



Anglophone South School District (ASD-S) *Infrastructure planning*

Saint John City Centre Schools

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

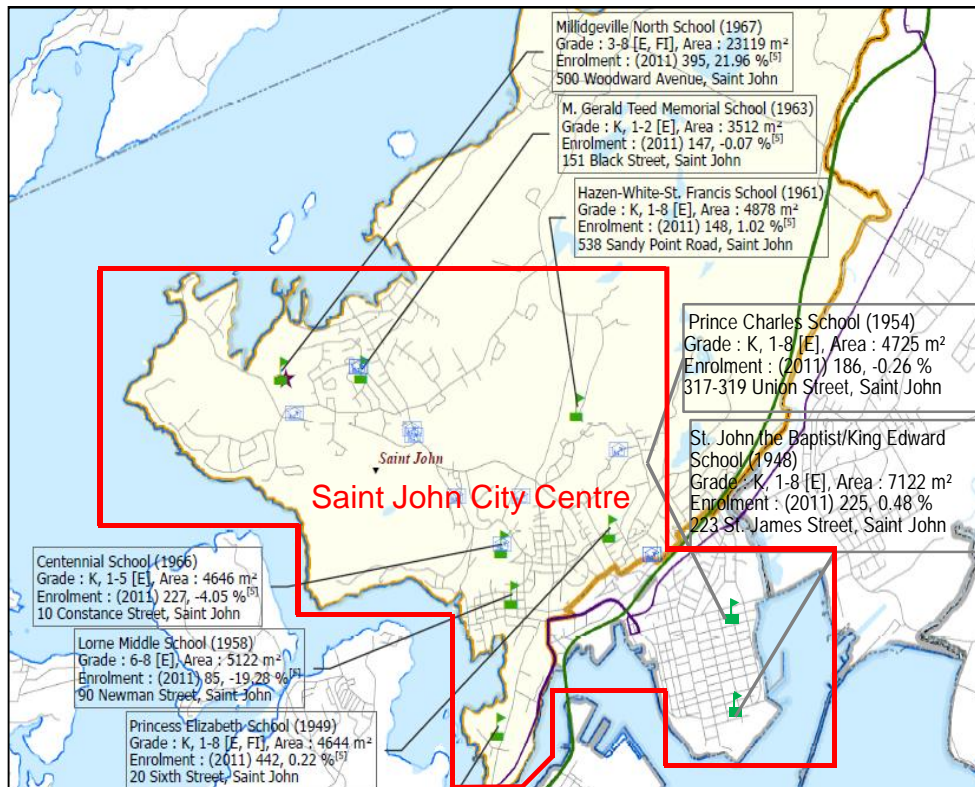
13 September 2017



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Scope – ASD-S has initiated a review of 7 Saint John City Centre schools to examine potential scenarios for long-term infrastructure planning



Saint John City Centre Schools

Subject schools – year built

South-end Peninsula 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)

Millidgeville Schools:

- M. Gerald Teed Memorial School (K to 2 – 1963)
- Millidgeville North School (3 to 8 – 1967)

Other schools possibly affected:

- Bayside Middle School (6 to 8 – 1949)

Average age of the subject infrastructure:
59 years

French Immersion Program:

Early French Immersion (EFI):

- M. Gerald Teed Memorial
- Millidgeville North School
- Princess Elizabeth School

Late French Immersion (LFI):

- Princess Elizabeth School
- Bayside Middle School

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

Scope – Consultations between the District and EY narrowed the scope to 4 potential scenarios, after reviewing with the District Education Council (DEC)

The following scenarios were included within the scope of the Saint John City Centre schools infrastructure planning review:

- § **Scenario 1:** Millidgeville North School to be reconfigured to a middle school for the Central Saint John schools (grades 6 – 8). Consider the enrolment projections (600 students), the middle school program and the impact on the building space now used by EECD, ISD and SISTEMA. Additionally, examine the possibility of a school boundary change for the middle school students from Prince Charles and Saint John the Baptist/King Edward schools to attend Bayside Middle School (instead of Millidgeville North School).

- § **Scenario 2:** The consolidation of Centennial, Hazen White-St. Francis and Princess Elizabeth schools into a new K-5 school to be built on the Princess Elizabeth site or other sites in the area. Consider the enrolment projections in regards to sizing of the new school according to EECD Planning Guidelines for elementary schools. Other considerations for this scenario are to include whether the Princess Elizabeth site is large enough to construct the school and what the potential would be for changing school boundaries to reduce enrolment projections.

Scope – Consultations between the District and EY narrowed the scope to 4 potential scenarios, after reviewing with the DEC (continued)

- § **Scenario 3:** Saint John the Baptist/King Edward School is closed, with the students moving to Prince Charles School, it being reconfigured into a K-5 (the middle school students would be included within scenario 1). Additionally, examine a scenario for the consolidation of the two schools into a new K-5 school. The DEC would like to look at the possibility of building the new school on the Saint John the Baptist site. Determine if the new school would meet educational specifications.

- § **Scenario 4:** M. Gerald Teed School to be expanded from K-2 to a K-5 school. Determine if there is enough space at the school site for an expansion. Consider if the school addition can meet educational specifications and identify areas that are not met. (Note: Early French Immersion is starting at this school in September 2017).

Note: Examine the potential of K-8 schools within the 4 listed scenarios for the Saint John City Centre schools. The long-term infrastructure planning will examine four possible options of combining the four scenarios together into one plan.

Option 1 – Capital costs are estimated between \$39.1 M* (for 2 additions and 1 new K-5 school) and \$56.5 M* (for 3 new K-5 schools); two schools projected to exceed 700 students

		Prince Charles and St. John the Baptist/King Edward	Princess Elizabeth, Centennial and Hazen-White/St. Francis	M. Gerald Teed	Millidgeville North	
		New K-5 or Addition	New K-5 School	New K-5 or Addition	Reconfigured to 6-8	Total
Projections	Number of Students	302 (2026-27)	721 (2027-28)	351 (2027-28)	707 (2021-22)	1,988 (2026-27)
General Classrooms	English	16	28	13	16	73
	EFI	0	8	10	8	26
	LFI	0	0	0	6	6
	Total	16	36	23	30	105
Schools	Number to Build	1	1	1	0	3
	Number to Close	2	3	1	0	6
Area	Existing	11,847 m ²	14,168 m ²	3,512 m ²	23,119 m ²	52,646 m ²
	For New Schools	5,029 m ²	9,466 m ²	6,501 m ²		20,996 m ²
	Net	(6,818) m ²	(4,702) m ²	2,989 m ²	0 m ²	(8,531) m ²
Cost Avoidance	Deferred Maintenance	\$1.2 M	\$2.4 M	\$0.2 M		\$3.8 M
Estimate Cost*	Excluding Land	\$13.5 M*	\$25.5 M*	\$17.5 M*		\$56.5 M*
Leases	Number Reduced	1 (7 years remaining)	1 (7 years remaining)	None	None	2
Area	Addition/New School	1,527 m ²	9,466 m ²	3,271 m ²		14,264 m ²
	Net	(5,595) m ²	(4,702) m ²	3,271 m ²	0 m ²	(7,026) m ²
Cost Avoidance	Deferred Maintenance	\$0.6 M	\$2.4 M	\$0.0 M		\$3.0 M
Estimate Cost*	For Addition**/New School	\$4.4 M*	\$25.5 M*	\$9.2 M*		\$39.1 M*
Percentage of New School Cost		33%		53%		

- ▶ Millidgeville North exceeds the scope limitation of 600 students, and the consolidated Princess Elizabeth School significantly exceeds the recommended elementary sizing of 300–500 students.
- ▶ A new K-5 school for M. Gerald Teed would require a decision about the Community Centre contract.
- ▶ An addition for M. Gerald Teed is estimated to exceed 50% of the cost of a new school.
- ▶ A suitably sized site for a new K-5 school in the south-end peninsula would be difficult due to land availability.
- ▶ Keeping Prince Charles School – there is limited parking, it is in a high traffic area (Union Street) and has limited space for expansion.

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

Page 6 **Note: Addition estimates include the costs for the addition, repurposing of existing space and completion of deferred maintenance.



