



School Review Impact Assessment Report Lunenburg Junior-Senior High School

May 30, 2008

On March 26, 2008, the South Shore Regional School Board decided that Lunenburg Junior-Senior High School (LJSHS) should be taken through the formal School Review Process as set out in Sections 14-23 of the Ministerial Education Act Regulations. One requirement of the regulations is that an Impact Assessment Report be submitted to the Board by May 31. The following information has been prepared to meet this legislative requirement.

Option 1: More specifically, the decision of the Board was that the following recommendation should be considered through the School Review Process: That Lunenburg Junior-Senior High School should be re-configured to become a Grade 6-9 school and that the senior high students attend Park View Education Centre. "Option 1" is assessed below in Parts 2, 3 and 4.

Option 2: The impact of a second option is also assessed in this document. In addition to recommending that LJSHS be re-configured as a Grade 6-9 school, it was recommended that LJSHS, Lunenburg Academy and Centre Consolidated School be consolidated into one new Grade P-9 school. This consolidation is assessed as Option 2 in Part 5.

Part 1: School Information

School: Lunenburg Junior-Senior High School

School Configuration: Grades 6 - 12

Address: PO Box 1210 Lunenburg, N.S., B0J 2C0

Principal: Ms. Elsie Rodenhizer; Vice-Principal: Ms. Jill Martin

Enrolment History and Projections

As reported in the previous School Utilization Report Part 2, the total enrolment of LJSHS decreased from 244 in 2000 to 173 for the present school year, a decrease of 29%.

The first table below reports the total enrolments (Grade 6-12) for the past 5 years. The second table includes the projected enrolments for the next 5 years for Grades 6-12 and Grades 6-9 and Grades 10-12. The total enrolment decreased by 14% over the past 5 years and is projected to decrease by 24% over the next 5 years.

The Grade 10-12 enrolment is 90 this year and is projected to be 73 for September, a decrease of 19%. As projected in the second table below, the decrease will level off over the next 5 years. An enrolment less than 70 in Grade 10-12 means that the enrolment in each grade is extremely small, from the perspective of trying to offer the required courses and avoid

scheduling conflicts. In fact, the grade-level enrolments projected over the next 5 years show that the number of students in a single grade will be approximately 20; e.g., in 2010/11, the enrolments in Grade 10, 11 and 12 will be 19, 21 and 20, respectively.

Perhaps the Grade 6-9 enrolment projection is the most significant for the purposes of this review. The data below shows a projected enrolment decline of 38% over the next 5 years. This is very significant for 2 reasons. Firstly, the Grade 6-9 enrolment is very small, and perhaps too small, for educational reasons in the same way that the high school enrolment is very small and perhaps too small. Secondly, the low Grade 6-9 enrolment means that the high school enrolment in subsequent years for Grades 10-12 at LJSHS will be much smaller again in the extreme---a Grade 6-9 enrolment of 55 in 2012/13 could result in an enrolment of less than 50 in Grade 10-12 within 2 or 3 years.

History

	2003/4	2004/5	2005/6	2006/7	2007/8	Decrease	%
Grade 6-12	203	185	175	174	173	30	14%

Projection

	2008/9	2009/10	2010/11	2011/12	2012/13	Decrease	%
Grade 6-12	162	152	142	133	123	39	24%
Grade 6-9	89	88	82	65	55	34	38%
Grade 10-12	73	64	60	68	68	5	7%

Population Patterns

The information in this section was provided by the office of the Town of Lunenburg. Some additional information may be available at a later date from the office of the Municipality of the District of Lunenburg.

Town of Lunenburg: The 2001 population of the Town of Lunenburg reported by Statistics Canada was 2,568. In 2006 the census population was 2,317, a decrease of 9.8%. The reported number of dwellings in 2006 was 1,124, representing a density of 2.28 persons/dwelling. This is a typical density for a community with a similar population.

A total of 55 residential building lots are being developed in several projects within the serviced boundary of the Town. A value of 3.5 persons per home can be applied to these lots reflecting anticipated occupancy by younger families with children. When fully developed, these lots would add a total of 193 to the population. In addition a conservative growth rate for the existing population of 1% over 20 years would add another 510 people. The total population projected for 2027 is 3,020.

The Town of Lunenburg has several infrastructure projects planned over the next five (5) years. In particular, construction of a new \$7.0 million water filtration plant will begin in 2008/09. Sewer

main upgrades will be made throughout the Town. An addition to the Lunenburg War Memorial Arena will house new change rooms for sports teams. The Town of Lunenburg's new soccer field will open this fall. The new track and softball field will celebrate its official opening this spring. Both facilities are located immediately adjacent to the Lunenburg Jr.-Sr. High School complex.

Capital Construction Planning for SSRSB

Over the past year, the construction of a new elementary school to replace North Queens Elementary School has been completed---North Queens Elementary was destroyed by fire in the fall of 2005.

Presently under a lease agreement with the Department of Education, the community of Greenfield is building a new elementary school to replace the existing building.

The only other capital construction project of the SSRSB is a fairly major renovation project to upgrade South Queens Junior High School.

Prior to this year, the SSRSB had approved 2 major capital construction/renovation projects as top priorities: The addition of a cafeteria to Bridgewater Elementary School and upgrades to Centre Consolidated School. Recently, it approved renovations to New Germany Elementary School and submitted a request to the Department of Education to construct a new school to consolidate Centre Consolidated School, Lunenburg Academy, and Lunenburg Junior-Senior High School.

Very recently, the SSRSB received funding from the Department of Education to construct a new building at Park View Education Centre to house a new "Skilled Trades" program. As a regional program, students from other areas of the region will be able to access this program.

Physical Condition of Building (LJSHS)

In October of 2003, the MacDonnell Group completed a "Building Condition Study" of Lunenburg Junior Senior High School (See final attachment for full report). As stated in the Conclusions and Recommendations, "the overall condition of the school is fair to good", but it is "substandard by current codes for new construction in the areas of ventilation, plumbing, sprinkler protection and accessibility". A list of ten health and safety improvements and life-cycle maintenance items are recommended. Specifically, the study recommends that "the exterior exit improvements, pavement maintenance and the window replacements proceed immediately and that the re-roofing be carried out in the next 2-3 years". Furthermore, the study sets the expectation that "all the above noted items (the list of 10) will be required in the next five years".

