
4. ASSESSMENT OF LONG TERM CAPITAL NEEDS BY AREA

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4.1 Overview

The following chapter describes, for each elementary and secondary review area, the Board's existing capital asset inventory of operating schools (year opened, facility size, site size, on-the-ground capacity, number of portables, etc.), projected enrolment (based on average daily enrolment) for each school and how facility renewal needs are expected to change over the 2007/08 to 2020/21 time period.

For each review area, information is provided in respect of:

- Age of facilities compared to Board-wide averages, site sizes for each facility and comparison to panel totals, facility size for each school and comparison to panel totals, permanent and temporary capacity of each school and comparison to panel totals;
- Demographic and enrolment perspectives for each review area, indicating change in Census population 1996, 2001 and 2006; the change in the pre-school and school-age population per household (i.e. the number of households may be increasing, but the number of school-age children per household may be decreasing);
- The change in the number of students entering the school system at the elementary level, versus the number of students graduating from elementary school (i.e. the Grade Structure Ratio);
- The share of English language enrolment between the HPEDSB and the ALCDSB (i.e. apportionment), shown on a historical basis in order to provide perspectives on how the population cohorts are moving through the system and how this is likely to affect future enrolment;
- Projected enrolment from 2007/08 to 2020/21;

- Facility utilization – that is, student enrolment versus the number of bricks and mortar (i.e. permanent) spaces, both in 2007/08 and 2020/21;
- The condition of each school facility today (known as the “deferred backlog” – that is, facility renewal needs that have not been addressed due to lack of funding) and how this is expected to change (based on the RECAPP assessment data and updated by Board staff) by 2016/17 and by 2021/22. As well, a facility renewal condition index (i.e. total cumulative facility renewal costs divided into the facility replacement costs (where the replacement standards are consistent with the original construction standards) is calculated for each school facility in 2016/17 and 2021/22;
- Facility renewal index (i.e. needs) on a per pupil basis (i.e. based on projected enrolment), or FRIPP. This information indicates how quickly the gap between renewal expenditure needs and projected enrolment is growing for each school facility

Finally, program and facility recommendations are summarized for each school at the end of each subsection.

4.4 Review Area PE03 – Prince Edward County School Group

Overview:

This planning area comprises all of Prince Edward County and it is serviced by eight (8) elementary schools, all of which have a “Rural” designation.

Two of the eight schools are located in the southern end of the County, Athol Central PS (4-8) and South Marysburgh Central School (J-3). Central Prince Edward County is served by three schools, namely: Pinecrest Memorial (JK-8), C.M.L. Snider School (JK-8) and Queen Elizabeth School (JK-8). Finally, the north shore is served by three elementary schools, namely: Kente PS (JK-8), Massassaga Rednersville PS (JK-6) in the west and Sophiasburgh Central School in the east. In addition, the Board has one closed elementary site, Old Athol.

There are approximately 2,075 new residential dwelling units anticipated to be constructed in this review area between 2007/08 and 2020/21, although a portion of these is expected to be non-family households.

Existing School Facility Inventory:

Elementary schools within this area are, on average, similar in age to all elementary schools in the Board’s jurisdiction. The average site in the Prince Edward County School Group is 9.7 acres, which is above the Board average of 7.93 acres. The average On-the-ground (OTG) capacity of the elementary schools in this review area is 319.0 pupil places.

The following sets out key facility attributes consistent with information filed by the Board, and with the Ministry of Education.

