1 or 4.2 are preferred
- ▶ Recommended that the district discuss with the DEC to determine:
 1. Whether it is a major priority to include Morna Heights within this project
 2. Whether a French Immersion only school be acceptable (as it is in some other school districts in Canada)
 3. Whether it is of greater importance to have two existing schools with upgrades in Westfield and Grand Bay or one new school in Grand Bay that would include Morna Heights

Appendix A – Scenario 1 details

Scenario 1: Morna Heights boundary change to reallocate students, move Grand Bay Primary and Inglewood School students to Westfield Elementary

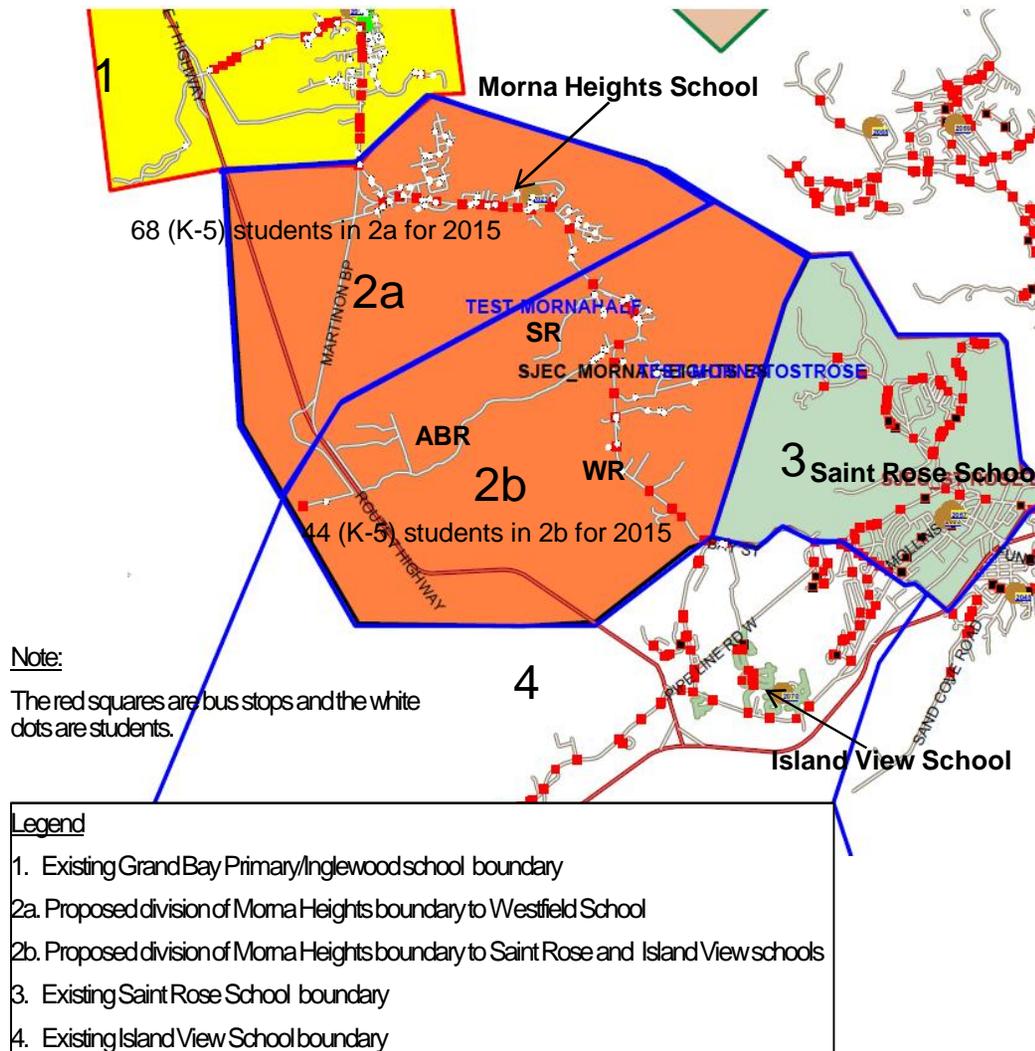


Morna Heights school boundary change: Scenario 1

- Scenario 1 included a boundary review for Morna Heights to move some students to Westfield Elementary and the remainder to schools in Saint John (Saint Rose School and Island View School)
- Morna Heights School boundary has route NB-7 to the west and water (Grand Bay) to the east, with Westfield Road being the main access to Saint John
- Morna Heights School is 9.2 km (approximately a 12 minute drive) from Saint Rose School via Westfield Road
- Morna Heights School is 10.5 km (approximately a 14 minute drive) from Island View School via Westfield and Manawagonish Roads or 13.3 km via route NB-7S
- Morna Heights School is 10.1 km (approximately a 18 minute drive) from Westfield Elementary via Westfield Road

Source: Google Maps.

Scenario 1 (Continued): Morna Heights boundary change difficult to distinctly divide for the two Saint John schools

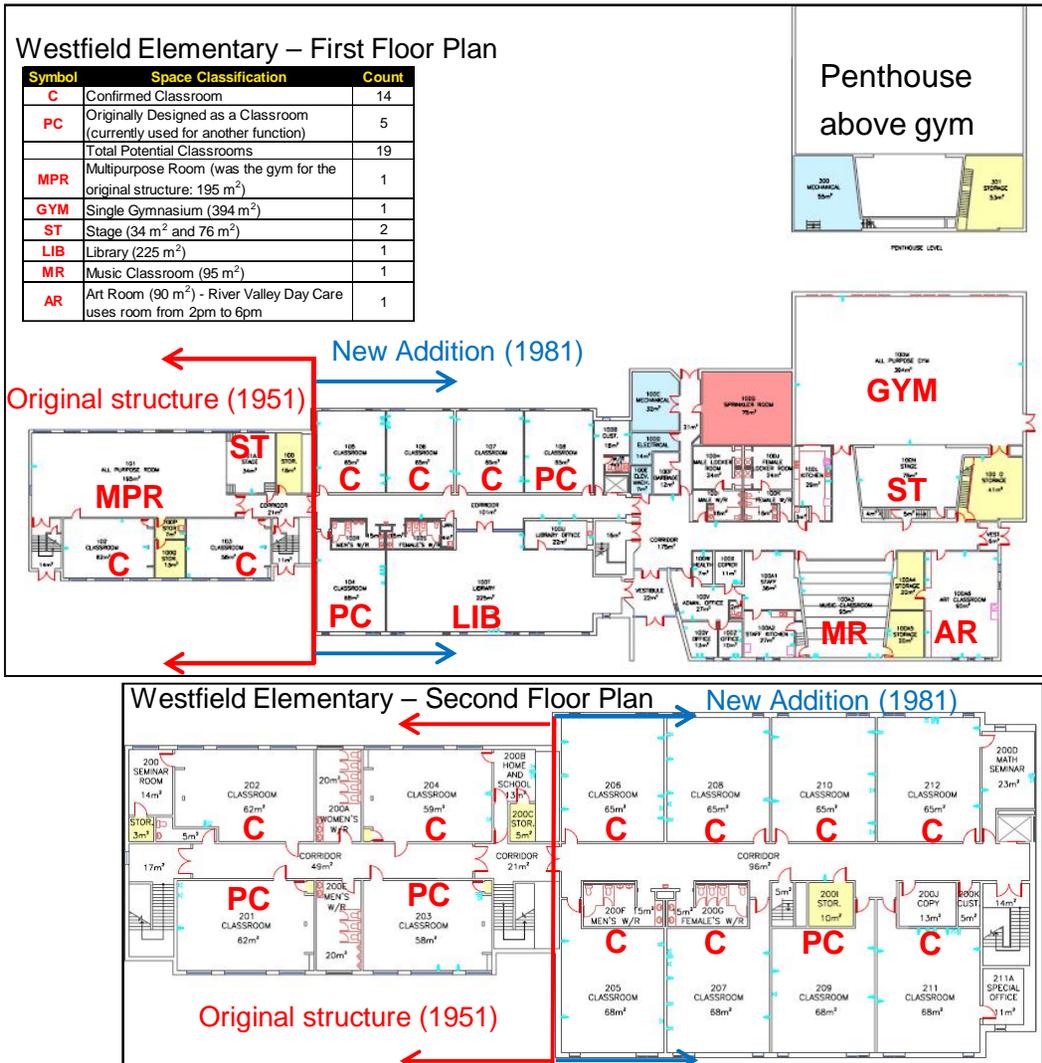


Source: ASD-S school transportation software - Versatrans.

Morna Heights School boundary change: Scenario 1

- Proposed division of Morna Heights school boundary was made slightly to the north of Sutton Road (SR) and the Saint John Marina (Section 2a students would go north to Westfield and section 2b would go south to the Saint John schools)
- Acamac Backland Road (ABR) is within the boundary, but it has sections not suitable for buses
- Section 2b is not easily divisible between two schools, as Westfield Road (WR) is the main access to Saint John. The boundary is a narrow corridor and it would lead to buses driving through the Island View School boundary to get to Saint Rose School
- The distribution of students within section (2b) makes it difficult to select which school to attend (unless one side of the road is used for each school, which is not ideal)

Scenario 1 (Continued): Westfield Elementary (site confirmation of space utilization for amalgamation review)



Source: EECD school drawings with site visit.