For the purpose of this report, an updated assessment was completed recently by the Manager of Property Services. A summary of his assessment is attached as Appendix A.

As indicated in Appendix A, upgrades to LJSHS have continued in recent years, but much needs to be done. Some requirements such as the roof, flooring, electrical and lighting

upgrades should be done within the next few years and these alone total an estimated \$250,000. In addition, the annual maintenance cost of \$20,000 and the gymnasium rental of \$50,000 per year are significant amounts.

Building Use

Gross square footage: Approximately 30,700 sq. ft. plus annex with 4,700 sq. ft.

Teaching Space	Number	Notes
Regular classroom	12	
Gymnasium	1	
Cafeteria	1	On stage in gym
Library/seminar	1	
Music room	1	
Art room	0	
Resource room	1	
Computer room	1	
Science lab(s)	1	
Technology Ed.	1	Used also as a regular classroom
Family Studies	1	Used also as a regular classroom
Other spaces	1	Space for "Assistive Technology"

Part 2: Impact Analysis

Capability of LJSHS to Deliver the Public School Program

The main focus in this section is the impact of transferring the senior high grades from LJSHS to PVEC because this option has the greatest educational impact and an assessment of the impact on the Grade 6-9 students at LJSHS is included. Some brief comments are made about the consolidation of the three schools in one new facility.

From a Facility Perspective: As a facility, Lunenburg Junior-Senior High School has been able to facilitate the delivery of the public school program and there is no reason to suggest that the facility will become a barrier to successful program delivery if the status quo configuration continues, especially because the enrolment decline is expected to be significant for several years. This assessment is made with the assumption that the maintenance requirements reported above will be carried out within a reasonable period of time.

The reconfiguration of LJSHS to a Grade 6-9 school will create no facility problems for the students and staff remaining and, of course, the option of consolidation would place all students in a new educational facility with all that a newly constructed school has to offer in terms of modern spaces, equipment and technology.

From an Educational Perspective: As reported above, the Grade 10-12 enrolment of LJSHS is 90 this year and is predicted to drop to 60 in 2010/11 and then rise to 68 in each of the next 2 years. As stated in the School Utilization Part 2 Report:

This senior high enrolment is extremely small by any standard of effective program delivery, but a 30% decline over 3 years increases the potential for problems exponentially. With only 60-70 students in Grade 10-12, it becomes even more difficult to deliver a suitable range of courses, to match teacher qualifications to course load, and to give students their compulsory and elective courses (page 10).

These barriers to effective program delivery warrant more detailed explanation.

The greatest barrier perhaps is related to the number of teachers on staff who are expected to deliver the whole program. As the number of teachers decreases, automatically the difficulty in assigning courses to teachers who have the appropriate qualifications to teach those courses increases. In other words, the depth and breadth of the overall qualifications of 5 teachers cannot be as great as that of 25 teachers. Presently, 11 teachers deliver the 59 different courses that are available to the students in Grades 10-12. In comparison, over 40 teachers at PVEC deliver 111 different courses in Grade 10-12. In assigning courses to 40 teachers, there is much more flexibility in matching qualifications to courses taught.

The fact that LJSHS is able to offer only 59 courses, in comparison to 111 at PVEC, defines another problem in trying to provide a reasonable number of courses and a suitable range of course and program options to meet the needs and interests of the students. Closely tied to this reality is the number of single section courses offered in the school schedule. This number is an important factor in determining the level of flexibility for students to get the full slate of courses they have requested. At present, 31 of the 59 courses at LJSHS (53%) are single section courses; in comparison, 45 of the 111 courses at PVEC (41%) are single section courses. This factor reduces to probability that scheduling conflicts will be avoided for individual students at LJSHS.

Another related course load assignment factor is noteworthy as a potential problem. Again in most if not all high schools, some courses have to be combined with other courses in the same scheduled timeslot with the same teacher because the course enrolments are so low. The need to combine courses in the schedule with one teacher is greater in small high schools. During this school year, 28 of the 59 courses offered at LJSHS are combined, while 8 of the 111 courses at PVEC are combined.

Some special and enrichment programs are being offered at LJSHS. Calculus and Pre-Calculus are offered, along with English Literature/composition as an Advanced Placement course. Quite often these enrichment courses have to be offered in a combined course setting in the same classroom, sometimes with 3 courses combined.

As stated in the School Utilization, Part 2 Report, "It is to the credit of the administration and staff of LJSHS, that they have been able to deliver the program which is in place for the senior high students." A high level of accumulated expertise combined with a high level of commitment has enabled them to achieve what is in place. But the risk for the future remains.

The declining enrollment will cause a reduction in staff allocations. The projected decline of 30 equates in the standard staffing formula to 1 FTE teaching position. Unless staffing was added beyond the formula, 7 courses being offered now would have to be eliminated to be possibly accessed through distance education---these courses still require supervision by a teacher. The potential for problems is very significant as the enrolment declines and as new teachers are hired to replace those who retire.

Grades 6-9: The problems in trying to deliver the educational program to Grades 10-12 caused by a very small enrolment are explained in detail in this paper because the transfer of the senior high school students PVEC is an option under review. Additionally, it must be emphasized that the declining Grade 6-9 enrolment of LJSHS has just as much potential to cause serious problems in terms of program delivery. A Grade 6-9 enrolment of 90 means that the junior high enrolment (Grade 7-9) is about 70. A decline from 90 to 55, as projected, means that the junior high enrolment would be about 30-35 in 5 years time. Having approximately 10-15 students in each junior high grade can only be termed as extremely serious in relation to the potential negative impact on the capability of LJSHS to deliver the middle level or junior high program.

Part 3: Impact Analysis, Option 1

Educational Benefits, Option 1

The educational benefits of transferring the senior high grades to Park View Education Centre are primarily related to the greater number of courses and program options available to students and the corresponding likelihood that their requested course load can be accommodated. These benefits have been highlighted in the section above.

A comparison of the course offerings at LJSHS and PVEC is attached as Appendix B with some explanatory notes included. The comparison is based on this year's course offerings at each school and the notes help to explain the benefits which result from the larger student enrolment at PVEC.