School Name/Program	SFIS #	Year Constructed	Site Size (acres)	Facility Size (sq m)	2007/08 OTG	# of Portables
South Prince Edward County						
Athol Central PS (4-8) P.O. Box 122, Cherry Valley	108	1966	7.5	1,208	147.0	0
South Marysburgh Central School (JK-3) R.R.#3, Picton,	392	1960	6.4	965	115.0	0
Central Prince Edward County						
Queen Elizabeth School (JK-8) P.O. Box 1590, Picton	1907	1953	4.5	4,970	509.0	0
Pinecrest Memorial ES (JK-8) P.O. Box 189, Bloomfield	1002	1967	20.0	4,292	544.0	0
C.M.L. Snider School (JK-8) P.O. Box 430, Wellington	502	1922	2.2	4,830	400.0	0
Sophiasburgh Central School (JK-8) R.R.#2, Picton	395	1965	12.0	2,545	305.0	0
Northern Prince Edward County						
Massassaga-Rednersville PS (JK-6) RR#1, Belleville	72	1956	6.2	2,156	204.0	0
Kente PS (JK-8) P.O. Box 68, Ameliasburgh	1254	1966	19.1	3,317	331.0	0
Review Area Totals or Average		50 years	77.9	24,283	2,555.0	0
Board (Elementary) Totals or Average		50 years	379.7	121,605	12,766.0	36

Demographic and Enrolment Perspectives:

The table on the following page compares the pre-school and school age population data from Statistics Canada between 1996-2001 and 2001-2006 Census periods, illustrating the changing trends which will impact future enrolment growth for this Review Area. The pre-school age population (ages 0-3) declined by 235 persons between 1996 and 2001 and by 80 persons between 2001 and 2006. The elementary school age population (ages 4-13) has also decreased by 255 persons or 7.8% from 1996 to 2001. More recently, the number of 4-13 year olds has decreased by 14.1% or 425 persons. The secondary school age population (ages 14-17) has increased by 15 and 95 persons respectively in the Census periods 1996 through 2006.

Actual Population – PE03

Review Area	Census Period			1996 - 2001 Change		2001 - 2006 Change	
	1996	2001	2006	Absolute Change	% Change	Absolute Change	% Change
Pre-school Age (0-3)	1,050	815	735	-235	-22.4%	-80	-9.8%
Elementary Age (4-13)	3,275	3,020	2,595	-255	-7.8%	-425	-14.1%
Secondary Age (14-17)	1,320	1,335	1,430	15	1.1%	95	7.1%
Total	5,645	5,170	4,760	-475	-8.4%	-410	-7.9%

Source: Statistics Canada 1991, 1996, 2001, 2006 Census Profile Data & Single Year of Age Population Data

Note: 2006 population figures do not include Census undercount

Number of Occupied Households – PE03

Number of Occupied Households			1996 - 2001 Change		2001 - 2006 Change	
1996	2001	2006	Absolute Change	% Change	Absolute Change	% Change
9,560	9,880	10,319	320	3.3%	439	4.4%

Population per Household(Population/Number of Occupied Households) – PE03

Review Area	Census Period			1996 - 2001 Change		2001 - 2006 Change	
	1996	2001	2006	Absolute Change	% Change	Absolute Change	% Change
Pre-school Age (0-3)	0.110	0.082	0.071	-0.027	-24.9%	-0.011	-13.7%
Elementary Age (4-13)	0.343	0.306	0.251	-0.037	-10.8%	-0.054	-17.7%
Secondary Age (14-17)	0.138	0.135	0.139	-0.003	-2.1%	0.003	2.6%
Total	0.590	0.523	0.461	-0.067	-11.4%	-0.062	-11.8%

The above table calculates the school age population per household. Analysis of the school age population by household indicates that during the 1996 to 2001 Census period, the pre-school age population per household within the Prince Edward County School Group Review Area exhibited a 24.9% decline. The elementary population per household experienced a 17.7% decline and there was a 2.6% increase in the number of 14-17 year olds per household during 2001 to 2006. The decline in the number of pre-school age children is clearly a lead indicator of future enrolment trends for the education service providers in this Review Area.

Approximately 750 new dwelling units were added to the number of occupied households between 1996 and 2006, whereas the pre-school age population decreased by 315 persons during the same period.