Option 2 – Capital costs are estimated between \$40.8 M* (for 3 additions and 1 new K-5 school) and \$58.2 M* (for 3 new K-5 schools); two schools projected to exceed 700 students

		Prince Charles and St. John the Baptist/King Edward	Princess Elizabeth, Centennial and Hazen-White/St. Francis	M. Gerald Teed	Millidgeville North	Bayside Middle takes (Prince Charles and St. John the Baptist)	
		New K-5 or Addition	New K-5 School	New K-5 or Addition	Reconfigured to 6-8	6-8 Students	Total
Projections	Number of Students	302 (2026-27)	721 (2027-28)	351 (2027-28)	573 (2021-22)	723 (2024-25)	1,988 (2026-27)
General Classrooms	English	16	28	13	12	18	87
	EFL	0	8	10	8	0	26
	LFI	0	0	0	6	9	15
	Total	16	36	23	26	27	128
Schools	Number to Build	1	1	1	0	0	3
	Number to Close	2	3	1	0	0	6
Area	Existing	11,847 m ²	14,168 m ²	3,512 m ²	23,119 m ²	10,160 m ²	62,806 m ²
	For New Schools	5,029 m ²	9,466 m ²	6,501 m ²		637 m ²	21,633 m ²
	Net	(6,818) m ²	(4,702) m ²	2,989 m ²	0 m ²	637 m ²	(7,894) m ²
Cost Avoidance	Deferred Maintenance	\$1.2 M	\$2.4 M	\$0.2 M			\$3.8 M
Estimate Cost*	Excluding Land	\$13.5 M*	\$25.5 M*	\$17.5 M*		\$1.7 M*	\$58.2 M*
Leases	Number Reduced	1 (7 years remaining)	1 (7 years remaining)	None	None	None	2
Area	Addition/New School	1,527 m ²	9,466 m ²	3,271 m ²		637 m ²	14,264 m ²
	Net	(5,595) m ²	(4,702) m ²	3,271 m ²	0 m ²	637 m ²	(6,389) m ²
Cost Avoidance	Deferred Maintenance	\$0.6 M	\$2.4 M	\$0.0 M			\$3.0 M
Estimate Cost*	For Addition**/New School	\$4.4 M*	\$25.5 M*	\$9.2 M*		\$1.7 M*	\$40.8 M*
Percentage of New School Cost		33%		53%		7%	

- ▶ Bayside Middle School is 5.6 km closer to St. John the Baptist/King Edward School than Millidgeville North. The projected peak enrolment for Millidgeville North is now below 600 students.
- ▶ Bayside Middle School exceeds the scope limitation of 600 students, and would require an addition based on the Planning Guidelines comparison. The consolidated Princess Elizabeth School significantly exceeds the recommended elementary sizing of 300–500 students.
- ▶ A new K-5 school for M. Gerald Teed would require a decision about the Community Centre contract.
- ▶ An addition for M. Gerald Teed is estimated to exceed 50% of the cost of a new school.
- ▶ A suitably sized site for a new K-5 school in the south-end peninsula would be difficult due to land availability.
- ▶ Keeping Prince Charles School – there is limited parking, it is in a high traffic area (Union Street) and has limited space for expansion.

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

Page 7 **Note: Addition estimates include the costs for the addition, repurposing of existing space and completion of deferred maintenance.



Option 3 – Capital costs are estimated between \$40.9 M* (for 2 additions and 1 new K-5 school) and \$62.1 M* (for 2 new K-5 schools and 1 new K-8 school)

		Prince Charles and St. John the Baptist/King Edward	Centennial and Princess Elizabeth	M. Gerald Teed and Hazen-White/St. Francis	Millidgeville North		Total
		New K-8 or Addition	New K-5 School	New K-5 School	Reconfigured to 6-8		
Projections	Number of Students	409 (2026-27)	521 (2026-27)	551 (2027-28)	587 (2021-22)		1,988 (2026-27)
General Classrooms	English	22	20	19	12		73
	EFI	0	7	10	8		25
	LFI	0	0	0	6		6
	Total	22	27	29	26		104
Schools	Number to Build	1	1	1	0		3
	Number to Close	2	2	2	0		6
Area	Existing	11,847 m ²	9,290 m ²	8,390 m ²	23,119 m ²		52,646 m ²
	For New Schools	7,475 m ²	7,406 m ²	8,218 m ²			23,099 m ²
	Net	(4,372) m ²	(1,884) m ²	(172) m ²	0 m ²		(6,428) m ²
Cost Avoidance	Deferred Maintenance	\$1.2 M	\$1.7 M	\$0.9 M			\$3.8 M
Estimate Cost*	Excluding Land	\$20.1 M*	\$19.9 M*	\$22.1 M*			\$62.1 M*
Leases	Number Reduced	1 (7 years remaining)	None	1 (7 years remaining)	None		2
Area	Addition/New School	3,090 m ²	7,406 m ²	5,111 m ²			15,607 m ²
	Net	(4,032) m ²	(1,884) m ²	233 m ²	0 m ²		(5,683) m ²
Cost Avoidance	Deferred Maintenance	\$0.6 M	\$1.7 M	\$0.7 M			\$3.0 M
Estimate Cost*	For Addition**/New School	\$7.1 M*	\$19.9 M*	\$13.9 M*			\$40.9 M*
Percentage of New School Cost		35%		63%			

- ▶ A K-8 in the south-end peninsula would reduce the travel time for those students to Millidgeville North. The projected peak enrolment for Millidgeville North is also below 600 students. The K-8 school in the south-end peninsula would require significantly more space and cost more than the K-5 option (available space is limited).
- ▶ The consolidated schools in the central area of the city are both still above the recommended elementary sizing of 300–500 students.
- ▶ A new K-5 school for M. Gerald Teed would require a decision about the Community Centre contract.
- ▶ An addition for M. Gerald Teed is estimated to exceed 50% of the cost of a new school.
- ▶ A suitably sized site for a new K-5 school in the south-end peninsula would be difficult due to land availability.
- ▶ Keeping Prince Charles School – there is limited parking, it is in a high traffic area (Union Street) and has limited space for expansion.

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

Page 8 **Note: Addition estimates include the costs for the addition, repurposing of existing space and completion of deferred maintenance.



Option 4 – Capital costs are estimated between \$34.0 M* (for 2 additions and 1 new K-5 school) and \$55.2 M* (for 2 new K-5 schools and 1 new K-8 school)

		Prince Charles and St. John the Baptist/King Edward	Centennial and Hazen- White/St. Francis	Princess Elizabeth	M. Gerald Teed	Millidgeville North	
		New K-8 or Addition	New K-5 School	Reconfigured to K-5	New K-5 or Addition	Reconfigured to 6-8	Total
Projections	Number of Students	409 (2026-27)	402 (2027-28)	263 (2021-22)	406 (2027-28)	587 (2021-22)	1,988 (2026-27)
General Classrooms	English	22	21	12	13	12	80
	EFL	0	0	5	10	8	23
	LFI	0	0	0	0	6	6
	Total	22	21	17	23	26	109
Schools	Number to Build	1	1	0	1	0	3
	Number to Close	2	2	0	1	0	5
Area	Existing	11,847 m ²	9,524 m ²	4,644 m ²	3,512 m ²	23,119 m ²	52,646 m ²
	For New Schools	7,475 m ²	6,428 m ²		6,631 m ²		20,534 m ²
	Net	(4,372) m ²	(3,096) m ²	0 m ²	3,119 m ²	0 m ²	(4,349) m ²
Cost Avoidance	Deferred Maintenance	\$1.2 M	\$1.7 M		\$0.2 M		\$3.1 M
Estimate Cost*	Excluding Land	\$20.1 M*	\$17.3 M*		\$17.8 M*		\$55.2 M*
Leases	Number Reduced	1 (7 years remaining)	1 (7 years remaining)	None	None	None	2
Area	Addition/New School	3,090 m ²	6,428 m ²		3,402 m ²		12,920 m ²
	Net	(4,032) m ²	(3,096) m ²	0 m ²	3,402 m ²	0 m ²	(3,726) m ²
Cost Avoidance	Deferred Maintenance	\$0.6 M	\$1.7 M		\$0.0 M		\$2.3 M
Estimate Cost*	For Addition**/New School	\$7.1 M*	\$17.3 M*		\$9.6 M*		\$34.0 M*
Percentage of New School Cost		35%			54%		

- ▶ A K-8 in the south-end would reduce the travel time for those students instead of going to Millidgeville North. The projected peak enrolment for Millidgeville North is also below 600 students. The K-8 school in the south-end peninsula would require significantly more space and cost more than the K-5 option (available space is limited). Mixed Socio-Economic Status (SES) schools would be limited to grades 6-8.
- ▶ The consolidated school for Centennial and Hazen-White/St. Francis is within elementary school sizing specifications. A reconfigured Princess Elizabeth (K-5) would have space available for SISTEMA, which would not be able to stay in Millidgeville North.
- ▶ A new K-5 school for M. Gerald Teed would require a decision about the Community Centre contract. An addition for M. Gerald Teed is estimated to exceed 50% of the cost of a new school.
- ▶ A suitably sized site for a new K-5 school in the south-end peninsula would be difficult due to land availability.
- ▶ Keeping Prince Charles School – there is limited parking, it is in a high traffic area (Union Street) and has limited space for expansion.

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

Page 9 **Note: Addition estimates include the costs for the addition, repurposing of existing space and completion of deferred maintenance.