Westfield Elementary potential for amalgamation

- Scenario 1: closure of Grand Bay Primary and Inglewood schools, combined with reallocated students from the Morna Heights School closure/boundary change to attend Westfield Elementary
- Scenario 1 to accommodate students from Brown's Flat Elementary
- The original Westfield School structure was built in 1951 and an addition was made to the school in 1981. The addition was substantially larger than the original structure
- Site visit confirmed there are 14 classrooms (C) and 5 spaces originally designed as classrooms (PC) that have alternative usage (e.g. resource rooms) for a total of 19
- There is potential to add classroom space in the existing MPR, part of the library and the art room

Scenario 1 (Continued): Scenario 1 at Westfield Elementary is not considered feasible based on several limitations

Total Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Brown's Flat School	5	8	7	9	6	8	43
Grand Bay Primary School	30	40	33	-	-	-	103
Inglewood School	-	-	-	27	22	33	82
Westfield School	40	42	37	46	74	45	284
Morna Heights School (Part 2a)	11	10	11	12	13	10	67
Total for Scenario 1 (Part a):	86	100	88	94	115	96	579

French Immersion Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Brown's Flat School	-	-	-	-	-	-	-
Grand Bay Primary School	-	-	-	-	-	-	-
Inglewood School	-	-	-	-	-	-	-
Westfield School	-	-	-	35	55	22	112
Morna Heights School (Part 2a)	-	-	-	-	-	-	-
Total for Scenario 1 (Part a):	0	0	0	35	55	22	112

Grades	Size Limit	Classroom Enrolments (2014-15)						Space Requirements			
		Regular Program						French Immersion		Total	Class Rooms
K	21	18	17	17	17	17			86	5	105
1	21	20	20	20	20	20			100	5	105
2	21	18	18	18	17	17			88	5	105
3	26	20	20	19			18	17	94	5	130
4	28	20	20	20			28	27	115	5	140
5	28	25	25	24			22		96	4	112
Total:									579	29	697
Projected Utilization:									83.1%		

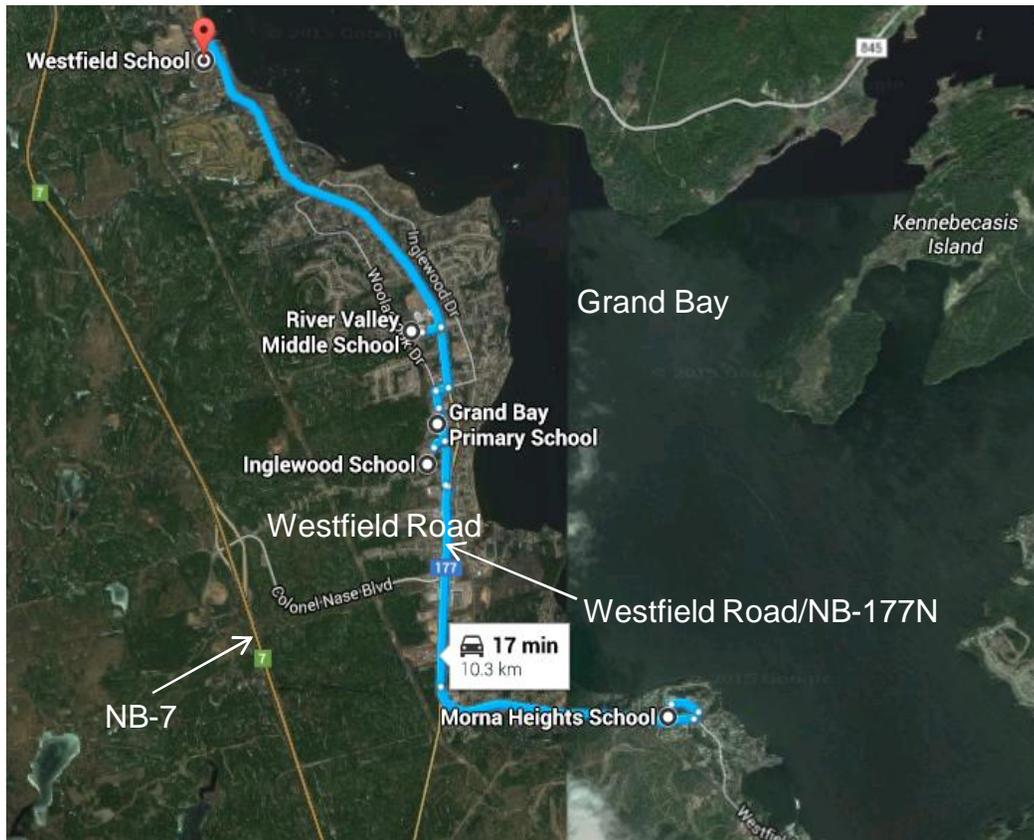
Westfield Elementary potential for amalgamation

- Scenario 1: Westfield amalgamation would have a student population of 579 (based on 2014-15 enrolment)
- This exceeds the District's preferred capacity for K-5 schools in the Grand Bay area (max of 400 - 500 students)
- Minimum number of classrooms required for the student grade configuration is 29
- Westfield has 19 spaces originally designated as classrooms. Potential to add classrooms in existing space does not meet capacity for Scenario 1
- Removing Morna Heights from the scenario leaves 512 students, which still would require 25 classrooms
- Scenario 1 is not considered feasible based on the difficulty to divide Morna Heights school boundary, the District's maximum number of students would be exceeded and the number of required classrooms exceeds capacity

Source: EECD Policy and Planning Summary Statistics.

Appendix B – Scenario 2 details

Scenario 2: Morna Heights to River Valley Middle School (change to K-8), move Grand Bay Primary and Inglewood School students to Westfield Elementary

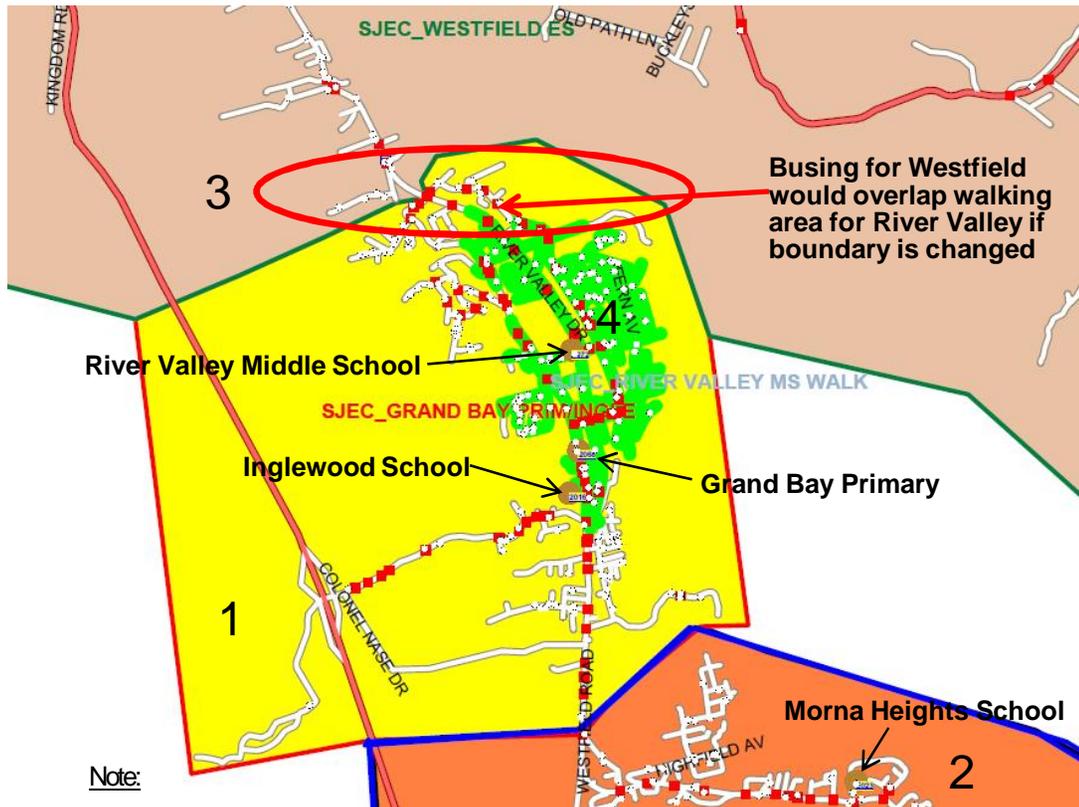


River Valley Middle School changed to K-8 with Westfield amalgamation: Scenario 2

- Scenario 2 included Morna Heights to move some students to Westfield Elementary and River Valley Middle School (changed from 6-8 to K-8). Grand Bay Primary and Inglewood students attend Westfield Elementary
- Scenario 2 to accommodate students from Brown's Flat Elementary
- Morna Heights School is 10.3 km (approximately a 17 minute drive) from Westfield Elementary via Westfield Road
- Morna Heights School is 6.4 km (approximately a 13 minute drive) from River Valley Middle School via Westfield Road
- Morna Heights School is 5.4 km (approximately an 8 minute drive) from Grand Bay Primary via Westfield Road

Source: Google Maps.

Scenario 2 (Continued): School boundaries difficult to establish with Westfield K-5 and River Valley made K-8



Note:

The red squares are bus stops and the white dots are students.

Legend

- 1. Existing Grand Bay Primary/Inglewood school boundary
- 2. Existing Morna Heights school boundary
- 3. Existing Westfield Elementary
- 4. (Green colour) Existing walking area to River Valley Middle School

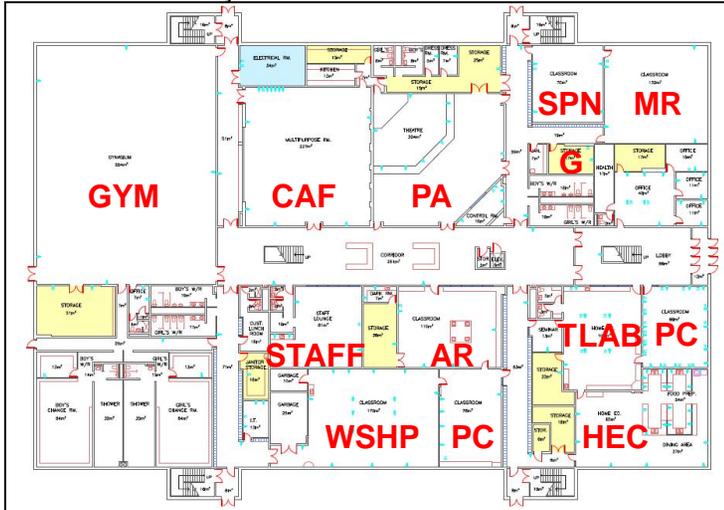
Source: ASD-S school transportation software - Versatrans.

New school boundary difficult to establish in scenario 2

- School boundary between Westfield Elementary and Grand Bay Primary was reviewed. Westfield (K-5) student busing would overlap the walking area for River Valley (K-8) if the school boundary were moved further south
- Changing River Valley to a K-8 for this scenario means elementary students (Grand Bay Primary and Inglewood School) would be bused to the further school (Westfield Elementary), due to the number of students (see the following pages)
- Morna Heights students would be bused to River Valley, due to the number of students (see the following pages)
- Otherwise, Morna Heights students would be bused past the nearest K-8 school (River Valley) to go to Westfield Elementary. Neither of the possible boundary changes would be ideal

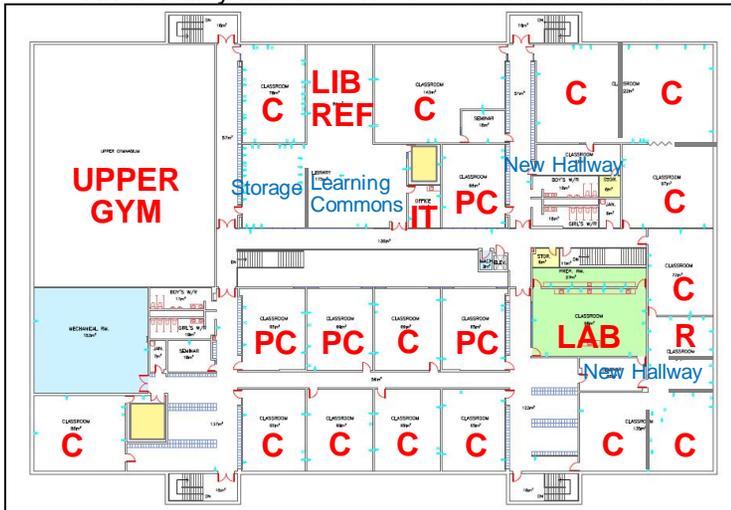
Scenario 2 (Continued): River Valley Middle (site confirmation of space utilization for grade reconfiguration)

River Valley Middle School – First Floor Plan



Symbol	Space Classification	Count
C	Confirmed Classroom	14
PC	Originally Designed as a Classroom (currently used for another function)	6
	Total Potential Classrooms	20
SPN	Special Needs Classroom (70 m ²)	1
GYM	Single Gymnasium (554 m ²)	1
LIB REF	Library Reference (84 m ²)	1
	Learning Commons (Funded by Brilliant Labs)	1
LAB	Science Lab (98 m ²)	1
MR	Music Classroom (132 m ²)	1
AR	Art Room (110 m ²)	1
IT	IT Room (17 m ²)	1
R	Resource Room	1
CAF	Cafeteria (227 m ²)	1
PA	Performing Arts (204 m ²)	1
G	Guidance (17 m ²)	1
STAFF	Staff Lounge (81 m ²)	1
WSHP	Wood Work Shop (175 m ²)	1
HEC	Home Ec (146 m ²)	1
TLAB	Tech Lab (107 m ²)	1

River Valley Middle School – Second Floor Plan



Source: EECD school drawings with site visit.