At present, LJSHS offers courses that meet graduation requirements for a basic academic and graduation program; students can meet the graduation outcomes. As the enrollment continues to decline more courses will have to be offered on-line or through correspondence to meet minimum requirements. Students will be limited in the selection because of potential timetable conflicts with single sections and combined course offerings. As demonstrated in Appendix B, students at PVEC have a greater breadth of choices allowing them to pursue a graduation diploma and study in their area of interest. Students at PVEC have fewer timetable conflicts because many courses have multiple sections.

The tables in Appendix C provide a sample comparison of student course choices to match particular areas of interest.

There is an indirect benefit to the students at PVEC and those students who would transfer to PVEC from LJSHS. The enrolment of PVEC is declining at the same rate as those of other

schools. The addition of the students from LJSHS would lessen the decline and the resulting reduction in teaching positions, thus having a positive impact on all students involved.

A number of enrichment or alternate programs available at PVEC are not available at LJSHS. The International Baccalaureate (IB) program has provided a very strong enrichment program for many years. Along with the IB program, PVEC students have access to French Immersion and a Skilled Trades Exploration Program (STEP). STEP is unique to PVEC as a firmly established program. Also, an in-school suspension program, "Connect", serves as a constructive alternative to the standard external suspensions.

In addition to what is already in place, the relatively new Options and Opportunities (O2) program developed provincially in recent years will be implemented at PVEC in 2008/2009. It cannot be implemented at LJSHS because its enrolment is too small to meet the capacity requirements for the O2 program and the range of courses would have to be expanded which is not likely given a decline in enrollment. Also related to capacity, French Immersion cannot be offered at LJSHS. Advanced Placement courses are possible at LJSHS, but they have to be offered in a combined course situation. This situation is not conducive to allow the depth of study required for high performance on the external AP examination.

And as noted above, a new program called "Skilled Trades" will be offered at PVEC once a new building has been constructed to house the program. This regional program will be open to students from other high schools in the region.

System-wide Educational Benefit of Option 1: One benefit that reaches beyond LJSHS or PVEC as a potential benefit for the school system is noteworthy. Because of the small enrolment, LJSHS requires additional teaching positions beyond what the standard staffing formula provides for the high schools. The staffing allocations for the present school year demonstrate this circumstance numerically.

Applying the present staffing formula to this year's student enrolments, the number of Full-Time-Equivalent (FTE) teaching positions at LJSHS would decrease by 6.65 if the senior high students were attending PVEC instead. At the same time, the number of FTE's at PVEC would increase by 3.95 FTE's to accommodate the increase of 90 in the enrolment. The difference in staffing for the LJSHS students attending PVEC instead of LJSHS is 2.70 FTE's. In other words, 2.70 teaching positions could be saved by this reconfiguration and used in some other way to serve other schools or students in the system, including those at LJSHS or PVEC.

Transportation, Option 1

Regarding the transfer Grade 10-12 students to PVEC, those who walk to LJSHS now will have to travel by bus and they can be accommodated in the current bus runs. No major adjustments in transportation are necessary and, consequently, there is no significant financial impact of this option. Some minor cost increases could result because of added bus stops and perhaps longer bus runs.

Extra-curricular Activities, Option 1

The senior high students enjoy a very impressive variety and range of extra-curricular activities at LJSHS. The activities in the arts and athletics are provided within a close-knit environment of a small school strongly supported by its local community. The Town of Lunenburg has a long history of commitment and support for its schools.

The senior high students of LJSHS will gain access to an equally impressive variety and range of extra-curricular activities at PVEC. Park View also has a great reputation for its extra-curricular program and the level of commitment and support from the school's community.

There will be an adjustment for some of the LJSHS students in adapting to the extra-curricular environment of a larger school. The distinguishing characteristics of the two environments are primarily related to the numbers of students involved and the distances traveled by students and their families to participate in and support extra-curricular activities. It is normally expected that a relatively small number of students are able to achieve success more easily in a small school environment while many from the same group are excited and enthusiastic about the opportunity to participate with a much larger student body in music, drama, art, athletics, student government and various other activities.

Property Service Efficiencies, Option 1

The transfer of Grades 10-12 to PVEC would have no measurable impact in terms of property services efficiencies for LJSHS. The facility would continue to operate fully with 70-90 less students---i.e., it would have to be maintained, heated and cleaned as it is now.

Similarly, the impact of adding 60-70 students to PVEC would have no measurable impact in terms of operating the facility. The number of classrooms in operation and the way the facility is used would not change.

Operational and Capital Requirements, Option 1

The operational and capital requirements of maintaining the status quo for LJSHS have been reported already in the section immediately above and in the section entitled, "Physical Condition of Building (LJSHS)".

Impact on the Community, Option 1

The impact on the community of having the high school students traveling by bus to PVEC would be felt in various ways, directly and indirectly. The most obvious that come to mind are related to what the students do and provide in the community and the additional travel time that families and community members would experience as they participated in the activities of PVEC.

Senior high students hold part-time jobs locally, provide baby-sitting services, serve as volunteers, and participate in sports, recreation, and arts-related, community-based activities. The fact that they would be traveling away from the Town of Lunenburg and would be away for a longer day would have an impact on their involvement in the community.

Also, the traveling to extra-curricular activities at PVEC would have an added cost in terms of time lost and financial costs for the students, families and community members.

Community Use of School, Option 1

The transfer of the senior high students to PVEC should have no measurable impact on the use of LJSHS by the community.

Part 4 Proposed Receiving School Information, Option 1

Park View Education Centre is described as the receiving school for the Option 1, to accommodate the senior high grades from LJSHS.

School: Park View Education Centre

Address: 1485 King Street, Bridgewater, N.S., B4C 1C4

Principal: Mr. Charles Williamson; V-P's: Ms. D. Egillson and Mr. J. Jackson

Enrolment of PVEC:

The enrolment of PVEC has decreased from 948 in 2000/01 to 845 this year, a decrease of 11%.

The enrolments for the next 5 years are projected for PVEC in the following table.

Enrolment Projection for PVEC

2008/9	2009/10	2010/11	2011/12	2012/13	Decrease	%
824	761	704	641	599	225	27%

The total projected enrolments of PVEC plus the Grade 10-12 enrolments of LJSHS are reported in the next table for comparison purposes.