Appendix A – 2015 Enrolment Projections



2015 Enrolment Projections – A comparison of previous enrolment projections to actual enrolments determined the variance after 3 years to be -5.38% (including Newcomers)

Year	Projections	Projection of K-5 Previous Report	Projection of 6-8 Previous Report	Projection of Previous Report	Actual Enrolment	Variance to Actual	Variance to Actual
2015-16	Total for All 7 Schools In Scope	1,262	549	1,811	1,818	-7	-0.39%
2016-17	Total for All 7 Schools In Scope	1,292	528	1,820	1,909	-89	-4.66%
	Syrian Newcomers	0	0	0	155		
	Projection Comparison Without Newcomers	1,292	528	1,820	1,754	66	3.76%
2017-18	Total for All 7 Schools In Scope	1,293	536	1,829	1,933	-104	-5.38%
	Projected Syrian Newcomers	0	0	0	160		
	Projection Comparison Without Newcomers	1,293	536	1,829	1,773	56	3.16%

Note: Syrian Newcomers started arriving in 2015-16 and were not included in the Policy and Planning statistics until the 2016-17 data set.

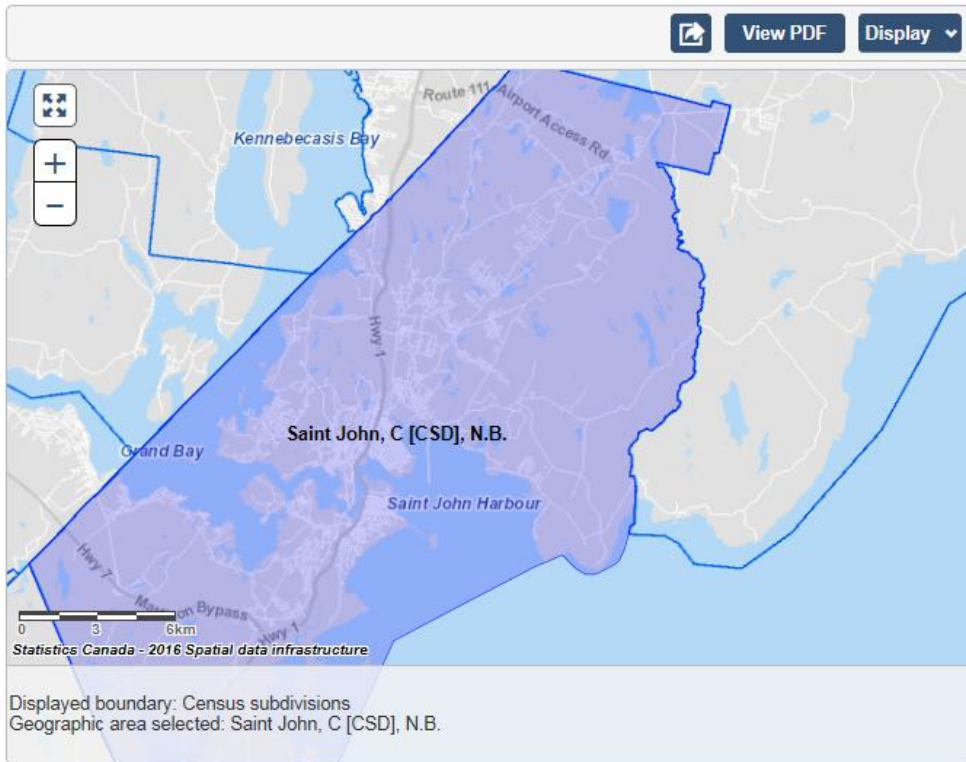
- ▶ A comparison of 2015 enrolment projections to actual enrolments was made to validate the assumptions within those projections (“lessons learned” exercise).
- ▶ It determined that the overall projections were 3.16% higher than actual enrolments after 3 years (when excluding the Syrian Newcomers from the calculations).
- ▶ The overall projections were 5.38% lower than actual enrolments after 3 years (when including the Syrian Newcomers in the calculations).
- ▶ The previous enrolment projections were made before Statistics Canada performed the 2016 Census. The census results were used in developing the enrolment projections for the 2017 review.

Source: EECD Policy and Planning Summary Statistics, and ASD-S enrolment statistics for Syrian Newcomers.

Appendix B – 2016 Census Data

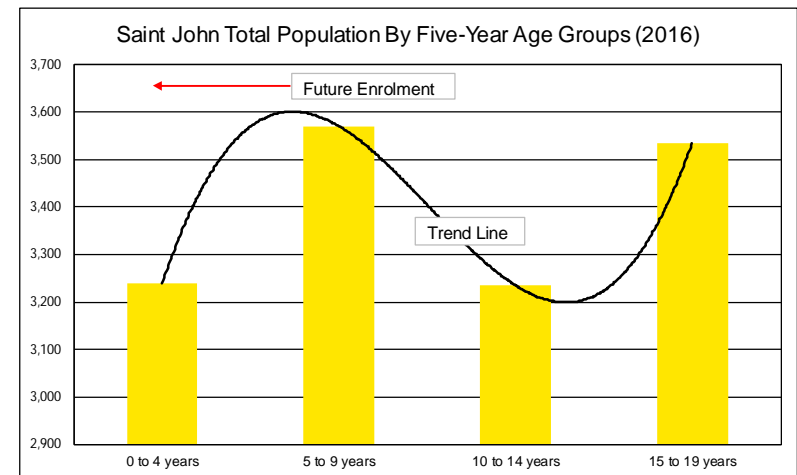


2016 Census data – Saint John City elementary schools projected to see an increase in enrolment followed by another decrease (based on the population age grouping)



Age Groups	Male	Female	Total
0 to 4 years	1,660	1,580	3,240
5 to 9 years	1,845	1,725	3,570
10 to 14 years	1,615	1,620	3,235
15 to 19 years	1,800	1,735	3,535

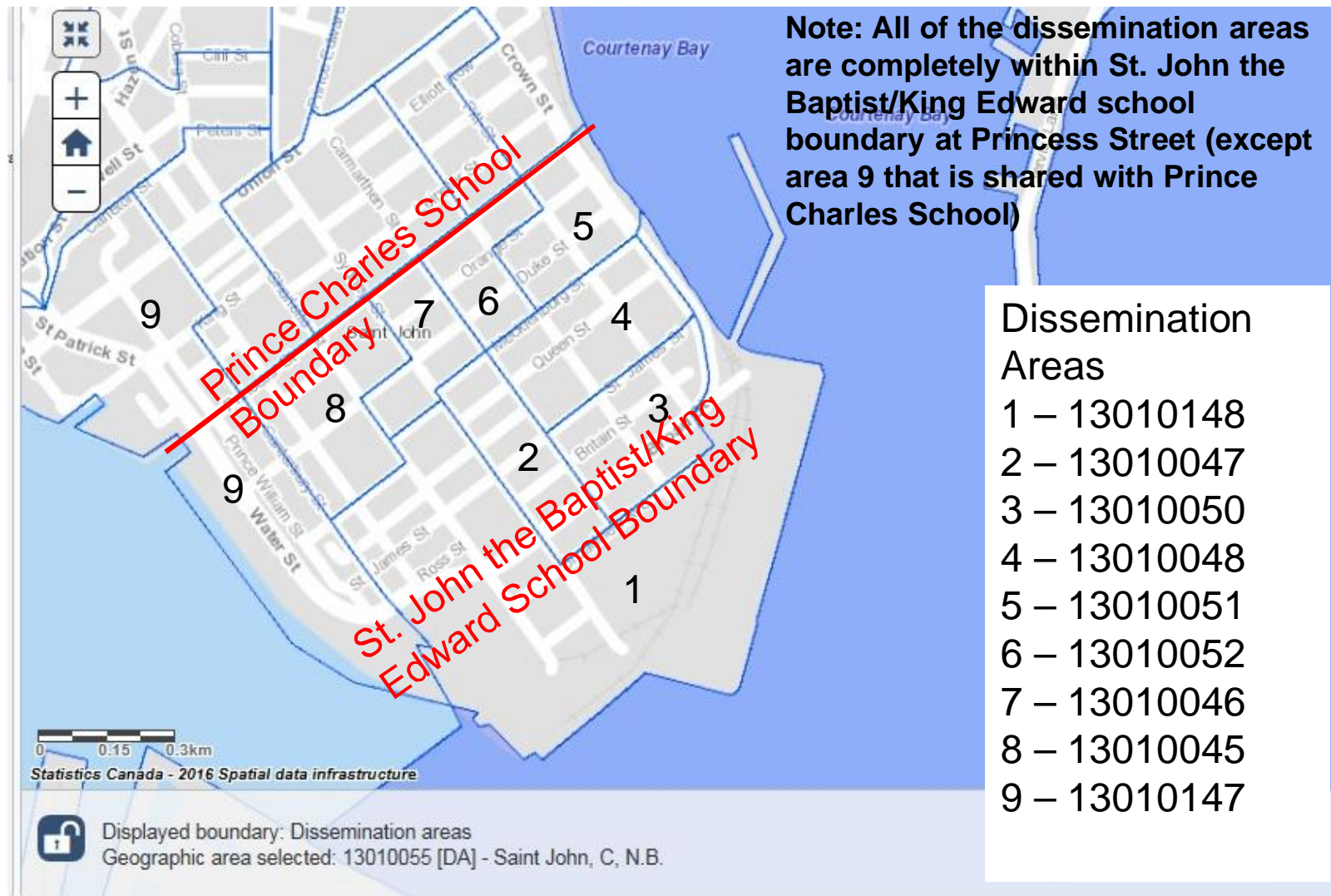
*Statistics Canada – Focus on Geography Series, 2016
 Census: Boundary for Saint John (City – CSD), Table 1.4
 Population By Five-Year Age Groups And Sex, 2016



*Statistics Canada – Focus on Geography Series, 2016
 Census: Boundary for Saint John (City – CSD)

*Source: Statistics Canada: http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/desc/Facts-desc_Age.cfm?LANG=Eng&GK=CSD&GC=1301006&TOPIC=2&#d1_1.