River Valley Middle School potential change (6-8 to K-8)

- Site visit confirmed there are 14 classrooms (C) and 6 spaces originally designed as classrooms (PC) that have alternative usage or are not used, for a total of 20
- Most of the empty classrooms (PC) are interior spaces with no windows to the outdoors (lack natural lighting)
- Potential to add classroom space, as planning guidelines have 250 m² for Middle School Technology Education (MSTE) and River Valley has 428 m² (Wood Shop, Home Ec and Tech Lab)
- Majority of classrooms (C) and potential classrooms (PC) are on the second floor, with specialty spaces on the first floor. This makes it difficult to segregate elementary from middle school students (e.g. separate wings)
- Infrastructure alterations are required for the smaller elementary students (e.g. stairs/bathrooms/classrooms)

Scenario 2 (Continued): River Valley Middle grade reconfiguration with Morna Heights (classroom utilization)

Total Enrolment by Grade Level for 2014-15										
School Name	K	1	2	3	4	5	6	7	8	Total
River Valley Middle School	-	-	-	-	-	-	106	98	120	324
Morna Heights School	19	17	22	19	18	11	-	-	-	106
Total for Scenario 2:	19	17	22	19	18	11	106	98	120	430

French Immersion Enrolment by Grade Level for 2014-15										
School Name	K	1	2	3	4	5	6	7	8	Total
River Valley Middle School	-	-	-	-	-	-	66	46	64	176
Morna Heights School	-	-	-	-	-	-	-	-	-	-
Total for Scenario 2:	0	0	0	0	0	0	66	46	64	0

Grades	Size Limit	Classroom Enrolments (2014-15)							Space Requirements		
		Regular Program				French Immersion			Total	Class Rooms	Maximum Capacity
K	21	19						19	1	21	
1	21	17						17	1	21	
2	21	21	1					22	2	42	
3	26	19						19	1	26	
4	28	18						18	1	28	
5	28	11						11	1	28	
6	28	20	20			22	22	22	5	140	
7	29	26	26			23	23	98	4	116	
8	29	28	28			22	21	21	5	145	
Without combining classes								Total:	430	21	567
								Projected Utilization:	75.8%		

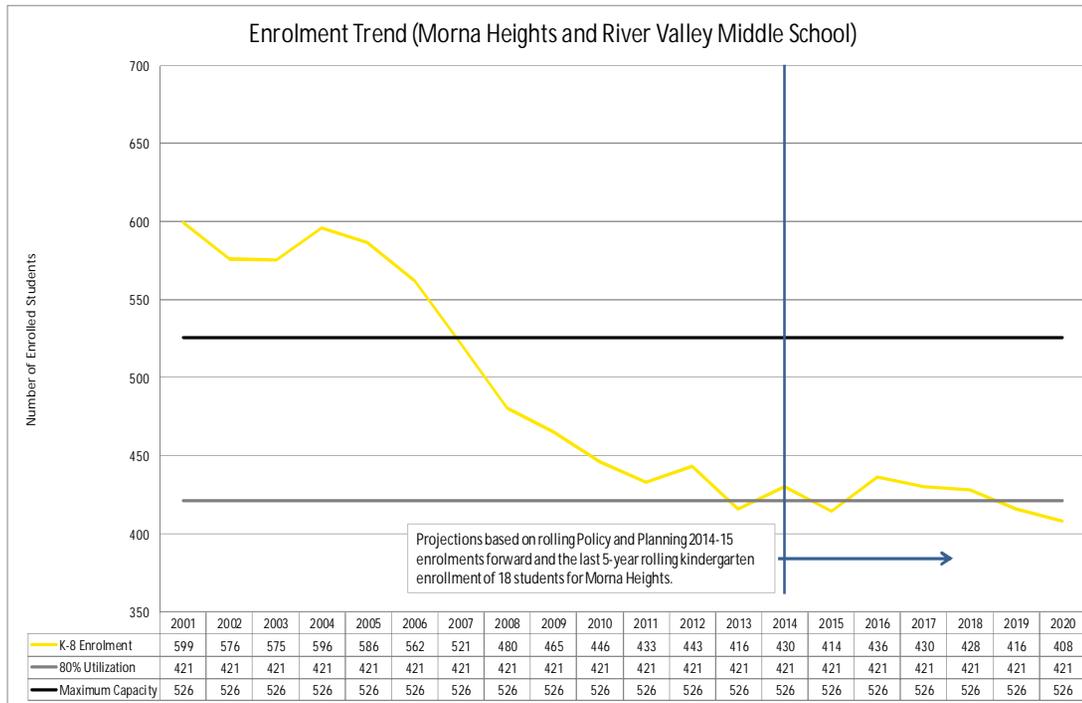
Grades	Size Limit	Classroom Enrolments (2014-15)							Space Requirements		
		Regular Program				French Immersion			Total	Class Rooms	Maximum Capacity
K	21	19						19	1	21	
1	21	17						17	1	21	
2	21	16						16	1	21	
3	26							0	0	0	
2/3	16	15						15	1	16	
4	28							0	0	0	
3/4	23	19						19	1	23	
5	28							0	0	0	
4/5	23	20						20	1	23	
6	28	20	20			22	22	22	5	140	
7	29	26	26			23	23	98	4	116	
8	29	28	28			22	21	21	5	145	
With combined classes								Total:	430	20	526
								Projected Utilization:	81.7%		

River Valley Middle School potential change (6-8 to K-8)

- Scenario 2: If all Morna Heights students move to River Valley Middle, the student population would be 430 (based on 2014-15 enrolment)
- This would be an acceptable sized school based on the preference for K-8 schools (maximum 650 students)
- Minimum number of classrooms required for the student grade configuration is 21 without combining classes or 20 with combined classes (based on 2014-15 enrolments)
- River Valley Middle has 20 spaces originally designated as classrooms, with potential to add classrooms in existing MSTE space (although there are noise considerations near the specialty spaces on the first floor)
- Maximum capacity of the school would be 526 when combined classes are utilized (for 20 classrooms)
- Utilization would be 81.7%

Source: EEC Policy and Planning Summary Statistics.

Scenario 2 (Continued): River Valley Middle grade reconfiguration with Morna Heights (student/gym projections)



River Valley Middle School potential change (6-8 to K-8)

- Scenario 2: Projections to the year 2020 indicate that 20 classrooms would meet the needs for a K-8 school (River Valley Middle and Morna Heights)
- School utilization is projected to range from 78% to 83% going forward
- However, there would not be enough gym space (based on 150 minutes of physical activity per student per week)
- River Valley Middle has a single gym of 554 m² and would require a double gym of 821 m² for the additional students from Morna Heights
- Additionally, the current grade configuration for River Valley Middle indicates there should be a single gym with a multipurpose room
- The original school drawing shows a multipurpose room beside the gym. Site visit confirmed this is used as a cafeteria

GYM CALCULATIONS (430 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	3	250 minutes/day	1,250 minutes/week	450 minutes	0.36
3-5	3	310 minutes/day	1,550 minutes/week	450 minutes	0.29
6-8	14	310 minutes/day	1,550 minutes/week	2,100 minutes	1.35
G. Physical Activity Time 150 minutes/week/student				Total number of Gyms:	2.00

The gym requirement for a K-8 school with 430 students is one double gym at 821 m².

Source: EECSD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software), ASD-S: 2010 Facilities Status Review and ASD-S: Proposed Reorganization of Grand Bay Primary, Inglewood School and Morna Heights School (October 2011)

Scenario 2 (Continued): River Valley Middle grade reconfiguration with the 2 Grand Bay schools (utilization)

Total Enrolment by Grade Level for 2014-15										
School Name	K	1	2	3	4	5	6	7	8	Total
River Valley Middle School	-	-	-	-	-	-	106	98	120	324
Grand Bay Primary	30	40	33	-	-	-	-	-	-	103
Inglewood School	-	-	-	27	22	33	-	-	-	82
Total for Scenario 2:	30	40	33	27	22	33	106	98	120	509

French Immersion Enrolment by Grade Level for 2014-15										
School Name	K	1	2	3	4	5	6	7	8	Total
River Valley Middle School	-	-	-	-	-	-	66	46	64	176
Grand Bay Primary	-	-	-	-	-	-	-	-	-	-
Inglewood School	-	-	-	-	-	-	-	-	-	-
Total for Scenario 2:	0	0	0	0	0	0	66	46	64	0

Grades	Size Limit	Classroom Enrolments (2014-15)						Space Requirements		
		Regular Program			French Immersion			Total	Class Rooms	Maximum Capacity
K	21	15	15					30	2	42
1	21	20	20					40	2	42
2	21	17	16					33	2	42
3	26	14	13					27	2	52
4	28	22						22	1	28
5	28	17	16					33	2	56
6	28	20	20			22	22	106	5	140
7	29	26	26			23	23	98	4	116
8	29	28	28			22	21	120	5	145
Without combining classes							Total:	509	25	663
							Projected Utilization:	76.8%		

Grades	Size Limit	Classroom Enrolments (2014-15)						Space Requirements		
		Regular Program			French Immersion			Total	Class Rooms	Maximum Capacity
K	21	15	15					30	2	42
1	21	20	20					40	2	42
2	21	17	16					33	2	42
3	26	20						20	1	26
4	28							0	0	0
3/4	23	19						19	1	23
5	28	22						22	1	28
4/5	23	21						21	1	23
6	28	20	20			22	22	106	5	140
7	29	26	26			23	23	98	4	116
8	29	28	28			22	21	120	5	145
With combined classes							Total:	509	24	627
							Projected Utilization:	81.2%		

Source: EECD Policy and Planning Summary Statistics.

