



**ST. CLAIR CATHOLIC  
DISTRICT SCHOOL BOARD**

## **REPORT**

**SUBJECT:** ACCOMMODATION REVIEW (ST. IGNATIUS CATHOLIC SCHOOL AND ST. PAUL CATHOLIC SCHOOL) – FACILITIES REPORT

**SUBMITTED TO:** BOARD OF TRUSTEES

**DATE OF MEETING:** October 12, 2004

**PREPARED BY:** MAT ROOP, Manager of Facility Services

**PRESENTED BY:** JIM MCKENZIE, Associate Director – Corporate Services

**SUBMITTED BY:** MARGARET NELSON, Director of Education

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**BACKGROUND:**

***St. Ignatius Catholic School***

- The original school was constructed in 1960, with permanent additions in 1963 and 1989, totaling 8,159 permanent sq.ft.
- The portable structures were built in 1971, 1979 and the small connecting link to the gymnasium was added in 1990. These are sandwiched between the gymnasium and the original school.
- The school contains 4 permanent classrooms and an undersized gymnasium with no stage.
- One classroom, library and offices are housed in portables.
- The total site size is 4.2 acres with Walnut Street dividing the property between the school and playground.
- Site and floor plans are attached for reference.

***St. Paul Catholic School***

- The original school was constructed in 1960, with permanent additions in 1962 and 1970, totaling 14,671 permanent sq.ft.
- The school contains 6 classrooms, a full size library resource centre and work room, and an undersized gymnasium with a full stage.
- The total site size is 4.17 acres occupying an entire town block with the exception of one corner residence.
- Site and floor plans are attached for reference.

**FACILITY CONDITIONS:**

***St. Ignatius Catholic School***

- This building has many renewal needs, both immediate and long-term in nature. The heating, ventilation and air conditioning (HVAC) systems, which are inadequate, are due to be replaced within the next 10 years.
- Portable structures have a normal life expectancy of 15 years. The structures at this school are already 33 and 25 years old and will require replacement as soon as possible. Windows had already deteriorated to the point of becoming a safety concern and consequently were replaced.
- The gymnasium is undersized at 2,400 sq.ft. and the construction is of inexpensive quality with no insulation. Daylight is visible through the mortar joints. Storage is inadequate and needs to be provided.
- Many of the finishes are original and the entire building needs a full upgrade including handicap accessibility.
- Asphalt areas are in acceptable condition at this time but will need replacement within 10 years.
- The entire playground requires new fencing to ensure student safety.

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***St. Paul Catholic School***

- This building is generally in sound condition but the HVAC system is inadequate and requires a full upgrade.
- The gymnasium is undersized at 1,596 sq.ft. but of good quality, with a full stage and suitable for expansion. Storage is inadequate and needs to be provided.
- Many of the finishes are original and the entire building needs a full upgrade including handicap accessibility.
- Asphalt areas are in good condition at this time and replacement is not anticipated.
- The entire playground requires new fencing to ensure student safety.

**CAPITAL COSTS:**

The following capital cost charts reflect the requirements to upgrade the buildings and grounds to modern standards and to provide the expansion required in order to combine the two schools into one site. The costs are budget estimates subject to fluctuation relative to design decisions and market conditions at the time.

The renewal costs reflect the needs, current and within 10 years, for the upgrade of existing building systems such as roofing, HVAC, asphalt, fencing, windows, doors, gymnasias expansion, storage, accessibility, finishes, electrical and plumbing, etc.

The classroom costs reflect the cost of additional classrooms to accommodate the projected student population using the proposed Ministry of Education primary class size caps of 20:1 for grades JK to 3.

The community improvement costs reflect issues recently brought to our attention that are important to the school community and that do not currently exist.

**Option #1 – Consolidated School in Thamesville**

<i>Item</i>	<i>Description</i>	<i>Cost</i>
Renewal Costs	HVAC, minor renovations (paint, carpet, drapery, PA system, etc.), major renovations (ceilings, floors, millwork, electrical, plumbing, etc.), accessibility upgrade, fencing, gymnasium storage and expansion.	\$1,324,393
Classroom Costs	2 additional classrooms.	\$ 390,000
Community Improvement Costs	Bus lane and drop area, staffroom, school offices, staff workroom, new entrance, meeting and chapel space.	\$ 336,000
<b>TOTAL</b>		<b>\$2,050,393</b>

**REPORT:****ACCOMMODATION REVIEW (ST. IGNATIUS CATHOLIC SCHOOL AND ST. PAUL CATHOLIC SCHOOL) – FACILITIES REPORT****Option #2 – Consolidated School in Bothwell**