Historical Enrolment and Grade Structure (GSR):

The following table summarizes elementary enrolment by grade, between 2001/02 and 2006/07, and for Review Area PE03. Further, the table indicates the change in enrolment by grade, both in absolute numbers and in terms of percentage change. This review area had a decline of 411 pupils during this time period or -24.0%. The decline was greater in the early grades (JK-1), 28%, than in the senior elementary grades (6-8), 17%.

The change in Grade Structure Ratio (GSR) is shown for each year between 2001/02 and 2006/07. GSR measures the number of pupils entering the elementary system (JK-1) versus the number leaving the elementary system (Grades 6-8). A ratio of 1.5 is indicative of an equal number of pupils entering the system as those leaving the system (i.e. when the information is expressed as average daily enrolment). Further, a ratio of 1.5 in each year is an indicator of stable enrolment, whereas a value greater than 1.5 is indicative of increasing decline in enrolment. PE03 had a 15.8% increase in GSR from 2006/07 to 2001/02, indicating the enrolment is likely to decline further in future years.

	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	Change	% Change
JK	55	60	56	55	45	49	-6	-10.9%
SK	71	65	69	68	51	53	-18	-25.4%
1	177	156	134	149	113	115	-62	-35.0%
2	172	180	159	132	137	129	-43	-25.0%
3	207	175	180	155	116	141	-66	-31.9%
4	180	209	175	176	155	122	-58	-32.2%
5	200	185	205	174	161	152	-48	-24.0%
6	235	197	183	204	167	172	-63	-26.8%
7	205	239	202	186	200	171	-34	-16.6%
8	210	207	237	193	212	197	-13	-6.2%
SE	0	0	1	0	0	0	n/a	n/a
Total	1,710	1,670	1,600	1,489	1,354	1,299	-411	-24.0%
GSR	2.15	2.29	2.40	2.14	2.78	2.49	0.34	15.8%

Apportionment (HPEDSB AND ALCDSB):

The apportionment (i.e. the share of enrolment that each board receives) of historical elementary enrolment (expressed as average daily enrolment) between the HPEDSB and the co-terminous English language board ALCDSB, and in Review Area PE03, is shown below. The information is based on where pupils attend school, rather than where they reside, but it does indicate that the Board's share of elementary enrolment has decreased by almost 1.5% since 2001/02, though it still accounts for almost 90% of the enrolment in this area. Changes in apportionment can have significant impacts on Board enrolment. For example, an increase in the Board's share of enrolment (i.e. apportionment) can offset a potential decline in enrolment due to a decrease in school age population.

	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007
HPEDSB Share	91.3%	91.7%	91.6%	91.1%	90.1%	89.9%
ALCDSB Share	8.7%	8.3%	8.4%	8.9%	9.9%	10.1%

Note: May not add precisely due to rounding.

Projected Enrolment:

Overall enrolment in this review area is expected to decline 172 pupils from 2007/08 to 2020/21 from 1,606 to 1,434.

In the northern portion of the County the decline is expected to be 47 pupil places over the fourteen years and in the central portion, where the majority of the residential development is, the enrolment is expected to be 72 pupil places lower. Though Prince Edward County is expected to add over 2,000 additional residential units from 2007/08 to 2020/21, a portion of these units is expected to be seasonal and non-family dwellings and the number of pupils generated from these types of dwelling is generally “zero”.

Facility Utilization:

Facility utilization represents the number of pupils (i.e. expressed as average daily enrolment (ADE)) over the number of permanent bricks and mortar spaces available to accommodate students, and expressed as the On-the-Ground capacity (i.e. OTG capacity). The following table provides information on current facility utilization and anticipated facility utilization, given projected student enrolments.

The schools servicing Prince Edward County are expected to have a utilization of 62.8% in 2007/08 and facility utilization is expected to decline to 56.1% by the year 2020/21. Over the next fourteen years all of the schools in Prince Edward County will be at or below the 80% general utilization threshold for top-up funding, although each of the Prince Edward County schools has a rural designation, where 100% top-up funds are provided. Despite this, there would be insufficient funds to support facility renewal expenditure needs as buildings age.