Enrolment Projection for PVEC plus LJSHS

2008/9	2009/10	2010/11	2011/12	2012/13	Decrease	%
897	825	764	709	667	230	26%

The impact of PVEC receiving the senior high students from LJSHS is obvious. The total enrolment of PVEC in 2009/10 will be less than its present enrolment of 845 and will be 123 less than its enrolment in 2000/01.

School Configuration

Park View Education Centre is a Grade 10-12 high school and will not be affected by either option being reviewed.

Physical Condition of Building

In October of 2003, the MacDonnell Group completed a "Building Condition Study" of PVEC. As stated in the Conclusions and Recommendations, "The overall condition of the school is good for a building of its age". The report states also that "the school is substandard by current codes for new construction in the aspects of accessibility and plumbing". A list of 7 health and safety improvements and life-cycle maintenance items were recommended.

From 2001 to 2005 PVEC underwent a major mechanical/electrical upgrade with the total cost of approximately \$1,000,000, including a heating plant upgrade, a new main electrical entrance, and replacement of the air handling units, all ceiling tile and all roof areas except for the gymnasium. A new sports field was completed in 2005 at a cost of approximately \$400,000.

Over the next two years, the following upgrades must be completed with the cost estimates as shown:

- Replace Gym Roof-----\$75,000.00
- Re-Caulk Exterior Panel expansion joints-----\$40,000.00
- Re-Caulk all Window frames-----\$15,000.00
- Add some new electrical distribution panels-----\$ 20,000.00

▪ 150,000.00

Building Use

Teaching Space	Number	Notes
Regular classroom	24	
Gymnasium	1	
Cafeteria	1	Used for drama
Library/seminar	1	
Music room	1	
Art room	2	
Resource room	2	Lrn. St. & Assist. Tech. Room
Computer room	1	
Science lab(s)	7	
Technology Ed.	2	
Family Studies	1	Used also as a regular classroom
Other spaces	3	3 portables in use

There are no excess teaching spaces at PVEC. While the enrolment has declined since 2000/01, some classrooms have been converted for other programs or activities. For example, several new specialists have work spaces at PVEC, an in-school suspension room has been set up, the math study room has been converted to a storage area, and the space requirements for various alternate programs have expanded.

Part 5: Impact Analysis, Option 2

The sections below provided an assessment of the consolidation of LJSHS, Lunenburg Academy and Centre Consolidated School.

Educational Benefits of Option 2

The main educational benefits of the consolidation are related to achieving an optimal enrolment in the new Grade P-9 school and eliminating the disadvantages of the small enrolments in the 2 Lunenburg schools. The enrolment of Lunenburg Academy is definitely approaching the lower limit at which the ability of the school to deliver the program effectively is at risk. The enrolment of LJSHS is reaching the point of being extreme in terms of the barriers and risks to effective program delivery. Although the present enrolment of Centre Consolidated School is in the optimal range, the effects of the declining enrolment could be avoided by bringing together all students from these 3 schools.

Other educational benefits are related to having all that a new educational facility has to offer, compared to the restrictions or limitations of old facilities. These benefits include larger, modernly equipped classrooms and specialist rooms for music, art and drama, new computer and communications technology, suitable work spaces for student services staff, and a larger, fully-equipped gymnasium, cafeteria and stage.

System-wide Educational Benefits of Option 2: The consolidation of LJSHS, Lunenburg Academy and Centre Consolidated School would create benefits in terms of system-wide staffing allocations. The obvious savings would result from having one principal instead of three and reductions in the number of FTE positions for vice-principals—financial savings in administrative allowances are additional. The positions and dollars saved by this consolidation could be allocated to benefit other schools in the system. A related saving would result through a reduction in the number of administrative assistant, library technician, and lunch and bus supervisor positions.

Transportation, Option 2

Regarding the consolidation of three schools in a new construction, the impact on student transportation cannot be known until the location of the new school is determined.

Extra-curricular Activities, Option 2

Generally, the long tradition of providing strong extra-curricular programs in each of the 3 schools can be expected to be carried forward to the new school. With a larger student body and staff, the potential benefits surely outweigh the disadvantages of consolidation. Experience shows consistently that a high level of excitement and enthusiasm contributes quickly to a sense of identity and spirit as a new school, for both students and staff.

Property Service Efficiencies, Option 2

The impact on property services efficiencies of replacing 3 older facilities with one new one would be very significant, especially from a local board perspective. Generally the improved

efficiencies are related to economies of scale and to the fact that maintenance and capital upgrades for the 3 old facilities would no longer be necessary.

The economies of scale efficiencies in property services result directly from operating one school instead of three. One of the most obvious financial savings would result from a reduction in the number of custodial and custodial supervisor positions. Although a detailed financial analysis is not possible until the square footage of the new school is known, it is reasonable to expect that the number of custodial FTE's would be less while the number of custodial supervisor positions would be reduced from 3 to 1. Other less obvious economies of scale could be expressed numerically once the size of the new school is known. For example, regional maintenance staff would be traveling to one school site instead of 3 and care of grounds and snow removal would be required for 1 instead of 3 and the cost of cleaning supplies could be less, depending on the square footage of the new school.

The total 2007/08 property service costs of LJSHS, Centre Consolidated School and Lunenburg Academy are summarized in the following table---costs for 2006/07 are included for comparison.

Property Services Costs per Square Foot

School	Property Services Cost for 2007/08	Operating Cost per Sq. Ft. for 2007/08	Operating Cost per Sq. Ft. for 2006/07
Centre Consolidated	\$413,025.00	\$11.67	\$6.46
Lunenburg Academy	226,985.00	\$5.54	\$4.22
Lunenburg Jr.-Sr. High	202,793.00	\$5.73	\$6.32
Total	\$842,803.00	Not applicable	Not applicable

The property services cost includes custodial and maintenance costs---heating fuel and electricity are included in maintenance. The total cost of operating the three schools for the 2007/08 fiscal year was \$842,803.00. (The total cost per square foot cannot be determined by adding the column; the figures can be used only to compare schools.)

The main reason for the difference between the costs per square foot for the 2 years is that the cost of building maintenance varies from year to year. The maintenance costs for 2007/08 included approximately \$41,000 at Centre Consolidated, 32,000 at Lunenburg Academy, and \$5,000 at LJSHS, for a total of \$78,000. For the previous year, the costs were approximately \$180,000, \$68,000, and \$48,000, respectively, for a total of \$296,000. Obviously, the annual variance is significant, as is the total cost of maintaining these 3 schools.