<i>Item</i>	<i>Description</i>	<i>Cost</i>
Renewal Costs	Roofing, HVAC, portable replacement, minor renovations (paint, carpet, drapery, PA system, etc.) major renovations (ceiling, floors, millwork, electrical, plumbing, etc.), accessibility upgrade, asphalt, fencing, library and workroom, gymnasium storage and expansion.	\$1,144,637
Classroom Costs	4 additional classrooms plus washroom.	\$ 884,000
Community Improvement Costs	Bus lane and drop area, staffroom, school offices, staff workroom, new entrance, meeting and chapel space.	\$ 336,000
<b>TOTAL</b>		<b>\$2,364,637</b>

**FACILITY OPERATING COSTS:**

The following charts provide a cost comparison of operating the two schools and the estimated annual savings of operating as one:

**Option #1 – Consolidated School in Thamesville**

	St. Ignatius 2004-05	St. Paul 2004-05	Total 2004-05	Budget 2005-06	Savings 2005-06
#FTE Student Sept. 2005	61.0	103.0	164.0	164.0	
#FTE Custodians Sept. 2005	1.0	1.0	2.0	1.0	
#Square Feet	11,287	14,671	25,958	21,871	
Custodial	\$ 54,212	\$ 55,771	\$ 109,983	\$ 59,089	\$ 50,894
Maintenance	\$ 15,525	\$ 20,180	\$ 35,705	\$ 30,084	\$ 5,622
Utilities	\$ 15,893	\$ 21,001	\$ 36,894	\$ 31,057	\$ 5,837
Insurance	\$ 485	\$ 631	\$ 1,116	\$ 940	\$ 176
Total Operating Costs	\$ 86,116	\$ 97,583	\$ 183,699	\$ 121,170	\$ 62,529
Total Operating Cost/sq. ft.	\$ 7.63	\$ 6.65	\$ 7.08	\$ 5.54	
Total Operating Cost/FTE	\$ 1,411	\$ 947	\$ 1,120	\$ 738	

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**Option #2 – Consolidated School in Bothwell**

	St. Ignatius 2004-05	St. Paul 2004-05	Total 2004-05	Budget 2005-06	Savings 2005-06
#FTE Student Sept. 2005	61.0	103.0	164.0	164.0	
#FTE Custodians Sept. 2005	1.0	1.0	2.0	1.0	
#Square Feet	11,287	14,671	25,958	20,487	
Custodial	\$ 54,212	\$ 55,771	\$ 109,983	\$ 58,451	\$ 51,532
Maintenance	\$ 15,525	\$ 20,180	\$ 35,705	\$ 28,180	\$ 7,525
Utilities	\$ 15,893	\$ 21,001	\$ 36,894	\$ 29,092	\$ 7,802
Insurance	\$ 485	\$ 631	\$ 1,116	\$ 881	\$ 235
Total Operating Costs	\$ 86,116	\$ 97,583	\$ 183,699	\$ 116,604	\$ 67,095
Total Operating Cost/sq. ft.	\$ 7.63	\$ 6.65	\$ 7.08	\$ 5.69	
Total Operating Cost/FTE	\$ 1,411	\$ 947	\$ 1,120	\$ 711	

Current average facility operating costs for our elementary schools is \$659/FTE and \$6.00/sq.ft.

The facility operating costs, if continued to operate as two schools, when projected to 2007-08 will total \$1,374/FTE or \$9.87/sq.ft.

**SUMMARY:**

- The St. Ignatius school site is divided by a street which presents potential student safety issues. The difficult location of the portables and the placement of the building on the site as well as site limitations create major challenges to design an effective building solution that is unified.
- Construction activity at St. Ignatius would not be practical while school is in progress. The scope of the project would not allow completion within the summer break, and therefore, the temporary relocation of students would be required.
- The St. Paul school site is unified, well laid out with the ability to accommodate construction activity while school is still in operation. It would be necessary to begin construction in May for a late August completion deadline.
- The St. Paul school building is a structurally sound building including the gym and stage which, when expanded, would meet modern standards.
- The operating cost differential for either location would be negligible.
- The capital cost differential would be \$314,000 higher at the St Ignatius school site due to fewer existing classrooms and the need to replace portables.
- From the facility perspective, the St Paul school site is the preferred location for consolidation.
- Once the project is approved, and an architect selected, both school communities will be consulted and will have the opportunity to participate in the design development process.