River Valley Middle School potential change (6-8 to K-8)

- Scenario 2: If all Grand Bay Primary and Inglewood students move to River Valley Middle, the student population would be 509 (based on 2014-15 enrolment)
- This would be an acceptable sized school based on the preference for K-8 schools (maximum 650 students)
- Minimum number of classrooms required for the student grade configuration is 25 without combining classes or 24 with combined classes (based on 2014-15 enrolments)
- River Valley Middle does not have enough classrooms for 509 students (as noted previously, it has 20 spaces originally designated as classrooms)
- The gym requirements for 509 students would be a double gym with a multi-purpose room (currently has a single gym)
- Requires an additional music room

Scenario 2 (Continued): Westfield Elementary – not enough classrooms for 2 Grand Bay schools or Morna Heights

Total Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Brown's Flat School	5	8	7	9	6	8	43
Morna Heights School	19	17	22	19	18	11	106
Westfield School	40	42	37	46	74	45	284
Total for Scenario 2:	64	67	66	74	98	64	433

French Immersion Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Brown's Flat School	-	-	-	-	-	-	-
Morna Heights School	-	-	-	-	-	-	-
Westfield School	-	-	-	35	55	22	112
Total for Scenario 2:	0	0	0	35	55	22	112

		Classroom Enrolments (2014-15)						Space Requirements				
Grades	Size Limit	Regular Program						French Immersion		Total	Class Rooms	Maximum Capacity
K	21	21	21	21	1				64	4	84	
1	21	21	21	21	4				67	4	84	
2	21	21	21	21	3				66	4	84	
3	26	20	19				18	17	74	4	104	
4	28	22	21				28	27	98	4	112	
5	28	21	21				22		64	3	84	
Without combining classes								Total:		433	23	552
								Projected Utilization:		78.4%		

		Classroom Enrolments (2014-15)						Space Requirements				
Grades	Size Limit	Regular Program						French Immersion		Total	Class Rooms	Maximum Capacity
K	21	19	19	18					56	3	63	
1	21	20	20	19					59	3	63	
K/1	16	16							16	1	16	
2	21	20	19	19					58	3	63	
3	26	23					18	17	58	3	78	
2/3	16	16							16	1	16	
4	28	28					28	27	83	3	84	
3/4	23	23							23	1	23	
5	28	21	21				22		64	3	84	
With combined classes								Total:		433	21	490
								Projected Utilization:		88.4%		

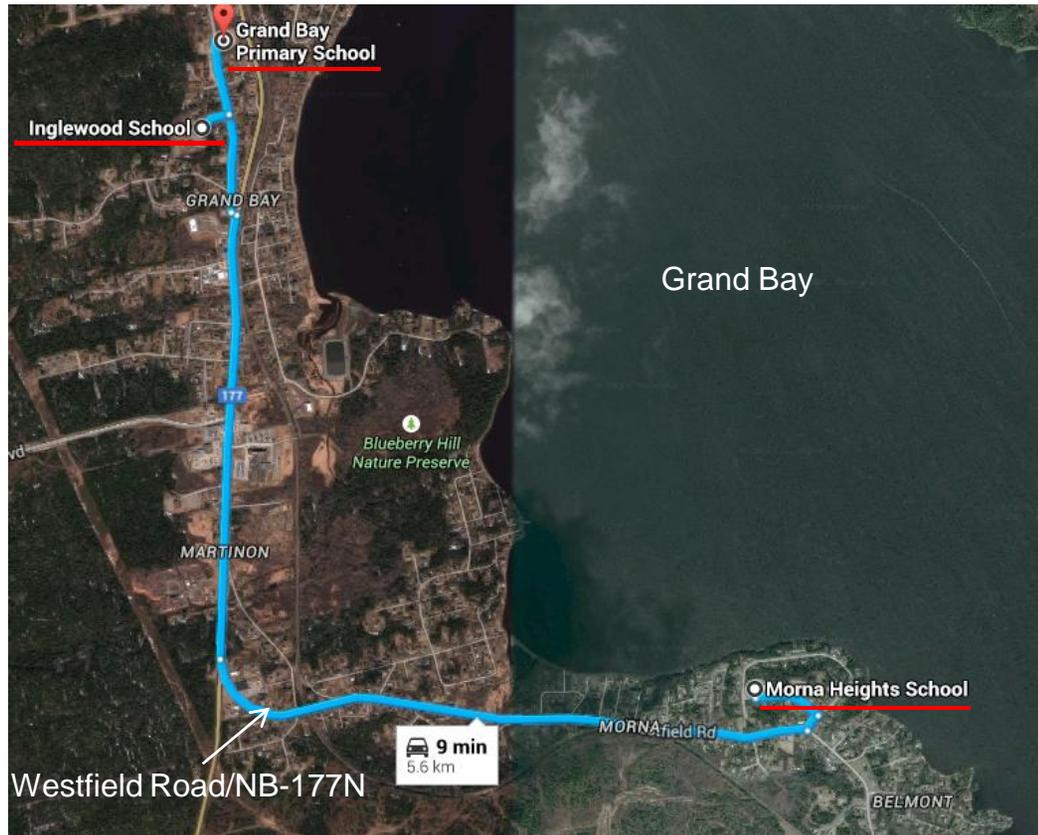
Westfield Elementary potential for amalgamation

- Scenario 2: If all of the Morna Heights students go to River Valley (now K-8), Westfield Elementary has the same issues noted in Scenario 1 for 512 students
- It would require 25 classrooms with the 2 Grand Bay schools and it has 19 spaces originally designated as classrooms
- If all Morna Heights students move to Westfield Elementary, the student population would be 433 (based on 2014-15 enrolment)
- Minimum number of classrooms required for the student grade configuration is 23 without combining classes or 21 with combined classes (based on 2014-15 enrolments). Still requires additional teaching space
- Government of New Brunswick (GNB) is considering lowering the start of the Early French Immersion Program from grade 3 to grade 1 (this would likely require more classrooms at Westfield as well)

Source: EECD Policy and Planning Summary Statistics.

Appendix C – Scenario 3 details

Scenario 3: Grand Bay Primary, Inglewood and Morna Heights schools replaced by a new school that is centrally located (possibly near Grand Bay Primary)



Construction of a new K-5 Grand Bay school: Scenario 3

- Scenario 3 included closing Grand Bay Primary (K-2), Inglewood (3-5) and Morna Heights (K-5) for replacement with a new school (K-5) that is centrally located (possibly near Grand Bay)
- The District noted there has been discussion about a potential new school for this area with the DEC
- Morna Heights School is 5.2 km (approximately an 8 minute drive) from Inglewood School via Westfield Road
- Morna Heights School is 5.6 km (approximately 9 minute drive) from Grand Bay Primary via Westfield Road
- New school boundary is easy to create by merging the current school boundaries for Grand Bay Primary and Morna Heights School
- Scenario 3 eliminates students having to switch from Grand Bay Primary to Inglewood School at grade 3

Source: Google Maps.

Scenario 3 (Continued): Requirements for a new Grand Bay School (student projections – little growth since 2007)

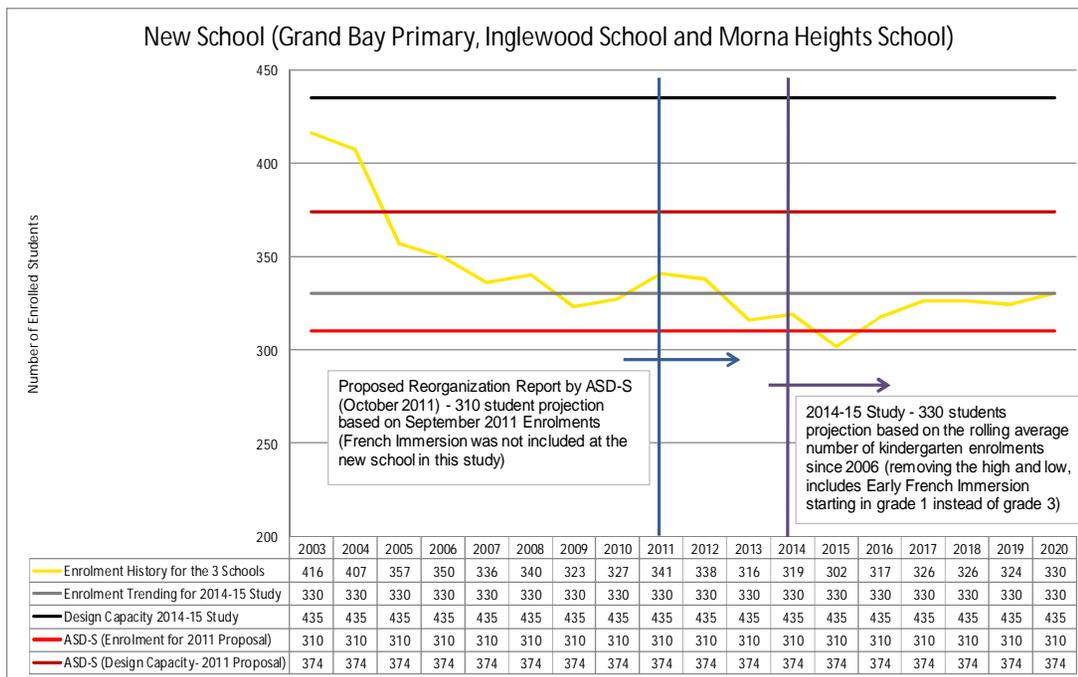
Total Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Grand Bay Primary	30	40	33	-	-	-	103
Inglewood School	-	-	-	27	22	33	82
Morna Heights School	19	17	22	19	18	11	106
Total for Scenario 3:	49	57	55	46	40	44	291

Estimated French Immersion Enrolment for 2014-15							
School Name	K	1	2	3	4	5	Total
Westfield School*	-	-	-	9	8	11	28
Total for Scenario 3:	0	0	0	9	8	11	28

*Note: It was assumed that 25% of the students from Inglewood School were attending French Immersion at Westfield School. Assumed they will now take FI program at the new school.

Construction of a new K-5 Grand Bay school: Scenario 3

- Scenario 3: student population would be 319 for the 3 schools combined with the estimated French Immersion students from the area who at Westfield Elementary (based on 2014-15 enrolment)
- This meets the district's preference for K-5 school size in the Grand Bay area (maximum of 400 to 500 students)
- Assumption: Early French Immersion program will be included at the new school
- Historical kindergarten enrolments have seen little growth since 2007 for the 3 schools combined
- Note: Rolling historical projections for K-5 schools have less data than middle and high schools do and have a higher potential to be less accurate



Source: EECDD Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software), ASD-S: 2010 Facilities Status Review and ASD-S: Proposed Reorganization of Grand Bay Primary, Inglewood School and Morna Heights School (October 2011)

Scenario 3 (Continued): Requirements for a new Grand Bay school (classroom utilization / potential FI program change)

2011 ASD-S Study: Classroom Enrolments (2011-12)							Space Requirements			
Grades	Size Limit	Regular Program				French Immersion		Total	Class Rooms	Maximum Capacity
K	21	18	18	17				53	3	63
1	21	18	18	18	17			71	4	84
2	21	16	16	16				48	3	63
3	26	22	21					43	2	52
4	28	23	22					45	2	56
5	28	25	25					50	2	56
Total:								310	16	374
Projected Utilization:									82.9%	

Note: The 2011 study did not include French Immersion in the design.