The total capital upgrades have been reported individually in the impact assessment reports for CCS, LA, and LJSHS. The total of the estimated cost for all the capital upgrades that should be completed within the next few years is summarized in the following table.

Total Cost of Capital Requirements

	Capital Requirements next few years
Centre Consolidated School	\$2,000,000.00
Lunenburg Academy	\$550,000.00
Lunenburg Jr.-Sen. High School	\$800,000.00
Total	\$3,350,000.00

All in all, the property services efficiencies for Option 2 equate to the possibility of saving as much as half a million dollars per year on maintenance and over 3 million dollars on capital upgrades to the 3 schools being considered for consolidation.

As a final note on property services costs, it must not be forgotten that an annual rental fee of \$50,000 for LJSHS to use the Town recreational facilities would be eliminated by the consolidation.

Impact on the Community, Option 2

The impact on the communities of Centre Consolidated School, Lunenburg Academy and Lunenburg Junior-Senior High School can be defined only in general terms until the location of the new school is known. It is reasonable to assume that it will be located in the Town of Lunenburg because support has been expressed openly, already, by all 3 school communities to locate in the Town. If this occurs, the impact of having a larger new school constructed in the Town is likely to be positive in most respects. A new modern building and a large student body from the Town and the surrounding communities served presently by Centre Consolidated School can generate considerable advantage for the new school and the broader community.

In contrast, major disadvantages of a new school construction for the community are not obvious.

Community Use of School, Option 2

As with the effect on the community, the impact of the construction of a new school on the community use CCS, LA and LJSHS depends very much on the location of the new school. At this point in the process, it may be appropriate to simply observe that the communities would have one new modern facility to replace what they are using now and some use of the present facilities might still be possible after the new school was in operation.

The potential advantages, at least generally, seem to outweigh the disadvantages for most communities. Of course, in having only one facility to serve a larger community, some communities would experience more disadvantage than others, depending on the location.

Part 6: Conclusions

Option 1: The transfer of Grades 10-12 from Lunenburg Junior-Senior High School is based primarily, if not completely, on the educational benefits, especially those for the senior high students of LJSHS, and the indirect educational benefits for all students of PVEC. The escalating problems of a very small enrolment at LJSHS would be solved and the decline in the enrolment at PVEC would be lessened.

The educational benefits to students definitely outweigh the potential negative effects on the LJSHS school community. It is acknowledged that a few individual senior high school students would lose the benefits that a small high school with a "close-knit family" type of atmosphere has to offer. Hopefully and optimistically, a thoughtfully-planned, supportive transition process would minimize the negative effects for these students and their families.

Option 2: The consolidation of Centre Consolidated School, Lunenburg Academy and Lunenburg Junior Senior High is based on direct educational benefits for students and on operational and financial efficiencies that would produce indirect benefits for all students under the jurisdiction of the South Shore Regional School Board.

The most obvious educational benefits are those for the Grade 6-9 students of LJSHS. It has already been emphasized that the problems caused by declining enrolment of this school will only worsen and possibly become extreme. The consolidation would eliminate these problems.

The operational efficiencies are directly related to operating 1 new school instead of 3 for the combined student body. The total property services cost to operate a new school can be expected to be less than the total for the 3 schools. The main financial efficiency would be to eliminate the estimated capital cost of \$3,350,000.00 of upgrading the 3 old facilities.

Appendix A

Assessment of Physical Condition of Lunenburg Junior-Senior High School, April, 2008

Improvements in recent years:

- Driveway and parking lot resurfaced
- New handrails installed
- Steps and ramp repaired
- All windows replaced
- Nosing and treads replaced on stairs
- Major upgrade to the heating system just completed in 2007, including a new digital control system.

Some re-pointing required to the brick: **Estimated cost (\$10,000.00).**

Entrance canopy requires replacement **(\$15,000.00).**

Ongoing leaks and repairs in some areas of the roof: This roof should be replaced within the next 2 years **(\$140,000.00).**

Flooring is ongoing with amount spent per year depending on budget and priority. About 1/3 of the buildings flooring has been replaced. The remaining flooring with asbestos content should be replaced **(\$75,000.00).**

Ceilings in the classrooms are exposed. New acoustic ceilings should be installed **(\$80,000.00).**

Washrooms require renovations for appearance and accessibility **(\$60,000.00).**

New ventilation system should be installed according to ASHRAE Standards **(\$250,000.00).**

Electrical panels required to provide more circuits **(\$75,000.00).**

Lighting upgrade required with new fixtures **(50,000.00).**

Indoor air quality and environmental issues:

No problems currently with air quality or environment

Cost associated with maintenance, repair and operation exceeding normal expectations:

Actual maintenance cost for last fiscal year was \$15,541.40.

The estimated maintenance cost ongoing is \$20,000.00 per year.

A rental fee of \$50,000.00 is paid to the Town of Lunenburg annually for the use of the gymnasium.

Ability to provide barrier free accessibility to the buildings and grounds:
Building is accessible but washrooms require upgrades (see above).

Main doors require automatic openers (\$8,000.00).

Total estimated cost to maintain the building excluding maintenance: \$763,000.00.