Mapping 2016 Census data – The dissemination areas of the 2016 Census are not an exact match to the school boundaries and assumptions were required in mapping



Source: Google Maps, ASD-S school transportation software – Versatrans, and Statistics Canada: http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/desc/Facts-desc_Age.cfm?LANG=Eng&GK=CSD&GC=1301006&TOPIC=2&#fd1_1.

Mapping 2016 Census data – ASD-S 2017-18 enrolment projections were compared to the 2016 Census mapping results and the variance between the two was within 1.6%

School	ASD-S 2017-18 Enrolment Projection	At EFI Another School	At LFI (Another School)	Attending School for FI from Another School	Total Students Living In School Boundary	Census 2016 (Ages 4 to 12)	Variance of Census Mapping	Census After Adjustments
Prince Charles	162	27	3	0	192	190	-2	190
St. John the Baptist/King Edward	249	48	5	0	302	295	-7	295
Princess Elizabeth	498	58	0	-62	494	470	-24	470
Centennial	213	34	20	0	267	338	71	269
Hazen White/St. Francis	198	16	4	0	218	220	2	220
Millidgeville North/M. Gerald Teed	613	0	30	-183	460	600	140	458
Total	1,933	183	62	-245	1,933	2,113	180	1,902
							% Variance	-1.6%

- ▶ Since the dissemination areas of the 2016 Census are not an exact match to the school boundaries, the assumptions in mapping were validated by comparing the ASD-S 2017 projected enrolments to the number of students determined with the census statistics.
- ▶ The total amount of students (ages 4 to 12) in the 2016 Census for the Saint John City Centre schools was 2,113 (180 more than ASD-S has projected for 2017-18).
- ▶ The discrepancy between the two numbers can be explained in several ways, including:
 - § Some students may be in the Francophone school system;
 - § The census rounds dissemination areas the nearest interval of 5;
 - § The census does not fit to the school boundaries perfectly and had to be fit as best as possible;
 - § Some people do not file their census returns (not a 100% data collection);
 - § Students with later birth months (i.e. October/November/December) may choose to start school at age 6 instead of age 5;
 - § The census is a point in time; people move in/move out of the school boundaries; and
 - § Some children within the selected school boundaries are home schooled.

*Source: Statistics Canada: http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/desc/Facts-desc_Age.cfm?LANG=Eng&GK=CSD&GC=1301006&TOPIC=2&#d1_1 and ASD-S 2017-18 enrolment projections.

Appendix C – 2017 Enrolment Projections



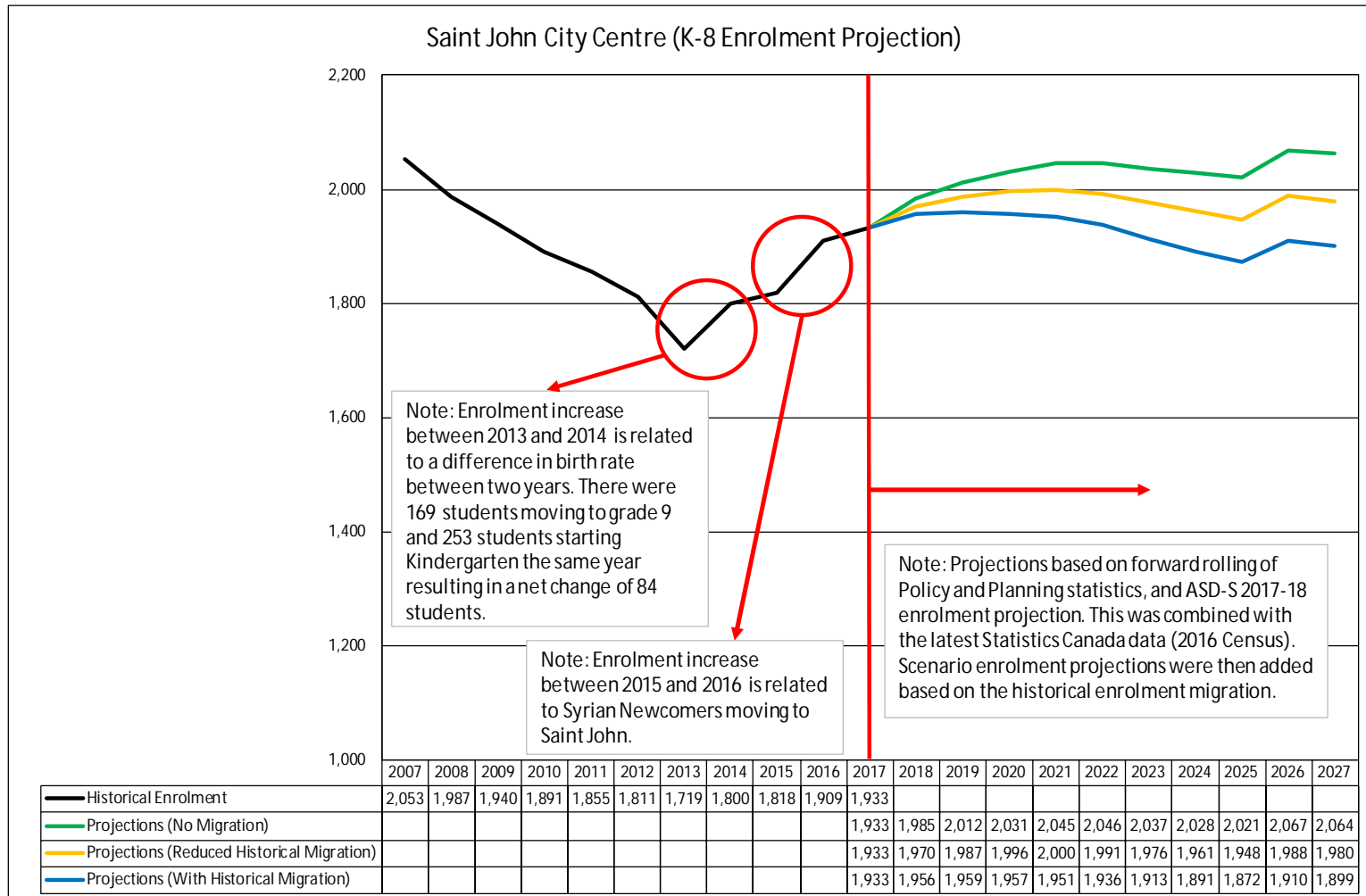
Review of enrolment history – the net migration of K-8 students remains negative on average for the Saint John City Centre schools (excluding the Syrian Newcomers in 2016-17)

Total Enrolment by Grade Level for Saint John City Centre Schools (Excluding the Newcomers in 2016-17)														
Year	Total	Total (Excluding Newcomers)	K	1	2	3	4	5	6	7	8	K-7	1-8	Variance of 1-8 to Previous Year K-7
2010	1,891	1,891	213	236	214	196	186	178	238	216	214	1,677		
2011	1,855	1,855	247	197	210	198	197	177	196	226	207	1,648	1,608	-69
2012	1,811	1,811	267	220	178	196	203	185	178	172	212	1,599	1,544	-104
2013	1,719	1,719	210	245	197	169	192	185	184	168	169	1,550	1,509	-90
2014	1,800	1,800	253	218	217	203	176	188	192	180	173	1,627	1,547	-3
2015	1,818	1,818	238	233	219	217	194	177	178	181	181	1,637	1,580	-47
2016	1,909	1,754	209	213	219	213	209	179	161	168	183	1,571	1,545	-92
2017	1,933	1,773	174	218	221	229	217	208	178	157	171	1,602	1,599	28

- ▶ Based on the last eight years of enrolment data, sliding the Saint John City Centre school class enrolments forward overestimates the following year (excluding the Syrian Newcomers in 2016-17).
- ▶ The variance between grades K-7 in one year compared to grades 1-8 in the next has reduced starting in 2014-15.
- ▶ The 2016 Census statistics mapping for Saint John City Centre schools and the ASD-S 2017-18 enrolment data were used to develop enrolment projection curves.
- ▶ The first projection curve was developed sliding the enrolments forward and assuming no net migration out of the school boundaries.
- ▶ The second curve was developed based on assuming historical net migration since 2014-15.
- ▶ A third curve was developed based on a reduced historical net migration since 2014-15.
- ▶ An assumption was made to evenly distribute the net migration across the schools, and the historical enrolments in EFI and LFI were assumed as well (changes in these assumptions could affect the accuracy of enrolment at individual schools).