2014-15 Study: Classroom Enrolments (2014-15)							Space Requirements			
Grades	Size Limit	Regular Program				French Immersion		Total	Class Rooms	Maximum Capacity
K	21	17	16	16				49	3	63
1	21	19	19	19				57	3	63
2	21	19	18	18				55	3	63
3	26	23	23			9		55	3	78
4	28	20	20			8		48	3	84
5	28	22	22			11		55	3	84
Total:								319	18	435
Projected Utilization:									73.3%	

Projected Enrolments (With French Immersion Change)							Space Requirements			
Grades	Size Limit	Regular Program				French Immersion		Total	Class Rooms	Maximum Capacity
K	21	19	18	18				55	3	63
1	21	21	20			14		55	3	63
2	21	21	20			14		55	3	63
3	26	21	20			14		55	3	78
4	28	21	20			14		55	3	84
5	28	21	20			14		55	3	84
Total:								330	18	435
Projected Utilization:									75.9%	

French Immersion program was assumed to be 25% of the projected class enrolment and was started in grade 1 for the school design

Construction of a new K-5 Grand Bay school: Scenario 3

- Minimum number of classrooms required for the student grade configuration is 18 for 319 students and 16 for 310 students (assuming no combined classrooms)
- Utilization based on the current enrolment at the time of each study, was 83% for the 2011 study and 73% for the 2014-15 study
- Utilization at the projected 330 students enrolment would be 76% (330/435) for the 2014-15 study (including FI program)
- The new school is assumed to absorb the Grand Bay area students who currently attend the FI program at Westfield School
- The 18 classrooms in the new school design includes the potential change of lowering the entry level of the FI program from grade 3 to grade 1

Source: EEC Policy and Planning Summary Statistics (ASD-S district does not have population forecasting software), ASD-S: 2010 Facilities Status Review and ASD-S: Proposed Reorganization of Grand Bay Primary, Inglewood School and Morna Heights School (October 2011)

Scenario 3 (Continued): New school for approximately 330 students (class “D” estimate of \$14.9M to \$15.9M)

School Grade Levels:	K-5
Number of Students:	330
Space Type	Total Area (m²)
18 Classrooms and associated work areas	1,477.5
Early Childhood Development Room	110
Music Room	110
Performing Arts Room	110
Double Gymnasium	591
Ancillary Space and Storage for Physical Education	169
Resource, Special Care, Guidance Visiting Professional, etc.	217
Multi-Function Room	110
Library and Seminar Room	152
Cafeteria, Kitchen and Stage	325
Personnel Centre/ Staff Room	76.7
Administration	63
Custodial	45
Sub Total (m ²):	3,556.20
Systems and Services (m ²):	1,600.29
Grand Total (m ²):	5,156.49
Estimated Construction Cost/m ² :	\$2,690.00
Estimated Construction Cost:	\$13.9M
Land Purchase (depending on cost of land and location):	\$1M-\$2M
Total Estimated Cost:	\$14.9M - \$15.9M

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.

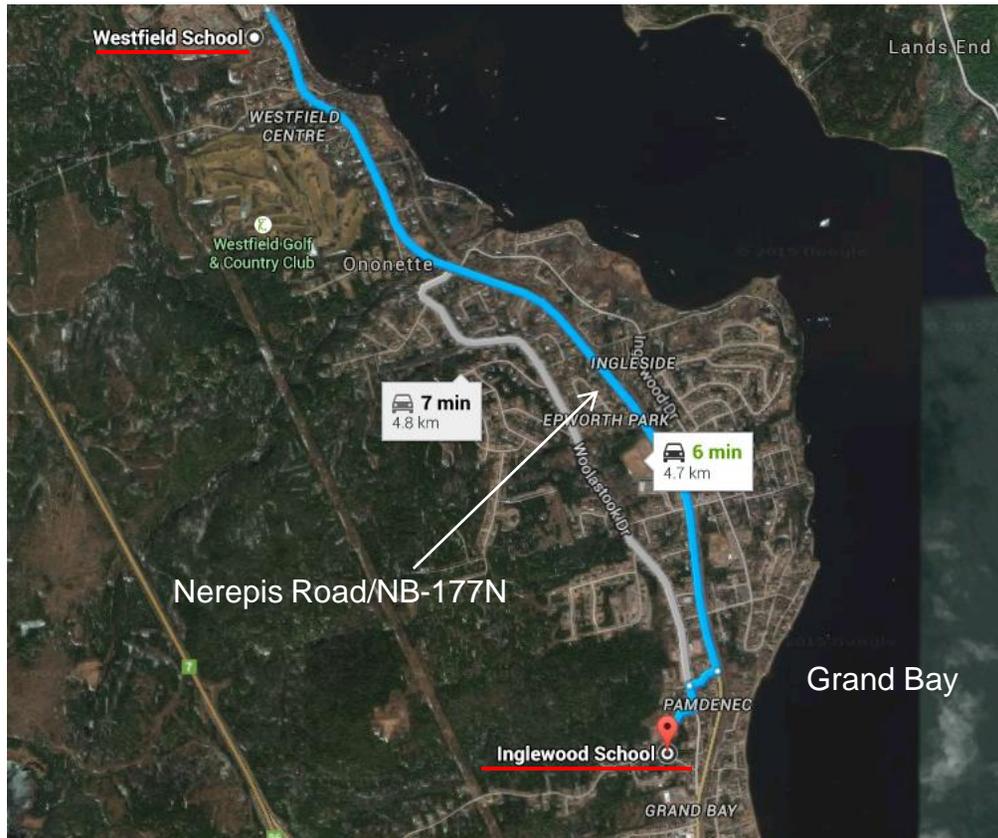
Source: EECD Planning Guidelines for Educational Facilities.

Construction of a new K-5 Grand Bay school: Scenario 3

- Design for new K-5 school to replace Grand Bay Primary, Inglewood and Morna Heights schools is based on 330 students
- Class “D” construction cost estimate of \$14.9M to \$15.9M, depending on cost of land and location (there can be topography challenges from rock in the Grand Bay-Westfield area)
- Estimated cost for the school design based on the 2011 Study (310 students) is \$0.3M lower than the design based on 330 students
- Cost difference between the two designs based on additional space:
 - 2 extra classrooms
 - General storage room
 - Library space
 - Cafeteria space
 - Staff work space
 - System/services space

Appendix D – Scenario 4 details

Scenario 4.1: Inglewood becomes the FI school for Grand Bay-Westfield and Grand Bay Primary is closed with all K-5 non-FI moved to Westfield



New school boundary can be created, as the FI school boundary for Inglewood School could overlap with the new school boundary for Westfield School (currently Grand Bay Primary and Westfield school boundaries)

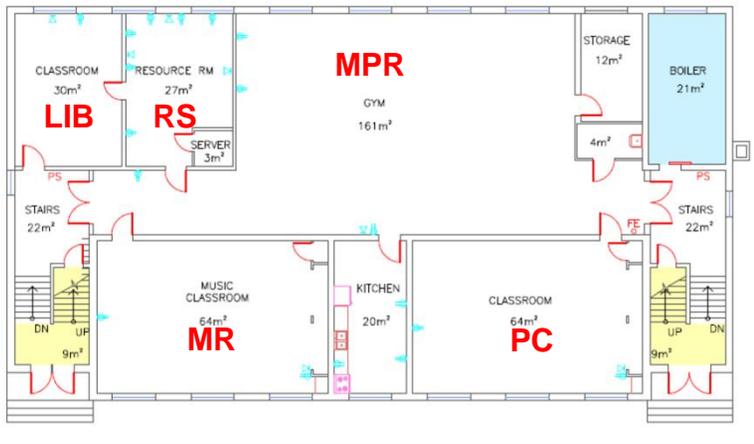
Inglewood School potential change to French Immersion

- Scenario 4.1 included closing Grand Bay Primary (K-2), Inglewood becoming the FI school for Grand Bay-Westfield and all non-FI K-5 students moved to Westfield School
- Appendix E contains a jurisdictional review finding other Canadian school districts with FI only schools (currently, there are none in New Brunswick)
- Morna Heights School is not included within this scope, and could be included within a future study with Saint John schools (Island View and Saint Rose) if required later
- Inglewood School is 450 m from Grand Bay Primary via Woolastook Drive
- Inglewood School is 4.7 km (approximately a 6 minute drive) from Westfield School via Nerepis Road

Source: Google Maps.

Scenario 4.1 (Continued): Inglewood School (site confirmation of space) – addition would be required for the FI program

Basement Floor Plan

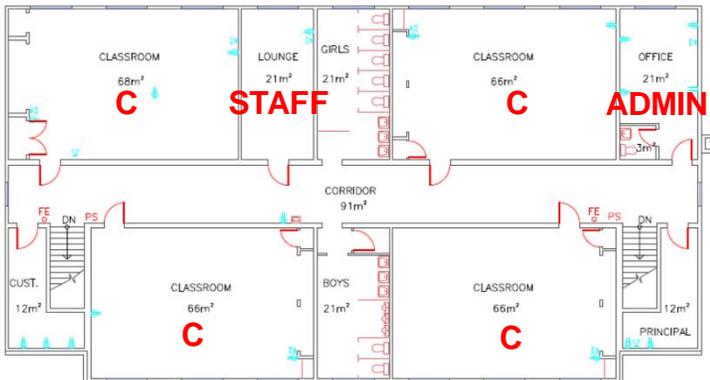


Symbol	Space Classification	Count
C	Confirmed Classroom	4
PC	Originally Designed as a Classroom (currently used for another function)	1
	Total Potential Classrooms	5
MPR	Multipurpose Room (161 m ²)	1
ADMIN	Administration (21 m ²)	1
STAFF	Staff Lounge (21 m ²)	1
LIB	Library (30 m ²)	1
MR	Music Classroom (64 m ²)	1
RS	Resource Room (27 m ²)	1

Inglewood School potential change to French Immersion

- Site visit confirmed there are 4 classrooms (C) and 1 space originally designed as classrooms (PC) that have alternative usage or are not used, for total of 5 (not enough for FI)
- Most of the potential classrooms or space for repurposing is in the basement floor of the split level school
- Potential to repurpose space (music room, multipurpose and library/resource) into classrooms, if addition is built (replace lost space)
- Currently the school has no mechanical ventilation and no elevator/lift for accessibility
- If Scenario 4.1 is considered the best solution, it is recommended that a building assessment be performed to confirm the estimated cost of the renovations/compare to the cost of an entirely new school (about \$15K EECD estimate from previous study)

First Floor Plan



Source: EECD school drawings with site visit.