Appendix B: Sample Comparison of Course Offerings at LJSHS and PVEC

	Lunenburg Junior Senior High School					Park View Education Centre			
Graduation Requirements	Grade 10	Grade 11	Grade 12	Comments		Grade 10	Grade 11	Grade 12	Comments
Three (3) Eng Language Arts: (One at each level)			Adv Eng 12	Currently Eng two combined classes exist: Eng Com 11/12, and Adv Placement Eng12/ Eng 12.		Pre IB Eng 10	IB Eng 11	IB Eng 12	Only class combining may be ESL; several sections of other courses; several teachers teaching each course; African Heritage 12 is not offered this year but will be added next year.
	Eng 10	Eng 11	Eng 12			Eng 10	Eng 11	Eng 12	
		Eng/ Com. 12	Eng/ Com 12			Eng 10 Plus	Eng Com 12	Eng Com 12	
								African Heritage Eng 12	
								Journalism 12	
						ESL 10	ESL 11	ESL 12	
One (1) Fine Arts				Class combining is necessary; for example one music class with all three levels offered at the same time; Art was in a combined class of Art 10/11			IB Art 11	IB Art 12	Class combining occurs in some of the smaller classes such as instrumental music; several sections of other courses allows for flexible scheduling for students
						Music 10 (guitar)	Music 11 (guitar)	Music 12 (guitar)	
	Drama 10					Visual Arts 10	Visual Arts 11	Visual Arts 12	
	Music 10	Music 11	Music 12			Drama 10	Drama 11	Drama 12	
	Visual Arts 10	Visual Arts 11				Music 10	Music 11	Music 12	
							IB Music 11	IB Music 12	
							Art Dramatique 11		
						Music Instrumental Band 10	Music Instrumental Band 11	Music Instrumental Band 12	
Two (2) Mathematics				In order to offer all courses to students, courses combining would be necessary; on-line courses would need to be available such as calculus 12; current course combinations include Adv math 11/math 11 and			IB Math 11	IB Math 12	No class combining; several sections of many courses; for a student wishing to take Calculus 12, Adv Math 12 would need to be offered in the grade 11 year; several teachers teaching each class allows for collaboration
			Calculus 12				Adv Math 11	Calculus 12;	
			Pre-Calculus 12				Math 11	Pre-calculus 12	
		Adv Math 11	Adv Math 12			Pre IB Math 10	Math Found. 11	Adv Math 12	
	Math 10	Math 11	Math 12			Math 10	Math 11	Math 12	

	Lunenburg Junior Senior High School					Park View Education Centre			
Graduation Requirements	Grade 10	Grade 11	Grade 12	Comments		Grade 10	Grade 11	Grade 12	Comments
	Math Found.10	Math Found. 11	Math Found. 12			Math Found.10	Math Found. 11	Math Found. 12	
	Math Essentials 10	Math Essentials 11				Math Essentials 10	Math Essentials 11	Workplace Math 12	
Two (2) Sciences: (One must be from Bio, Chem, Physics, or Science)	Science 10	Bio 11	Bio 12	Adv courses may be available but would need to be offered within the academic class; some courses may have to be offered on-line or in alternating years		Pre IB Science 10	IB Bio 11		Several sections of most courses would be available
		Chem 11	Chem 12			Science 10	Bio 11	Bio 12	
		Physics 11	Physics 12			Sciences 10	IB Chem 11	IB Chem 12	
		Oceans 11	Food Science 12				Chem 11	Chem 12	
							IB Physics 11	IB Physics 12	
						Edu Physics 10	Physics 11	Physics 12	
							Oceans 11	Food Science 12	
Can History		Can History 11				Mikmaq Studies 10	Can History 11		
							Histoire du Canada 11		
One Global Studies			Global Geo 12	Adv courses would have to be offered in the academic class				Global Geo 12	Adv courses are offered separately or within the class; several sections of the courses would be available
			Global History 12					Global History 12	
								Histoire Planetaire 12	
One (1) PHE		PHE 11	PHE 12	PHE 11 and 12 are currently combined, PHE 10 will be			PAL 11	Leadership 12	Several sections of each courses would be available

	Lunenburg Junior Senior High School					Park View Education Centre			
Graduation Requirements	Grade 10	Grade 11	Grade 12	Comments		Grade 10	Grade 11	Grade 12	Comments
		PAL 11				PHE 10	PHE 11	PHE 12	
						PHE 10 Fre immersio n	Styles de Vie Actifs 11		
Two (2) other from Mathemati cs, Science, or Tech:	Exploring Tech 10	Design 11		See Math and Science Sections for other Options; PDT 11 and 12 are combined.		Exploring Tech 10	Energy/P ower/Tra nsportati on 11		See Math and Science Sections for other Options
		Productio n Tech 11	Productio n Tech 12				Com Tech 11	Com Tech 12	
		Com Tech 11	Com Tech 12				Applied Networki ng Tech 11	Compute r Program ming 12	
							Recordin g Arts Tech 11	Film and Video Productio n 12	
							Productio n Tech 11	Productio n Tech 12	
							Design 11	Multimed ia 12	
Five (5) Electives: (A minimum of 5 electives)								IB Theory of Knowled ge 12	
Business Education				ACCT 11 and 12 are combined		Keyboar ding 10	Acct 11	Acct 12	
		Acct 11	Acct 12					Business Manage ment 12	
			Entrepre neurship 12					Entrepre neurship 12	
								Word/Inf ormation Processi ng 12	
Family Studies		Child Studies 11	Food Science 12				Child Studies 11	Family Studies	

	Lunenburg Junior Senior High School					Park View Education Centre			
Graduation Requirements	Grade 10	Grade 11	Grade 12	Comments		Grade 10	Grade 11	Grade 12	Comments
								Health/Human Services 12	
Languages	Core French 10	Core French 11	Core French 12	These courses are combined		Core French 10	Core French 11	Core French 12	
						Francais 10	Francais 11	Francais 12	
						Pre IB French 10	IB French 11	IB French 12	
						German 10	German 11	German 12	
Personal Development/Career Education				Learning Strategies are combined in one class			Career & Life/Management 11		
							Carrier et Vie 11		
			Cooperative Education 12				Cooperative Education 11	Cooperative Education 12	
	Learning Strategies 10	Learning Strategies 11	Learning Strategies 12			Learning Strategies 10	Learning Strategies 11	Learning Strategies 12	
						School & Community Skills 10	School & Community Skills 11		
							Tourism 11		
							Workplace Safety 11		
Social Studies	Geo 10		Economics 12				IB Economics 11	IB Economics 12	
	Heritage Studies 10		Geomatics 12				Economics 11	Economics 12	
			Law 12			Geo 10	Geo 11	Geomatics 12	
						History 10		Law 12	