School Name/Program	2007/08 OTG	2007/08 ADE	% Utilization	2020/21 OTG	2020/21 ADE	% Utilization
Southern Prince Edward County						
Athol Central PS (4-8)	147.0	87	59.2%	147.0	44	29.9%
South Marysburgh Central School (JK-3)	115.0	64	55.9%	115.0	54	47.0%
Central Prince Edward County						
Queen Elizabeth School (JK-8)	509.0	293	57.5%	509.0	343	67.5%
Pinecrest Memorial ES (JK-8)	544.0	281	51.6%	544.0	190	34.9%
C.M.L. Snider School (JK-8)	400.0	280	69.9%	400.0	294	73.5%
Sophiasburgh Central School (JK-8)	305.0	166	54.5%	305.0	121	39.7%
Northern Prince Edward County						
Massassaga-Rednersville PS (JK-6)	204.0	154	75.6%	204.0	123	60.3%
Kente PS (JK-8)	331.0	281	85.0%	331.0	265	80.1%
Review Area Totals	2,555.0	1,606	62.8%	2,555.0	1,434	56.1%
Board (Elementary) Totals	12,766.0	10,208	79.9%	12,766.0	9,858	77.2%

Facility Condition Assessment:

The following provides a summary of facility renewal needs based on a Province-wide facility condition assessment undertaken in 2000 and more recent data provided by Board staff in respect of capital investments under the Province's Stage I and Stage II facility renewal funding. Facility replacement value is based on the cost to the replace the school, given the current Provincial funding benchmarks, and the lesser of the value based on facility size in square metres or the number of permanent pupil places (i.e. On-the-Ground capacity, or OTG).

The determination of existing and future facility condition is based on the assessment of facility renewal needs (e.g. roofs, windows, boilers, HVAC, plumbing, millwork, site amenities, etc.) divided into the deemed replacement value of the building.

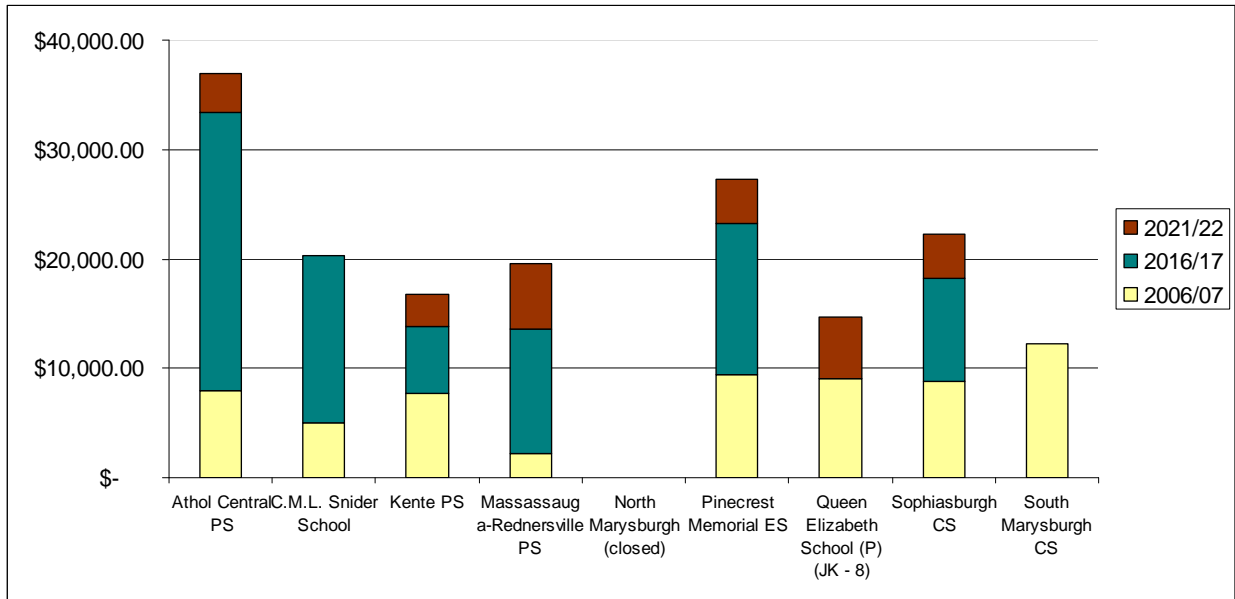
Four out of eight facilities in this review area are expected to exceed 75% of the facility replacement value within the next fourteen years.