Scenario 4.1 (Continued): Inglewood School could be refurbished with an addition to accommodate potential FI program changes in this scenario

French Immersion Enrolment by Grade Level for 2014-15

School Name	K	1	2	3	4	5	Total
Grand Bay Primary (new FI)	-	9	9	-	-	-	18
Inglewood	-	-	-	-	-	-	-
Westfield School	-	27	24	35	55	22	163
Total for Scenario 4.1:	0	36	33	35	55	22	181

Note: New Early French Immersion (grades 1 and 2) is assuming that 9 students would come from Grand Bay Primary (grade 1 and 2) and 65% of the Westfield students would join Early French Immersion (grade 1 and 2) based on the percentage in grades 3, and 4.

Classroom Enrolments (2014-15)

Grades	Size Limit	Regular Program			French Immersion			Total	Space Requirements	
									Class Rooms	Maximum Capacity
K	21						0	0	0	
1	21				18	18	36	2	42	
2	21				17	16	33	2	42	
3	26				18	17	35	2	52	
4	28				28	27	55	2	56	
5	28				22		22	1	28	
Total:								181	9	220
Projected Utilization:								82.3%		

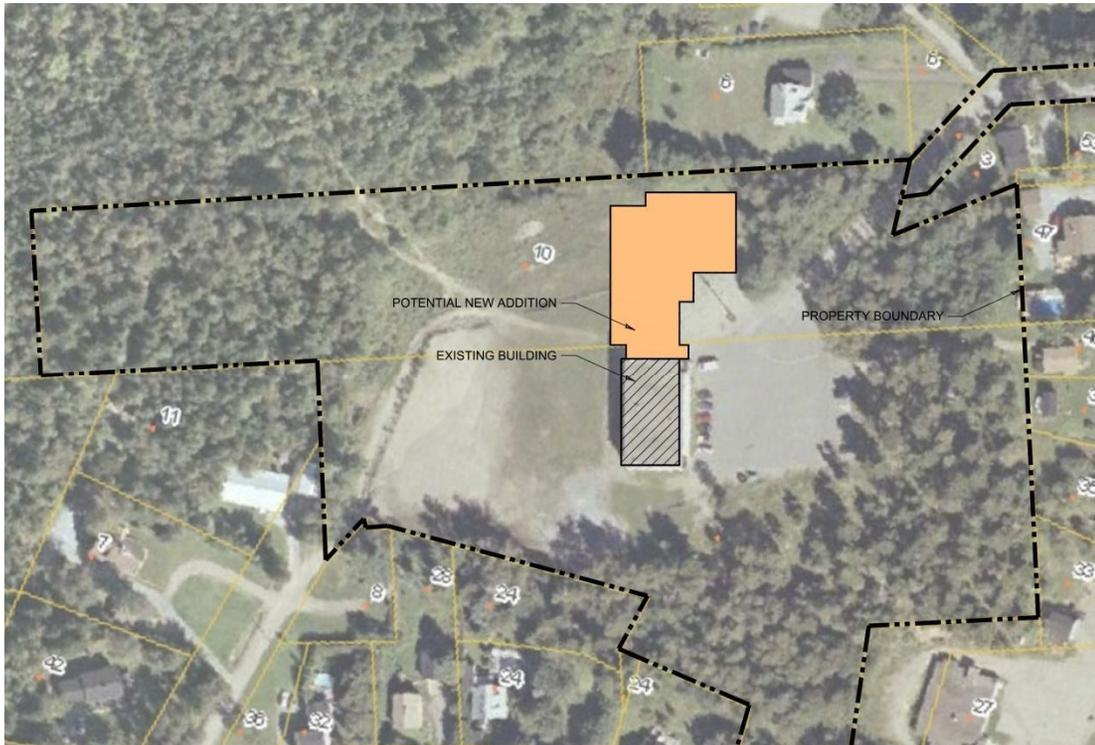
Capacity of the Inglewood French Immersion school design includes the potential for lowering the entry to grade 1 for Early French Immersion. (Variances could be seen depending on the amount of students enrolling in FI. The design used the 2014-15 enrolment numbers because it has an “outlier” of 55 students in FI grade 4 and accounts for a potential higher enrolment. Where using the rolling enrolment projections of kindergarten students is relatively smooth for the Grand Bay-Westfield area since 2007 and does not account for a potential surge in numbers)

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

Inglewood School potential change to French Immersion

- Scenario 4.1 would require Inglewood School to have 5 classrooms for the 112 students enrolled in Early French Immersion (based on 2014-15)
- As noted in other scenarios, GNB is considering lowering the start of the Early French Immersion program from grade 3 to grade 1 (this will take some additional students from Westfield School)
- If entry is lowered to grade 1, Inglewood School would require 9 classrooms for up to 181 students (based on 2014-15)
- Site visit identified there are currently 5 potential classrooms
- Non-classroom space can be repurposed in the school to obtain another 4 classrooms (music room, library/resource, and 2 out of the multi-purpose room) and the addition would provide the supporting space

Scenario 4.1 (Continued): Inglewood School (site confirmation of space) – conceptual footprint shows addition fits the lot



Inglewood School potential change to French Immersion

- Conceptual footprint of a single story extension to Inglewood School based on the EECD Planning Guidelines for Educational Facilities and 2014-15 enrolment projections
- Site appears to have sufficient space for extension and the students could go to Grand Bay Primary School while renovations are completed
- Appears to be enough space to the south to add mobiles, should there be a need for additional space in future
- School road to Inglewood would still be partially owned by the city in this scenario and the district would continue to pay an annual fee to plough the road which is narrow
- New addition would be built to the north of the current structure and would cover the land that currently has a hard court/play area which may need to be replaced

Source: EECD Infrastructure Planning.

Scenario 4.1 (Continued): Inglewood School addition for approximately 181 students (class “D” estimate of \$5.9M)

Inglewood School Grade Levels:	1-5 FI
Number of Students:	181
Space Type	Total Area (m ²)
Early Childhood Development Room	110
Music Room	110
Performing Arts Room	110
Multi-purpose Room Gym/Cafeteria	280
Ancillary Space and Storage for Physical Education (Change Rooms)	170
Multi-Function Room	110
Library and Seminar Room	110
Kitchen and Stage	108
Personnel Centre/ Staff Room	44
Administration	46
Sub Total (m ²):	1,198
Systems and Services (m ²):	539
Grand Total (m ²):	1,737
Estimated Construction Cost/m ² :	\$2,690.00
Estimated Construction Cost for New Addition:	\$4.7M
Deferred Maintenance to be Completed	
Washrooms - Interior Alterations and Renovations	\$30,000.00
Water Supply and Sewer Maintenance	\$10,000.00
Exterior Walls	\$180,000.00
Roof	\$70,000.00
Site Drainage	\$60,000.00
Interior Finishes- Walls and Partitions	\$20,000.00
Exterior Accessibility	\$120,000.00
Mechanical and Electrical (Heating and Ventilation)	\$140,000.00
Total for Deferred Maintenance:	\$630,000.00
Renovations to Existing Structure for Space Repurposing	
Existing Multipurpose Room into 2 Classrooms (161 m ²)	\$325,000.00
Existing Library and Resource Room into Classroom (55 m ²)	\$110,000.00
Existing Kitchen, Staff Lounge and Admin Office into Resource Space and Student Services (74 m ²)	\$150,000.00
Total Estimated Renovation Costs:	\$585,000.00
Total Estimated Cost:	\$5.9M

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 school addition.

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

Inglewood School potential change to French Immersion

- Even with the addition to Inglewood School, it would still be classified as a small elementary school per EECD Planning Guidelines (less than 200 students)
- Class “D” construction cost estimate of \$5.9M, approximately 50% of the cost of a new school of similar size, or the point where a new school might be considered (to mitigate surprise renovation cost overruns)
- Estimate includes performing all of the school’s \$630k of deferred maintenance
- Mechanical ventilation, and accessibility issues would be eliminated and the school would be brought up to EECD Facility Planning Guideline standards
- Inglewood would have more than the 100 student limit for “trigger schools”

Scenario 4.1 (Continued): Westfield School could be refurbished with an addition to accommodate potential changes in this scenario and move the FI to Inglewood

School Name	Total Enrolment by Grade Level (Less FI) for 2014-15						Total
	K	1	2	3	4	5	
Brown's Flat School	5	8	7	9	6	8	43
Grand Bay Primary	30	40	33	-	-	-	103
Inglewood School	-	-	-	27	22	33	82
Westfield School	40	42	37	11	19	23	172
Total for Scenario 4.1:	75	90	77	47	47	64	400
Total for Scenario 4.1 (with FI Changed to Grade 1):	75	54	44	47	47	64	331

Grades	Size Limit	Classroom Enrolments without FI (2014-15)					Space Requirements			
		Regular Program					French Immersion	Total	Class Rooms	Maximum Capacity
K	21	19	19	19	18			75	4	84
1	21	18	18	18	18	18		90	5	105
2	21	20	19	19	19			77	4	84
3	26	24	23					47	2	52
4	28	24	23					47	2	56
5	28	22	21	21				64	3	84
Total:								400	20	465
Projected Utilization:									86.0%	