Graduation Requirements	Lunenburg Junior Senior High School					Park View Education Centre			
	Grade 10	Grade 11	Grade 12	Comments		Grade 10	Grade 11	Grade 12	Comments
						Pre IB History 10	IB History 11	IB History 12	
								Sociology 12	
								Sociology 12; academic	
								Droit 12	
IPP Classes				Individual Plans (IPPs) are developed for each student in any course		Adapted PHE 10	Career Development 11 IPP	Career Development 12 IPP	Individual Plans (IPPs) are developed for each student in any course; because of the number of IPPs students can be clustered in classes
						Science 10 IPP	Cooperative Education 11 IPP	Cooperative Education 12 IPP	
						Exploring Tech 10 IPP	Technical Reading & Writing 11 IPP	Com Tech 12 IPP	
						Daily Living Skill 10 IPP	Daily Living Skill 11 IPP	Daily Living Skill 12 IPP	
						Eng 10 IPP	Eng/Com 11 IPP	Eng/Com 12 IPP	
						Life Sciences 10 IPP		Food Science 12 IPP	
						Geo 10 IPP		Global Geo 12 IPP	
						Visual Arts 10 IPP			

Appendix C: Comparison of Course Selection for Special Areas of Interest
Student who has an interest in Technology Education

	Lunenburg				Park View		
Graduation Requirements	Grade 10	Grade 11	Grade 12		Grade 10	Grade 11	Grade 12
<i>Three (3) English – one at each level</i>	Eng 10	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12		Eng 10 or Eng 10 Plus	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12
<i>One (1) Fine Arts</i>	Drama 10, Music 10 or Visual Arts 10				Drama 10, Music 10, Music 10 Guitar or Visual Arts 10		
<i>Two (2) Mathematics</i>	Math 10, Math Found.10 or Math Essentials 10	Adv Math 11, Math 11, Math Found 11, or Math Essentials 11	Adv Math 12, Math 12 or Math Found. 12		Math 10, Math Found.10 or Math Essentials 10	Adv Math 11, Math 11, Math Found 11, or Math Essentials 11	Adv Math 12, Math 12, Math Found. 12, or Workplace Math 12
<i>Two (2) Sciences: (One must be from Bio, Chem, Physics, or Science)</i>	Science 10	Physic 11 or Oceans 11			Science 10	Physic 11 or Oceans 11	
<i>Can History</i>		Can History 11			Mi'kmaq Studies 10 Can History 11		
<i>One Global Studies</i>			Global Geo 12 or Global History 12				Global Geo 12 or Global History 12
<i>One (1) PHE</i>	PHE 10				PHE 10	PAL 11	
<i>Two (2) other from Mathematics, Science, or Tech:</i>	Exploring Tech 10	Production Tech 11 and/or Com Tech 11	Production Tech 12 and/or Com Tech 12		Exploring Tech 10	EPT 11, Com Tech 11, Applied Networking Tech 11 and/or Production Tech 11	Com Tech 12, Computer Programming 12, and/or Production Tech 12
<i>Five (5) Electives: (A minimum of 5 electives)</i>			Coop Education 12		Career Development 10 (if O2)	Career Development 11 (if O2), Workplace Safety 11 and/or Coop Ed 11	Cooperative Education 12

Student who has an interest in Fine Arts Education

Graduation Requirements	Lunenburg			Park View		
	Grade 10	Grade 11	Grade 12	Grade 10	Grade 11	Grade 12
Three (3) English – one at each level	Eng 10	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12	Eng 10 or Eng 10 Plus	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12
One (1) Fine Arts	Drama 10, Music 10 or Visual Arts 10	Music 11 or Visual Arts 11	Music 12	Drama 10, Music 10, Music 10 Guitar, Music 10 Instrumental Band or Visual Arts 10	Drama 11, Music 11, Music 11 Guitar, Music 11 Instrumental Band, IB Music 11 and/or Visual Arts 11	Drama 12, Music 12, Music 12 Guitar, Music 12 Instrumental Band, IB Music 12 and/or Visual Arts 12
Two (2) Mathematics	Math 10, Math Found.10 or Math Essentials 10	Adv Math 11, Math 11, Math Found 11, or Math Essentials 11	Adv Math 12, Math 12 or Math Found. 12	Math 10, Math Found.10 or Math Essentials 10	Adv Math 11, Math 11, Math Found 11, or Math Essentials 11	Adv Math 12, Math 12, Math Found. 12, or Workplace Math 12
Two (2) Sciences (One must be from Bio, Chem, Physics, or Science)	Science 10	Bio 11 and/or Oceans 11		Science 10	Bio 11 or Oceans 11	
Can History		Can History 11		Mi'kmaq Studies 10 or Can History 11		
One Global Studies			Global Geo 12 or Global History 12			Global Geo 12 or Global History 12
One (1) PHE	PHE 10			PHE 10	PAL 11	
Two (2) other from Mathematics, Science, or Tech:	Exploring Tech 10	Production Tech 11 and/or Com Tech 11	Production Tech 12 and/or Com Tech 12	Exploring Tech 10	EPT 11, Com Tech 11, Applied Networking Tech 11 and/or Production Tech 11	Com Tech 12, Computer Programming 12, and/or Production Tech 12
Five (5) Electives: (A minimum of 5 electives)			Coop Education 12		Workplace Safety 11 and/or Coop Ed 11	Cooperative Education 12

Student who has an interest in Science, Technology and Math

Graduation Requirements	Lunenburg				Park View		
	Grade 10	Grade 11	Grade 12		Grade 10	Grade 11	Grade 12
Three (3) English – one at each level	Eng 10	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12		Eng 10 or Eng 10 Plus	Eng 11 or Eng/ Com. 11	Eng 12 or Eng/ Com 12
One (1) Fine Arts	Drama 10, Music 10 or Visual Arts 10				Drama 10, Music 10, Music 10 Guitar or Visual Arts 10		
Two (2) Mathematics	Math 10	Adv Math 11 and Adv Math 12	Pre-calculus 12 and Calculus 12		Pre IB Math 10 or Math 10	IB Math 11 or Adv Math 11 and Adv Math 12	IB Math 12 or Pre-calculus 12 and Calculus 12
Two (2) Sciences: (One must be from Bio, Chem, Physics, or Science)	Science 10	Bio 11, Chem 11, and/or Physic 11	Bio 12, Chem 12, and/or Physic 12		Pre IB Science 10 or Science 10	IB Bio 11 or Bio 11, IB Chem 11 or Chem 11, and/or IB Physics 11 or Physic 11	IB Bio 12 or Bio 12, IB Chem 12 or Chem 12, and/or IB Physics 12 or Physic 12
Can History		Can History 11			Mi'kmaq Studies 10, Can History 11 or Histoire du Canada 11		
One Global Studies			Global Geo 12 or Global History 12				Global Geo 12, Global History 12 or Histoire Planetaire 12
One (1) PHE	PHE 10				PHE 10 or PAL 11		
Two (2) other from Mathematics, Science, or Tech:	Exploring Tech 10	Production Tech 11 and/or Com Tech 11	Production Tech 12 and/or Com Tech 12		Exploring Tech 10	EPT 11, Com Tech 11, Applied Networking Tech 11 and/or Production Tech 11	Com Tech 12, Computer Programming 12, and/or Production Tech 12
Five (5) Electives: (A minimum of 5 electives)	Additional 5 courses can be taken from any area of study				Additional 5 courses can be taken from any area of study		