Source: EECD Policy and Planning Summary Statistics, and ASD-S enrolment statistics for Syrian Newcomers.

2017 enrolment projections – Assume a reduced historical net migration for projecting future K-8 enrolment of students in the Saint John City Centre (to be conservative)



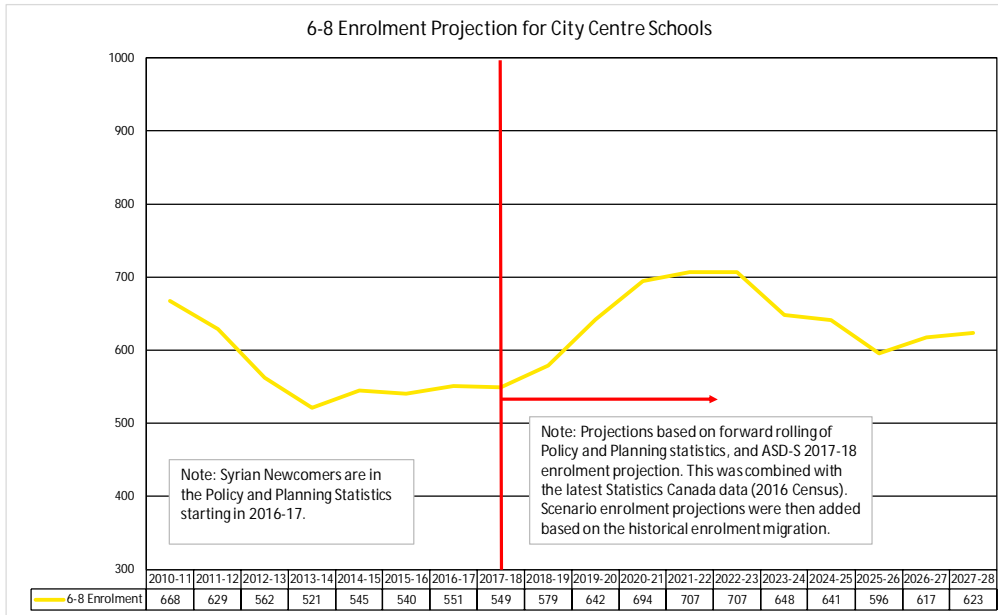
*Source: Statistics Canada: http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/desc/Facts-desc_Age.cfm?LANG=Eng&GK=CSD&GC=1301006&TOPIC=2&#d1_1, ASD-S 2017-18 enrolment projections and EECD Policy and Planning Summary Statistics.



Appendix D – Scenario 1 (Millidgeville North Reconfigured to a 6-8 School)



Moving the Prince Charles and St. John the Baptist/King Edward 6-8 students out of the 6-8 Millidgeville North scenario lowers the peak enrolment from 707 to below 600



Note: Grades 6-8 projections mirror the increase in the 2016 Census for Saint John 5-9 age group, followed by a decrease in the 0-4 age group.

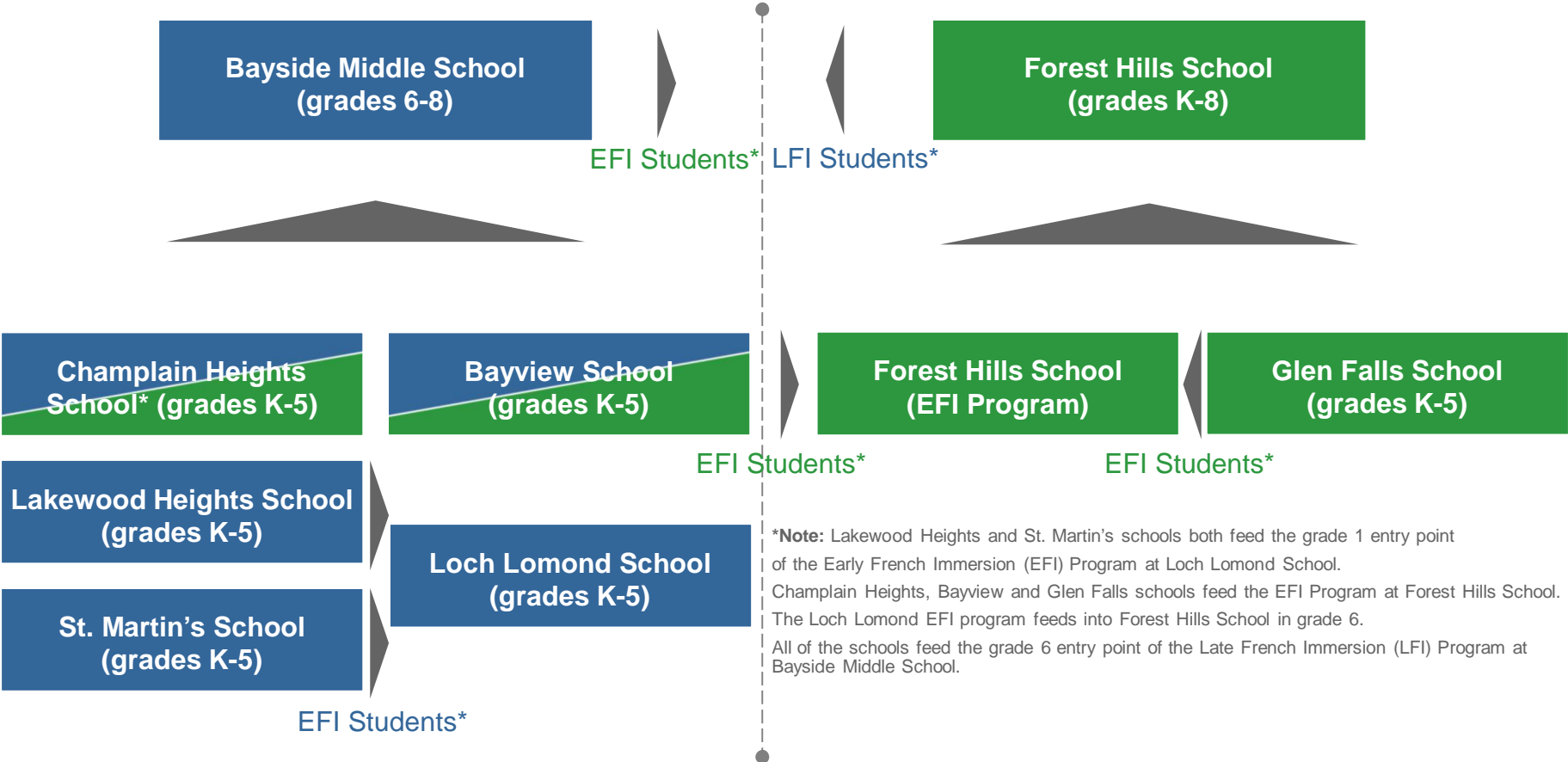
		Millidgeville North Reconfigured to Grades 6-8							
		Peak Enrolment		Required General Classrooms				10-Year Projection	
Scenario		Year	Students	E	EFI	LFI	Total	Year	Students
1a	All City Centre 6-8 Students	2021-22	707	16	8	6	30	2027-28	623
1b	Bayside Middle School Takes Prince Charles and St. John the Baptist King Edward (6-8, including their LFI)	2021-22	573	12	8	6	26	2027-28	489
1c	K-8 for Prince Charles and St. John the Baptist King Edward	2021-22	587	12	8	6	26	2027-28	503

Millidgeville North School (6-8)

- Scenario 1a was to reconfigure Millidgeville North School to grades 6-8 for all the city centre schools.
- ASD-S 2017-18 enrolment projections for all 6-8 students in the city centre is 549 students (this includes the Syrian Newcomers who came in 2015-16).
- The school currently has 20 general classrooms, with another 10 potential classrooms occupied by the after-school music program (SISTEMA).
- Reconfiguring Millidgeville North to a 6-8 school would require moving SISTEMA to another location to have enough classrooms based on the enrolment projections (in any of scenarios 1a, 1b or 1c).
- The space occupied by the Integrated Service Delivery (ISD) and EECD would not have to change.
- A review of the Planning Guidelines indicates that no addition would be required to reconfigure the school.
- The school was built in 1967 and has approximately \$0.3 M of deferred maintenance.