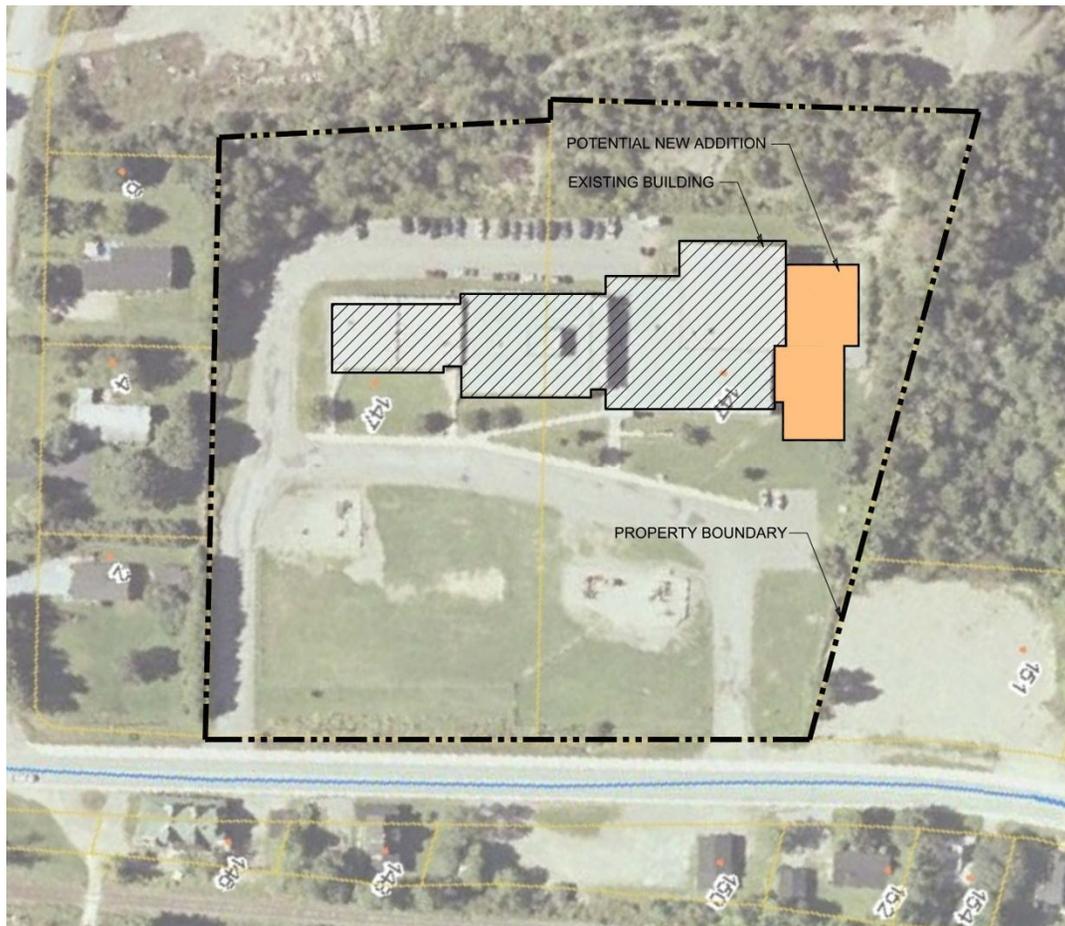
Grades	Size Limit	Classroom Enrolments without FI / moved to grade 1 (2014-15)					Space Requirements			
		Regular Program					French Immersion	Total	Class Rooms	Maximum Capacity
K	21	19	19	19	18			75	4	84
1	21	18	18	18				54	3	63
2	21	15	15	14				44	3	63
3	26	24	23					47	2	52
4	28	24	23					47	2	56
5	28	22	21	21				64	3	84
Total:								331	17	402
Projected Utilization:									82.3%	

Potential Westfield addition to support new students from Grand Bay

- Scenario 4.1 would require Westfield School to have 20 classrooms for the non-French Immersion program (based on 2014-15) with 86% utilization
- As noted previously, Westfield has 19 potential classrooms counting the space used for alternative uses
- Some alterations to the school and resource space would be lost unless the extension is added before the students move (gym space would be below standard until the addition)
- As noted in other scenarios, GNB is considering lowering the start of the Early French Immersion program from grade 3 to grade 1
- If entry is lowered to grade 1, Westfield School would require 17 classrooms for up to 331 students (based on 2014-15)

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

Scenario 4.1 (Continued): Westfield School (site confirmation of space) – conceptual footprint shows addition fits the lot



Westfield School potential with no French Immersion

- Conceptual footprint of a two story extension to Westfield School based on the EECD Planning Guidelines for Educational Facilities and 2014-15 enrolment projections
- Site appears to have sufficient space for extension
- Topography (bedrock/elevations) should be verified before proceeding
- Potential to repurpose existing space within the structure to meet the Planning Guidelines
- New addition would be built to the east of the current structure and would cover the land that currently accommodates a hard court
- Scenario 4.1 upgrades the Westfield facility, which is not in the scope of the new school scenario

Source: EECD Infrastructure Planning.

Scenario 4.1 (Continued): Westfield School addition for approximately 400 students (class “D” estimate of \$3.7M)

Westfield School Grade Levels:	K-5 (no FI)
Number of Students:	400
Space Type	Total Area (m ²)
Music Room	110
Performing Arts Room	110
Cafeteria	240
2 Multi-Function Rooms	220
Kitchen	55
Sub Total (m ²):	735
Systems and Services (m ²):	331
Grand Total (m ²):	1,066
Estimated Construction Cost/m ² :	\$2,690.00
Estimated Construction Cost for New Addition:	\$2.9M
Deferred Maintenance to be Completed	
Exterior Walls - Masonary	\$25,000.00
Masonry Stairs and Handrails on the Exterior	\$50,000.00
Total for Deferred Maintenance:	\$75,000.00
Renovations to Existing Structure for Space Repurposing	
Project Work Area and Seminar Room from some Library Space(104 m ²)	\$150,000.00
MPR Stage Converted to Visiting Professional Offices (34 m2)	\$70,000.00
Accomodations for Kindergarten Students	\$10,000.00
Current Kitchen to Resource Space (29 m2)	\$65,000.00
Classroom converted to Special Care and Resource Room (68 m2)	\$140,000.00
Additional Interior Clean-up and Add Parking	\$315,000.00
Total Estimated Renovation Costs:	\$750,000.00
Total Estimated Cost:	\$3.7M

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

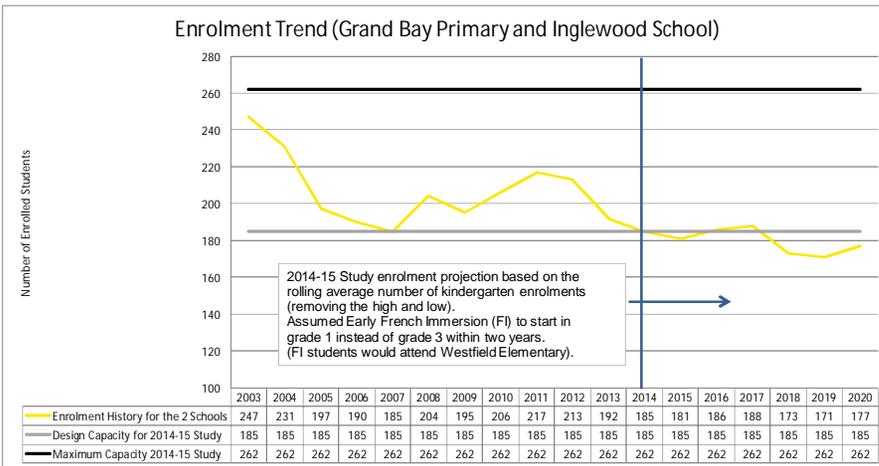
Cost estimates will be adjusted when the EECD Infrastructure and project team establish the actual space allocation for the school addition.

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

Westfield School potential with no French Immersion

- Class “D” construction cost estimate of \$3.7M for the refurbishment
- Estimate includes performing all of the school’s \$75k of deferred maintenance
- Westfield School would be brought up to EECD Facility Planning Guideline standards
- Single gym and the multipurpose room (MPR) would be required, therefore it is not recommended to repurpose the MPR (there is no additional gym space in this estimate)
- The total estimated cost for modernizing two schools is \$9.6M in Scenario 4.1 (Inglewood \$5.9M and Westfield \$3.7M)

Scenario 4.2: Inglewood School could be refurbished with an addition to accommodate Grand Bay Primary – enrolment projections



- ## Inglewood and Grand Bay Primary Amalgamation
- Scenario 4.2 included Inglewood School being refurbished with an addition to accommodate Grand Bay Primary and the French Immersion Program would remain at Westfield Elementary
 - Morna Heights School is not included within this scope, and could be included within a future study with Saint John schools (Island View and Saint Rose) if required later
 - Inglewood School is 450 m from Grand Bay Primary via Woolastook Drive
 - Westfield school could have the same addition noted in Scenario 4.1
 - Inglewood school boundary would be the same as the existing boundary for Grand Bay Primary, which was the feed school for Inglewood
 - Assuming Early FI starts in grade 1, the projected design capacity for the new school addition is 185 students

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

Scenario 4.2 (Continued): Inglewood School could be refurbished with an addition to accommodate Grand Bay Primary – Scenario 4.2 requires 2 more classrooms than 4.1

Total Enrolment by Grade Level for 2014-15							
School Name	K	1	2	3	4	5	Total
Grand Bay Primary	30	40	33	-	-	-	103
Inglewood School	-	-	-	27	22	33	82
Total for Scenario 4.2:	30	40	33	27	22	33	185

		Classroom Enrolments (2014-15)						Space Requirements		
Grades	Size Limit	Regular Program				French Immersion		Total	Class Rooms	Maximum Capacity
K	21	15	15					30	2	42
1	21	20	20					40	2	42
2	21	17	16					33	2	42
3	26	14	13					27	2	52
4	28	22						22	1	28
5	28	17	16					33	2	56
Total:								185	11	262
Projected Utilization:								70.6%		

Inglewood and Grand Bay Primary Amalgamation

- Scenario 4.2 would require Inglewood School to have 11 classrooms for the 185 students (based on 2014-15 and with no combined classes and the enrolment projections)
- As noted in other scenarios, GNB is considering lowering the start of the Early French Immersion program from grade 3 to grade 1 (this will take some additional students from the Grand Bay area to Westfield when it occurs and is included in the enrolment projections)
- Site visit identified there are currently 5 classrooms at Inglewood
- As noted in Scenario 4.1, non-classroom space can be repurposed in Inglewood to obtain an additional 4 classrooms
- 2 more classrooms are required for Scenario 4.2 compared to Scenario 4.1
- Inglewood students would have to be relocated until Inglewood school is refurbished

Note: Scenario 4.1 requires 9 classrooms for 181 students and Scenario 4.2 requires 11 classrooms for 185 students (based on 2014-15 enrolments and the class configurations). Scenario 4.2 includes kindergarten, which has a smaller class size limit than grades 3-5.

If Scenario 4.2 is considered as a possible solution, it is recommended that a building assessment be performed to confirm the estimated cost of renovations/compare to the cost of an entirely new school.