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Building Condition Study
Lunenburg Junior Senior High School*

1.2 Building Summary

1.2.1 General

This junior-senior high school was built in 1965 and has an enrolment of approximately 250 students. The school has a gross floor area of approximately 30,700 sq. ft. over two floors, with 11 classrooms, a laboratory, a computer room, a music room and locker rooms. Gymnasium facilities are provided by the adjacent town community centre, which is connected to the school by a heated corridor.

The school includes an annex building with a gross area of 4,700 sq. ft. which houses an industrial arts shop and family studies classroom on the ground floor and storage in the second floor. The annex was built in 1883 and has a historical designation.

1.2.2 Architectural

The school is built on a flat site. The grounds are covered with grass except for asphalt pavement for driveways, walkways and parking and a few trees.

The school has concrete block and brick veneer exterior walls and block interior walls. The original aluminium frame windows installed throughout the school have been replaced on the west elevation and are in need of replacement around the remainder of the building.

The roof is nominally flat with built-up roofing, insulation and interior drainage. Generally, the roofing is original and is at the end of its expected life. A portion of the roof has been replaced due to a leak in recent years.

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The interior has asbestos composite tile floors throughout except washrooms and locker rooms, which have ceramic tile. The walls are a mix of concrete block, gypsum board and ceramic tile.

Ceilings are suspended T-bar in corridors and are generally of exposed structure in classrooms. Current standards require floor assemblies to have a minimum fire-resistance rating of one hour; structural steel would be protected by a fire-protective material and/or a fire-rated ceiling.

The building includes three exit stairs which are enclosed at the main floor and second floor. Exterior concrete stairs are in poor condition and require guardrails in two locations. (photo 2.3.5)

1.2.3 Structural

The main school building is a two-storey steel frame structure with open-web steel joists and metal and concrete decking.

The annex building is timber-framed with a wood shingle exterior.

1.2.4 Mechanical

The school is heated by a hot water boiler plant fired with No. 2 light oil. Boiler water is circulated through a steel piping system by in line circulators. The heating piping system is connected to perimeter heat in all rooms. Classrooms are typically heated with wall fin convactor radiators controlled by a wall mounted electric thermostat which activates electric zone valves in a group of 2 - 3 similar rooms.

The school is not properly ventilated, the male and female washrooms have mechanical exhaust however the school relies on operable windows for ventilation.

Consideration should be given to the installation of a ventilation system in keeping with current NS Transportation and Public Works criteria for schools, increased use of fresh air, increased filtration and humidification.

Consideration should also be given to improving controls for heating classrooms through the addition of heating zones. Typically, three or four classrooms share one controller which causes undesirable variation in temperature between the rooms.

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The plumbing system consists of a municipal water supply connected to various plumbing fixtures. Domestic hot water is generated by an electric fired hot water heater. The school has a chemistry lab fitted with gas-cocks, SS sinks, hot and cold water. Floor drains were not noted in the male and female washrooms.

The school does not have a fire protection/sprinkler system. Consideration should be given to the installation of a sprinkler system in keeping with current NS Transportation and Public Works criteria for schools.

1.2.5 Electrical

Power is supplied to the school via overhead lines to a service mast on the north side of the building. The service is 120/208 3-phase entering a 300 Amp main disconnect installed in 1996. The power then enters a metering enclosure before it is split for distribution through disconnects. Distribution panels are reported to be loaded to capacity.

Electrical equipment includes fluorescent lighting, a fire alarm system, emergency lighting and incandescent exit lighting.

The annex includes an overhead 200 Amp 220/120 single-phase service and fused and breaker-type distribution panels. Distribution panels are reported to be loaded to capacity.

1.3 Conclusion and Recommendations

The overall condition of the school is fair to good except for specific items identified in the following recommendations.

The school is substandard by current codes for new construction in the areas of ventilation, plumbing, sprinkler protection and accessibility.

Recommended health and safety improvements and life-cycle maintenance items include:

- Exterior exit improvements,
- Maintenance of paved areas,
- Roof replacement,
- Window replacement,
- Washroom fixtures and finishes,
- Plumbing - Installation of back flow preventers on domestic water system and a more visible red sign noting propane shut off in Chemistry Lab; installation of floor drains in the male and female

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- washrooms,
- Installation of a ventilation system,
- Insulation of main piping and both boiler breechings,
- Fire Protection - Installation of a sprinkler system, and
- Minor architectural, mechanical and electrical items detailed in the report.

The following health and safety improvements are also recommended for consideration:

- Accessibility improvements, and
- Fire protection - Installation of a sprinkler system.

These items are expected to cost in the order of \$22 per square foot and, together with routine maintenance, may extend the usable life of the building by, say, 15-20 years. The work is advised when compared with the replacement cost of high schools of approximately \$140 per square foot.

Priorities for maintenance and/or rehabilitation were assessed on the basis of:

- Priority #1 "Must do": serious code violations or other situations threatening health, safety or short-term preservation of assets,
- Priority #2 "Should do": less threatening code violations, fire safety and health issues and poor functional or construction conditions that will require correction in the short-term and conditions that do not meet the requirements or current expectations of authorities, and
- Priority #3 "Could do": minor functional or construction improvements that are likely to fall under the "Should do" category within 3-5 years.

By these standards, it is recommended that the exterior exit improvements, pavement maintenance and the window replacements proceed immediately and that the re-roofing be carried out in the next 2-3 years. It is expected that all the above-noted items will be required in the next five years.

A more detailed description is included in the following checklist, commentary and photo record.