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, and EECD Policy and Planning Summary Statistics.

Overview of schools that feed into middle schools for the East Side Saint John – Bayside Middle School has the LFI Program, and Forest Hills School (K-8) has the EFI Program



Source: ASD-S: English and French Immersion Program Statistics.



Bayside Middle School would have a peak enrolment of 723 students and requires an addition for this boundary change scenario (assuming historical enrolments for EFI and LFI)

- ▶ Scenario 1b included a proposal for moving grade 6-8 (including LFI) from Prince Charles and St. John the Baptist/King Edward schools to Bayside Middle School (instead of to a 6-8 Millidgeville North School).
- ▶ ASD-S 2017-18 enrolment projected: 537 students.
- ▶ Bayside Middle School is 5.6 km closer to St. John the Baptist/King Edward than Millidgeville North.
- ▶ Bayside Middle School would require 27 classrooms, indicating 2 resource spaces would have to be relocated in the school.

Bayside Middle School Grade Levels:	6-8 (with LFI)
Number of Students:	723
Space Type	Total (m²)
1 Multi-purpose Gym	280
Ancillary Space and Storage for Physical Education (Change Rooms etc.)	92
Special Care Room with Washroom	52
Recycle Room	15
Sub-total (m ²):	439
Systems and Services (m ²):	198
Grand Total (m ²):	637
Estimated Construction Cost/m ² :	\$2,690
Estimated Construction Cost for New Addition:	\$1.7 M*
Estimated Cost to End Lease on St. John the Baptist School	
Total Estimated Cost:	\$1.7 M*

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

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, and EECD Policy and Planning Summary Statistics.

Bayside Middle School

- Bayside Middle School is 68 years old, having originally been built in 1949.
- A double gym addition (840 m²) and cafeteria renovation was completed in 2011.
- The school has a footprint of 10,160 m².
- The school has approximately \$0.4 M of deferred maintenance.
- Saint John High School students are currently bussed to Bayside Middle School for vocational shop classes. This space may become available, as ASD-S is considering other alternatives (such as Harbour View High).
- A site visit found there were 25 general classrooms, with 2 more potential spaces currently used for resource space.
- Enrolment projections indicate 723 students would attend the school in 2024-25, when adding grade 6-8 (including LFI) from Prince Charles and St. John the Baptist/King Edward.
- Based on the Planning Guidelines, an addition for a multi-purpose gym would be required.

Appendix E – Scenario 2 (Consolidation of Centennial, Princess Elizabeth and Hazen White-St. Francis Schools)



Enrolment projections indicate that the K-5 consolidation of Centennial, Princess Elizabeth and Hazen White-St. Francis significantly exceeds elementary sizing of 300–500 students

Consolidation of Centennial, Princess Elizabeth and Hazen White-St.Francis								
	Peak Enrolment		Required General Classrooms				10-Year Projection	
	Year	Students	E	EFI	LFI	Total	Year	Students
Princess Elizabeth (Status Quo)	2022-23	538	18	6	6	30	2027-28	514
K-5 Consolidation	2027-28	721	28	8	0	36	2027-28	721
K-8 Consolidation	2026-27	1,087	36	12	6	54	2027-28	1,072

Centennial, Princess Elizabeth and Hazen White-St.Francis (Grades K-5)								
	Peak Enrolment		Required General Classrooms				10-Year Projection	
	Year	Students	E	EFI	LFI	Total	Year	Students
K-5 Consolidation of Centennial and Princess Elizabeth	2026-27	521	20	7	0	27	2027-28	521
K-5 Consolidation of Hazen White-St.Francis and M.Gerald Teed	2027-28	551	19	10	0	29	2027-28	551

- ▶ This scenario was examined to see how the redistribution of the EFI program between Princess Elizabeth and M. Gerald Teed would affect the enrolment projections for the 2 consolidations.
- ▶ Both consolidated schools are projected to exceed an enrolment of 500 students.

Centennial, Princess Elizabeth and Hazen White-St.Francis (Grades K-5)								
	Peak Enrolment		Required General Classrooms				10-Year Projection	
	Year	Students	E	EFI	LFI	Total	Year	Students
Princess Elizabeth (K-5)	2021-22	263	12	5	0	17	2027-28	264
K-5 Consolidation of Centennial and Hazen White-St.Francis	2027-28	402	21	0	0	21	2027-28	402

- ▶ A consolidation of Hazen White-St. Francis and Centennial is projected to have 402 students.
- ▶ A reconfigured Princess Elizabeth would have space available that could be used for SISTEMA.

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, EECD Policy and Planning Summary Statistics, and APPA Book of Knowledge (2009) for Facilities Management.

Consolidation of Centennial, Princess Elizabeth and Hazen White-St. Francis

- Princess Elizabeth School (K-8) has the LFI program for all City Centre Schools, and in 2017-18 the school will have its own EFI program starting at the grade 1 entry point.
- In a status quo scenario, Princess Elizabeth will not have enough general classrooms as the new EFI program expands by a grade level each year going forward (currently has 22 general classrooms and will require up to 30).
- A K-5 consolidation of Centennial, Princess Elizabeth and Hazen White-St. Francis is projected to have a peak enrolment of 721 students. This significantly exceeds the recommended elementary sizing of 300–500.
- Two scenarios were examined to change the school boundaries to reduce enrolment projections:
 - 1) K-5 consolidation of Centennial and Princess Elizabeth, and K-5 consolidation of Hazen White-St. Francis and M. Gerald Teed
 - 2) K-5 consolidation of Centennial and Hazen White-St. Francis and reconfiguration of Princess Elizabeth to K-5

Appendix F – Scenario 3 (Saint John the Baptist/King Edward and Prince Charles Schools)



Using Seaside Park Elementary School as an example of sizing an urban school site – identified it would be difficult to utilize a site with less than 26% of the recommended acreage



Seaside Park Elementary Site

- A new 470 student K-5 school (Seaside Park Elementary School) is scheduled to be opened on the West Side Saint John in 2017-18.
- The new school is located on the same site as Havelock School, which it will be replacing (shaded in blue).
- The new three-storey building is located on approximately 6 acres of land and will have a half-sized play field where the old school was located.
- Following section 03.6 – Site Size in the Planning Guidelines, a new K-5 school for 470 students would be sized to 23 acres.
- With limited land availability in the area, the urban site size accommodation was utilized.
- The current school site has 26% of the recommended acreage sizing.
- The new school was tightly fit onto the illustrated school property.

Source: GeoNB Viewer: <http://geonb.snb.ca/geonb/>, site visit and EECD Planning Guidelines for Educational Facilities.

Building a new school on the current St. John the Baptist/ King Edward site is not viable – 10% of the recommended acreage; students have to be relocated during construction