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

Scenario 4.2 (Continued): Inglewood School addition for approximately 185 students (class “D” estimate of \$6.7M)

Inglewood School Grade Levels:	K-5
Number of Students:	185
Space Type	Total Area (m ²)
2 Kindergarten and Associated Work Area	215
Early Childhood Development Room	110
Music Room	110
Performing Arts Room	110
Multi-purpose Room Gym/Cafeteria	280
Ancillary Space and Storage for Physical Education (Change Rooms)	170
Multi-Function Room	110
Library and Seminar Room	110
Kitchen and Stage	108
Personnel Centre/ Staff Room	48
Administration	46
Sub Total (m ²):	1,417
Systems and Services (m ²):	638
Grand Total (m ²):	2,055
Estimated Construction Cost/m ² :	\$2,690.00
Estimated Construction Cost for New Addition:	\$5.5M
Deferred Maintenance to be Completed	
Washrooms - Interior Alterations and Renovations	\$30,000.00
Water Supply and Sewer Maintenance	\$10,000.00
Exterior Walls	\$180,000.00
Roof	\$70,000.00
Site Drainage	\$60,000.00
Interior Finishes- Walls and Partitions	\$20,000.00
Exterior Accessibility	\$120,000.00
Mechanical and Electrical (Heating and Ventilation)	\$140,000.00
Total for Deferred Maintenance:	\$630,000.00
Renovations to Existing Structure for Space Repurposing	
Existing Multipurpose Room into 2 Classrooms (161 m ²)	\$325,000.00
Existing Library and Resource Room into Classroom (55 m ²)	\$110,000.00
Existing Kitchen, Staff Lounge and Admin Office into Resource Space and Student Services (74 m ²)	\$150,000.00
Total Estimated Renovation Costs:	\$585,000.00
Total Estimated Cost:	\$6.7M

Inglewood and Grand Bay Primary Amalgamation

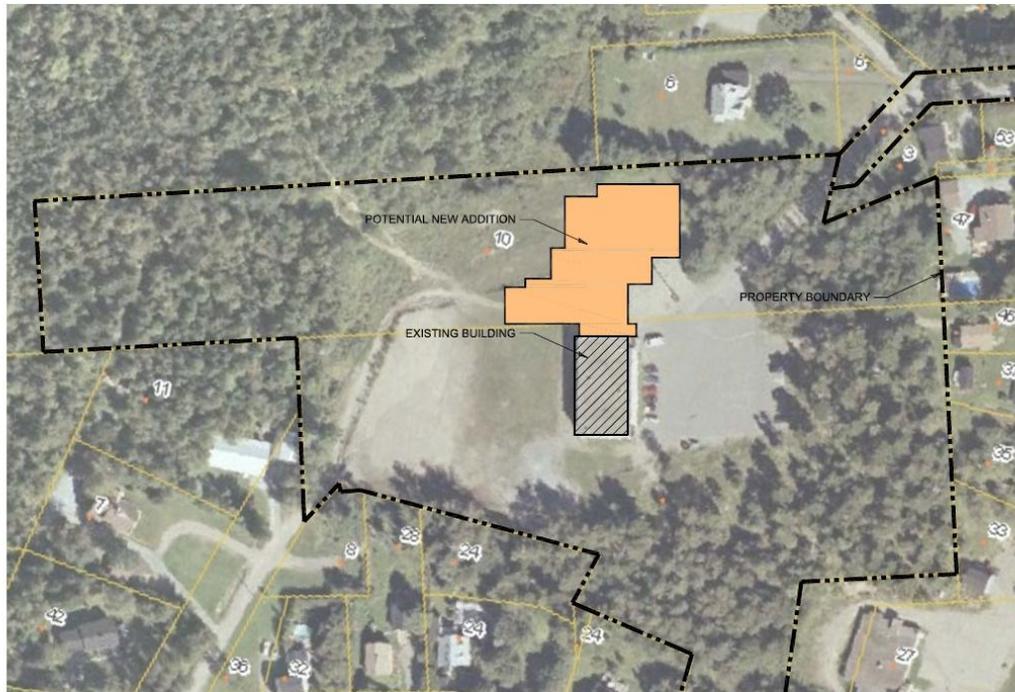
- Even with the addition to Inglewood School, it would still be classified as a small elementary school per EECD Planning Guidelines (less than 200 students)
- Class “D” construction cost estimate of \$6.7M, approximately 50% of the cost of a new school of similar size, or the point where a new school might be considered (to mitigate surprise renovation cost overruns)
- This addition has 318 m² more space than the addition in Scenario 4.1 and it is approximately \$800k more in construction costs
- Estimate includes performing all of the school’s \$630k of deferred maintenance
- Mechanical ventilation, and accessibility issues would be eliminated and the school would be brought up to EECD Facility Planning Guideline standards
- The total estimated cost for modernizing two schools is \$10.4M in Scenario 4.2 (Inglewood \$6.7M and Westfield \$3.7M)

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 school addition.

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

Scenario 4.2 (Continued): Inglewood School (site confirmation of space) – conceptual footprint shows K-5 addition at Inglewood School fits the lot



Note: New addition would be built to the north of the current structure and would cover the land that currently has a hard court/play area, which may need to be replaced. Additionally, there may be some elevation challenges for construction on the west side of the addition (there is a large hill to the west).

Grand Bay Primary has 6 classrooms, whereas 11 classrooms would be required (based on 2014-15 enrolments and no combined classes) while Inglewood School is refurbished. 5 mobiles would be required and ancillary space may be in shortage during construction.

Source: EECD Infrastructure Planning.

Inglewood and Grand Bay Primary Amalgamation

- Conceptual footprint of a single story extension to Inglewood School based on the EECD Planning Guidelines for Educational Facilities and 2014-15 enrolment projections
- Site appears to have sufficient space for extension
- Temporary accommodations (5 mobiles) for the Inglewood students will be required for two years while the school is refurbished
- This may be a challenge given the lack of property at the other schools
- After the refurbishment has been completed, there appears to be enough space to the south to add mobiles (should there be a need for additional space in future)
- School road to Inglewood would still be partially owned by the city in this scenario and the district would continue to pay an annual plough fee

Appendix E – Jurisdictional review

Appendix E – Jurisdictional review found Canadian school districts that have French Immersion only schools

York Region District School Board (YRDSB) of Ontario notes the following about their French Immersion (FI) program, “The FI program will be offered in dual track or single track settings, in a variety of configurations. In order to meet community needs and optimize available space in our schools, a community Grade 1-8 FI program may be provided over more than one school during the course of a student’s FI education. This will allow flexibility in addressing community needs and the opportunity to use existing space in schools.”¹

York Region District School Board of Ontario				Programs			
Region	Location	School	2014-15 Enrolment	English	French Immersion (FI)	FI Only	Notes
Central	Aurora	Aurora Grove P.S.	409	JK-8	1-2	No	Grade 2 FI starting in 2015
		Devins Drive P.S.	389	JK-8	1-2	No	
		Lester B. Pearson P.S.	649		2-8	Yes	Grade 2 FI starting in 2015
	Richmond Hill	Adrienne Clarkson	724		1-8	Yes	
		Beynon Fields P.S.	597		1-8	Yes	
		Doncrest P.S.	568	JK-8	1	No	Grade 1 FI starting in 2015
		Michaëlle Jean P.S.	500		1-3	Yes	
East	Markham	Windham Ridge P.S.	552		1-8	Yes	
		Coppard Glen P.S.	576	JK-8	1-2	No	Grade 2 FI starting in 2015
		Franklin Street P.S.	496	JK-8	3-8	No	Starting at Grade 3 FI in 2015
		Fred Varley P.S.	TBD	JK-8	1	No	Opening 2015
		Reesor Park P.S.	392	JK-8	1-2	No	
		Sam Chapman P.S.	667		2-8	Yes	Starting at Grade 2 FI in 2015
		Sir John A. MacDonald P.S.	580	JK-8	1	No	
	Sir Wilfred Laurier P.S.	657		2-8	Yes		
	Unionville	Milliken Mills P.S.	400	JK-8	3-8	No	Starting at Grade 3 FI in 2015
	West	Maple	Joseph A. Gibson P.S.	368	JK-8	1	No
Julliard P.S.			723		2-8	Yes	
Romeo Dallaire P.S.			TBD		1-8	Yes	Opening 2015
Thornhill		Louis-Honore Frechette P.S.	611		1-8	Yes	
		Ventura Park P.S.	858		1-6	Yes	3 year transition to FI only (2009-2012)
		Woodland P.S.	372		4-8	Yes	One of the first FI only schools in district
		Yorkhill E.S.	425	JK-8	1-3	No	Going to Grade 3 FI in 2015
Woodbridge	Elder’s Mills P.S.	391		1-5	Yes		
North	Keswick	Keswick P.S.	325		1-8	Yes	Converted to FI only school in 1997
	Newmarket	Mazo de la Roche P.S.	602		1-8	Yes	
		Poplar Bank P.S.	424		1-8	Yes	
	Stouffville	Glad Park P.S.	794	JK-8	3-8	No	Starting at Grade 3 FI in 2015
		Summitview P.S.	336	JK-8	1-2	No	

2

Note: 16 of 29 schools with FI program within the district are French Immersion only schools.

Source: YRDSB and the district’s associated school websites:

¹ <http://www.yrdsb.ca/Programs/fi/Pages/French-Immersion-Registration.aspx>



Appendix E – Jurisdictional review found Canadian school districts that have French Immersion only schools

Vancouver School Board District 39 (VSB) of British Columbia notes the following about their French Immersion (FI) program, “The Vancouver School Board early French Immersion program accepts 5 and 6 year olds at the beginning of their formal schooling...following is the list of Vancouver schools offering the early French Immersion program. Please note that some schools are annexes and only offer the French Immersion K-3 program.”³

Vancouver School Board District 39 of British Columbia			Programs			
Location	School	2014-15 Enrolment	English	French Immersion (FI)	FI Only	Notes
Vancouver	Hastings	590	K-7	K-7	No	
	Henry Hudson	330	K-7	K-7	No	
	L'Ecole Jules Quesnel	435		K-7	Yes	
	Kerrisdale	604	2-7	K-7	No	
	Kerrisdale Annex	115	K-1		No	
	Laura Secord	635	K-7	K-7	No	
	L'Ecole Bilingue	510		K-7	Yes	
	Lord Selkirk	700	K-7	K-7	No	
	Lord Tennyson	430		K-7	Yes	Converted to FI only school in 1984-1985
	Sir James Douglas Annex	201		K-3	Yes	Converted to FI only school in 1988
	Sir James Douglas	480	K-7	4-7	No	
	Queen Elizabeth Annex	91		K-3	Yes	
	Quilchena	340	K-7	K-7	No	
	Lord Strathcona	575	K-7	K-6	No	
Trafalgar	520	K-7	K-7	No		

Note: 5 of 14 schools with FI program within the district are French Immersion only schools

Source: VSB and the district's associated school websites (school plans):

³ <http://www.vsb.bc.ca/programs/early-french-immersion>

⁴ <http://www.vsb.bc.ca/schools>

EY | Assurance | Tax | Transactions | Advisory

About EY

EY is a global leader in assurance, tax, transaction and advisory services. The insights and quality services we deliver help build trust and confidence in the capital markets and in economies the world over. We develop outstanding leaders who team to deliver on our promises to all of our stakeholders. In so doing, we play a critical role in building a better working world for our people, for our clients and for our communities.

EY refers to the global organization, and may refer to one or more, of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients.

For more information about our organization, please visit ey.com/ca.

© 2015 Ernst & Young LLP. All Rights Reserved.

A member firm of Ernst & Young Global Limited.

This publication contains information in summary form, current as of the date of publication, and is intended for general guidance only. It should not be regarded as comprehensive or a substitute for professional advice. Before taking any particular course of action, contact Ernst & Young or another professional advisor to discuss these matters in the context of your particular circumstances. We accept no responsibility for any loss or damage occasioned by your reliance on information contained in this publication.

ey.com/ca