Name of School	Facility Replacement Value (lesser of sq m or OTG)	Facility Renewal Needs to 2006/07	Facility Renewal Index 2006/07	Facility Renewal Needs to 2016/17	Facility Renewal Index 2016/17	Facility Renewal Needs to 2021/22	Facility Renewal Index 2021/22
South Marysburgh Central School	\$1.60	\$0.87	54.3%	\$1.86	116.4%	\$2.12	132.5%
C.M.L. Snider School	\$6.44	\$1.47	22.8%	\$5.52	85.7%	\$5.78	89.8%
Pinecrest Memorial ES	\$7.13	\$3.06	42.9%	\$4.21	59.0%	\$4.92	69.1%
Queen Elizabeth School	\$8.20	\$2.27	27.7%	\$2.59	31.6%	\$4.12	50.3%
Sophiasburgh Central School	\$4.22	\$1.61	38.1%	\$2.23	52.7%	\$2.69	63.6%
Massassaga-Rednersville PS	\$3.28	\$0.36	10.9%	\$1.59	48.4%	\$2.41	73.5%
Kente PS	\$5.33	\$2.26	42.4%	\$3.70	69.4%	\$4.46	83.6%
Athol Central PS	\$2.00	\$0.87	43.4%	\$1.41	70.9%	\$1.63	81.2%
Review Area Totals:	\$38.21	\$12.77	33.4%	\$23.11	60.5%	\$28.13	73.6%
Jurisdiction Totals:	\$191.08	\$70.42	36.9%	\$129.57	67.8%	\$152.74	79.9%

Total facility renewal needs for PE03 are expected to be in the order of \$23.11 million, or 60.5% of facility replacement value by 2016/17 and \$28.13 million, or 73.6% of facility replacement value by 2021/22. Total renewal grant funding for this area amounts to \$236,575 annually based on the existing grant funding structure.

The following chart examines facility renewal needs per pupil place; that is, future renewal expenditure needs over projected enrolment (which is a key driver in a per pupil based funding environment). While FCI, or Facility Condition Index, is an indicator of the backlog of unfunded facility renewal needs, longer term capital strategies pay more attention to how quickly a school facility reaches its facility replacement value. The following chart adds one additional element and addresses the extent to which the gap between school enrolment and its facility renewal needs are growing over time. This is known as the Facility Renewal Index per Pupil Place (FRIPP). Of the eight operating schools in this Review Area, Athol Central PS exhibits the highest increase in facility renewal needs in a declining enrolment situation.

FACILITY RENEWAL NEEDS PER PUPIL PLACE



Program and Facility Recommendations:

- Convert Prince Edward CI to a Gr 4-12 and move Gr 4-8 pupils from Athol Central PS, Queen Elizabeth School, C.M.L. Snider School, Pinecrest Memorial ES, and Sophiasburgh.
- Combine JK-3 South Marysburgh, Queen Elizabeth School, C.M.L Snider School and Sophiasburgh Central School at Pinecrest Memorial ES.
- Redirect Kente Gr 7/8 pupils to Moira SS.
- Consolidate Massassauga-Rednersville PS JK-6 pupils and Kente PS JK-6 pupils at the Kente PS facility.