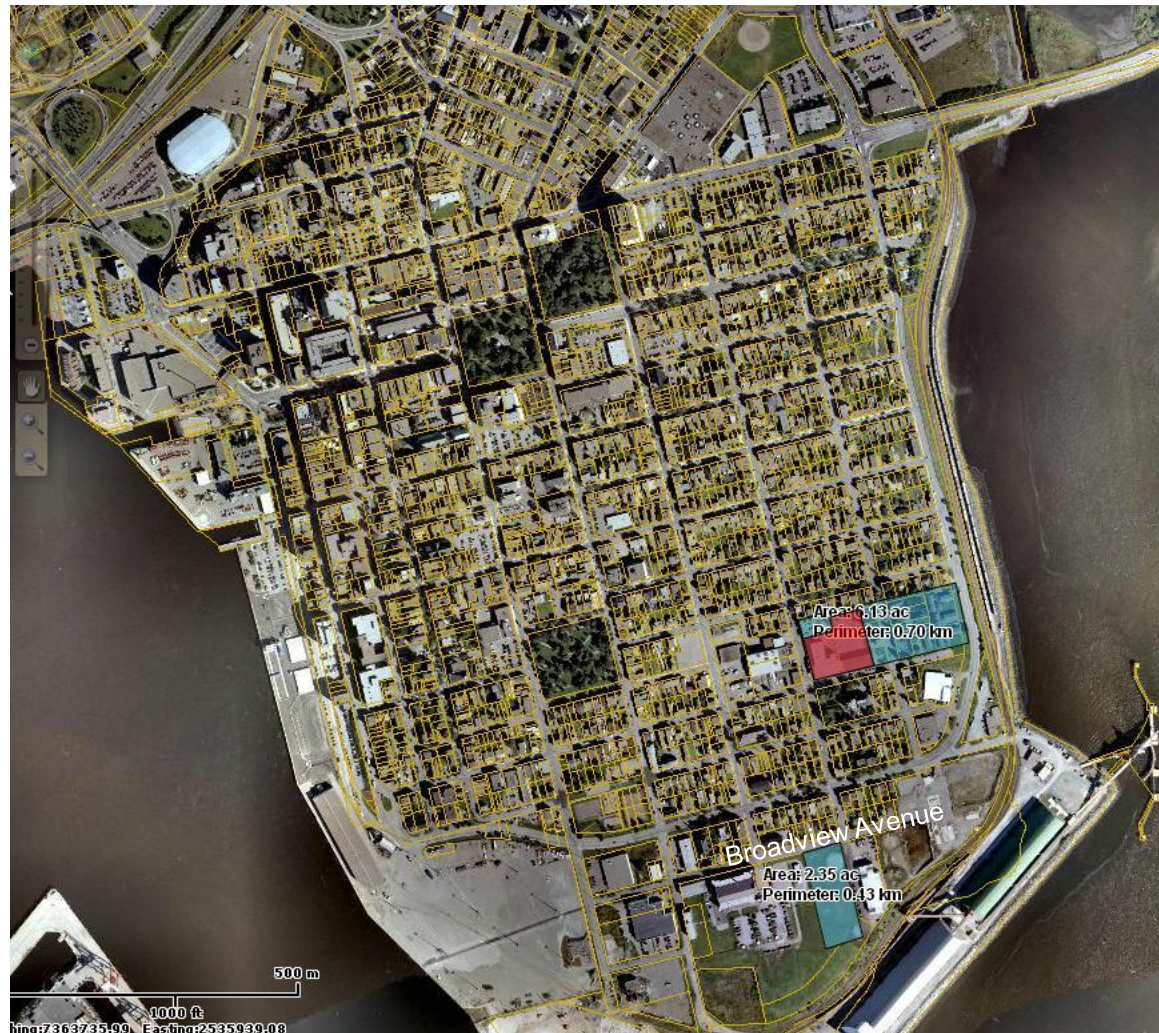


St. John the Baptist/King Edward School Site

- St. John the Baptist/King Edward School is located on St. James Street (approximately 2 acres of land – illustrated by the red box).
- The St. John the Baptist part of the school is leased from the Diocese and would have to be acquired to build a new school on the same site.
- Following section 03.6 – Site Size in the Planning Guidelines, a new K-5 school for 302 students would be sized to 21 acres, and a new K-8 school for 409 students would be sized to 22 acres of land (illustrated by the blue box).
- The Planning Guidelines for site size also note, “In urban areas site size may be reduced when land availability is limited and/or existing community field or other facilities areas used offsite”.
- The current school site has 10% of the recommended acreage sizing and would require the students to be relocated during construction.

Source: GeoNB Viewer: <http://geonb.snb.ca/geonb/>, site visit and EEC Planning Guidelines for Educational Facilities.

Selecting a suitably sized site for a new K-5 or K-8 school in the south-end peninsula would be difficult due to land availability (see aerial picture illustrated below)



St. John the Baptist/King Edward School Site

- Using the Seaside Park Elementary (three-storey school) example, the minimum site sizing would be approximately 6 acres or 26% of the recommended acreage (illustrated in blue box at the current site).
- St. John the Baptist/King Edward School property is illustrated in the red box for comparison (approximately 2 acres).
- GeoNB indicates the Department of Education owns the playfield located by Broadview Avenue (approximately 2.4 acres).
- A land acquisition would be required to site a new K-5 or K-8 school of approximately 6 acres in the south-end peninsula (based on the Seaside Park Elementary project).
- The aerial picture illustrates that it would be difficult to find 6 acres of suitable land to site the new school within the peninsula.

Source: GeoNB Viewer: <http://geonb.snb.ca/geonb/>, site visit and EECD Planning Guidelines for Educational Facilities.

A Prince Charles addition for K-5 consolidation is estimated to cost \$4.4 M*, and this would be approximately 33% of the cost of a new K-5 school (\$13.5 M* plus land cost)

Prince Charles School Grade Levels:	K-5 (no FI)
Number of Students:	302
Space Type	Total (m ²)
Early Childhood Development Room	110
Performing Arts Room	110
1 Multi-purpose Gym	280
Ancillary Space and Storage for Physical Education (Change Rooms etc.)	91
Special Care Room with Washroom	52
Visiting Professional Space, Guidance and Resource Space	74
Cafeteria and Kitchen	236
Stage	72
Custodial Space and Recycle Room	28
Sub-total (m ²):	1,053
Systems and Services (m ²):	474
Grand Total (m ²):	1,527
Estimated Construction Cost/m ² (lack of space to expand, assumed to be renovation of an existing structure)	\$2,018
Estimated Construction Cost for New Addition:	\$3.1 M*
Deferred Maintenance to be Completed	
Heating and Ventilation	\$550,000
Interior Alterations and Renovations to Washrooms	\$100,000
Total for Deferred Maintenance:	\$0.7 M*
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
Moving Breakfast Program Kitchen from St. John Baptist/King Edward (81 m ²)	\$165,000
Total Estimated Renovation Costs:	\$0.6 M*
Total Estimated Cost:	\$4.4 M*

- Once renovations are started, the existing structure must be brought up to current code and there is potential for “new discoveries” in the structure that could drive up renovation costs closer to that of a new school.
- If an addition is selected, it is recommended that a building assessment be performed to confirm the estimated cost of the renovations.

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

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, and EECD Policy and Planning Summary Statistics.

Prince Charles K-5 Addition

- Scenario 3b proposed that St. John the Baptist/King Edward school be consolidated at Prince Charles (K-5) using an addition to meet educational specifications in the Planning Guidelines.
- Prince Charles School has no space to expand, so it has been assumed an addition would be a renovation of an existing structure that is leased or purchased (this would have to be added to the cost).
- Additional rental space may be required in the south peninsula 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.
- A new K-5 school for 302 students is estimated to cost \$13.5 M* plus the cost for land purchase.
- An addition of 1,527 m² to the existing school would be required to meet the Planning Guidelines at an estimated cost of \$4.4 M* (including deferred maintenance and renovations to existing spaces).
- The District noted that there is a lease in place with the Diocese for St. John the Baptist with 7 years remaining. A 6-month lump-sum payment would be required to end the lease early.

A Prince Charles addition for K-8 consolidation is estimated to cost \$7.1 M*, and this would be approximately 35% of the cost of a new K-8 school (\$20.1 M* plus land cost)

Prince Charles School Grade Levels:	K-8 (no FI)
Number of Students:	409
Space Type	Total (m ²)
7 Classrooms (3 Kindergarten and 4 General Classrooms)	594
Break-out Rooms, Project Work Area and General Classroom Storage	71
Early Childhood Development Room	110
2 nd Music Room	120
Performing Arts Room	110
Combined Art and Science with Prep Room	154
1 Multi-purpose Gym	280
Ancillary Space and Storage for Physical Education (Change Rooms etc.)	96
Special Care Room with Washroom	52
Visiting Professional Space, Guidance and Resource Space	109
Cafeteria and Kitchen	330
Stage	72
Custodial Space and Recycle Room	32
Sub-total (m ²):	2,130
Systems and Services (m ²):	960
Grand Total (m ²):	3,090
Estimated Construction Cost/m ² (lack of space to expand, assumed to be renovation of an existing structure)	\$2,018
Estimated Construction Cost for New Addition:	\$6.2 M*
Deferred Maintenance to be Completed	
Heating and Ventilation	\$550,000
Interior Alterations and Renovations to Washrooms	\$100,000
Total for Deferred Maintenance:	\$0.7 M*
Renovations to Existing Structure for Space Repurposing	
Resource Space to 2 General Classrooms	\$50,000
Moving Breakfast Program Kitchen from St. John Baptist/King Edward (81 m ²)	\$165,000
Total Estimated Renovation Costs:	\$0.2 M*
Total Estimated Cost:	\$7.1 M*

- As was noted in the K-5 addition scenario, if an addition is selected, it is recommended that a building assessment be performed to confirm the estimated cost of the renovations.

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

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, and EECD Policy and Planning Summary Statistics.

Prince Charles K-8 Addition

- Scenario 3c proposed that St. John the Baptist/King Edward school be consolidated at Prince Charles (K-8) using an addition to meet educational specifications in the Planning Guidelines.
- Prince Charles School has no space to expand, so it has been assumed an addition would be a renovation of an existing structure that is leased or purchased (this would have to be added to the cost).
- Additional rental space may be required in the south peninsula 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.
- A new K-8 school for 409 students is estimated to cost \$20.1 M* plus the cost for land purchase.
- An addition of 3,090 m² to the existing school would be required to meet the Planning Guidelines at an estimated cost of \$7.1 M* (including deferred maintenance and renovations to existing spaces).
- The District noted that there is a lease in place with the Diocese for St. John the Baptist with 7 years remaining. A 6-month lump-sum payment would be required to end the lease early.

Appendix G – Scenario 4 (M. Gerald Teed Expanded from K-2 to K-5)



Converting M. Gerald Teed from a K-2 to a K-5 school is estimated to cost \$9.6 M*, and this would be approximately 54% of the cost of a new K-5 school (\$17.8 M* plus land cost)

M. Gerald Teed School Grade Levels:	K-5 (with EFL)
Number of Students:	406
Space Type	Total (m ²)
8 Classrooms (3 Kindergarten and 5 General Classrooms)	620
Break-out Rooms, Project Work Area and General Classroom Storage	75
Early Childhood Development Room	110
Music Room (Existing Does Not Meet Planning Guideline Sizing)	110
Performing Arts Room	110
1 Multi-purpose Gym	280
Ancillary Space and Storage for Physical Education (Change Rooms etc.)	91
Special Care Room with Washroom	52
Visiting Professional Space, Guidance and Resource Space	159
1 Multi-Function Room	110
Library and Seminar Space (Existing Does Not Meet Planning Guideline Sizing)	182
Cafeteria and Kitchen	329
Staff Lounge and Work Areas (Existing to be Repurposed, Too Small)	93
Custodial Space and Recycle Room	25
Sub-total (m ²):	2,346
Systems and Services (m ²):	1,056
Grand Total (m ²):	3,402
Estimated Construction Cost/m ² :	\$2,690
Estimated Construction Cost for New Addition:	\$9.2 M*
Deferred Maintenance to be Completed	
Building Envelope - Exterior Windows	\$200,000
Total for Deferred Maintenance:	\$0.2 M*
Renovations to Existing Structure for Space Repurposing	
Library to General Classroom (81 m ²)	\$200,000
Music Room to General Classroom (79 m ²)	
Staff Room and other Smaller Resource Spaces to Break-out Area etc. (118 m ²)	
Total Estimated Renovation Costs:	\$0.2 M*
Total Estimated Cost:	\$9.6 M*

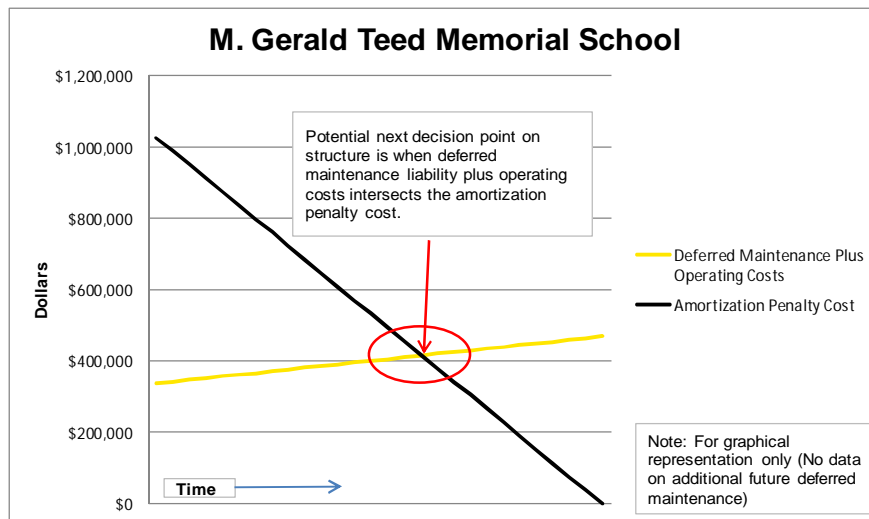
*Note: Class "D" estimate (± 30%) based on the EECD Planning Guidelines for Educational Facilities, as an estimate for this report only.

Source: EECD School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EECD Planning Guidelines for Educational Facilities, site visit, and EECD Policy and Planning Summary Statistics.

M. Gerald Teed School

- Scenario 4 proposed that M. Gerald Teed School be converted from a K-2 to a K-5 using an addition or a new school.
- The size of the new school or addition depends on the scenario option that is selected for the plan forward.
- Option 4 has been used to demonstrate what space is required in an addition to meet educational specifications in the Planning Guidelines.
- A new K-5 school for 406 students is estimated to cost \$17.8 M* plus the cost for land purchase.
- An addition of 3,402 m² to the existing school would be required to meet the Planning Guidelines at an estimated cost of \$9.6 M* (including deferred maintenance and renovations to existing spaces).
- The District noted that there is a contract in place for the \$1.9 M investment by the City of Saint John into the facility for the Community Centre.
- Given the 50-year amortization period from 1992, there are 25 years remaining to be amortized.
- If the school is closed before the end of the amortization period, the penalty for the remaining 25 years is significant (\$950,000 – \$38,000 per year of amortization remaining).

Recommend a building assessment be performed if an addition is selected; a decision will have to be made about the Community Centre contract if a new school is preferred



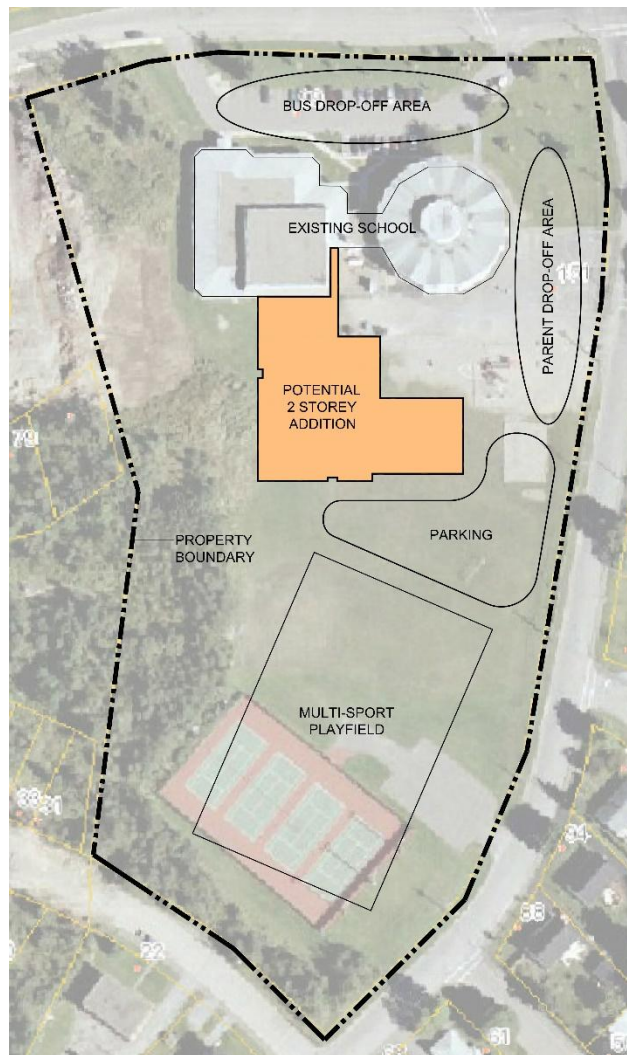
- ▶ M. Gerald Teed School was originally built in 1963.
- ▶ The school has \$0.2 M in deferred maintenance liability.

M. Gerald Teed School

- A general “rule of thumb” in determining the tipping point between selecting a new school or renovating an existing school/new addition is when the cost of the deferred maintenance and new addition exceeds 50% of the cost of a new building.
- Once renovations are started, the existing structure must be brought up to current code and there is potential for “new discoveries” in the structure that could drive up renovation costs closer to that of a new school.
- If an addition is selected, it is recommended that a building assessment be performed to confirm the estimated cost of the renovations.
- As noted on the previous page, an addition for 406 K-5 students at M. Gerald Teed would be approximately 54% of the cost of a new school.
- The District has several options to explore for M. Gerald Teed School should a new K-5 be the preferred option:
 - 1) Repurposing the space into offices and/or for specialty groups;
 - 2) Disposal and paying the contract penalty; or
 - 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).

Source: EEC School Asset Data, School Physical Plant Status Report for Deferred Maintenance, EEC Planning Guidelines for Educational Facilities, site visit, and EEC Policy and Planning Summary Statistics.

The existing site appears to have sufficient space for an extension at M. Gerald Teed to convert from a K-2 to a K-5 school (using option 4 projections as an example)



M. Gerald Teed School

- The drawing is a concept sketch only. It does not take the place of a schematic architectural design.
- It is based on a functional program that has not been developed with a planning committee or approved by the Minister of EECD. The sketch is for demonstrative purposes only.
- The drawing and underlay are approximate and not to scale.
- The existing property is approximately 8.2 acres.
- The drawing illustrates a conceptual footprint of a two storey expansion to M. Gerald Teed School. It is based on the EECD Planning Guidelines, and enrolment projections for option 4 (as an example).
- The estimated size for the addition is 3,402 m² and is designed based on projections of 406 students.
- The site appears to have sufficient space for an extension based on the simulated functional program.
- The multi-sport playfield is full sized, and would be located in the area where the tennis courts were.
- As noted previously, an addition for M. Gerald Teed is estimated to exceed 50% of the cost of a new school.

Source: EECD Infrastructure Planning.



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