

The Kawartha Pine Ridge District School Board values public input from students, parents, and stakeholders during Accommodation Review Committee (ARC) meetings. Your assistance in providing the following information as part of your request to present to the ARC is appreciated. Your written application should be brief and should adhere to the following format.

1. **PURPOSE**

NEIL CHATTEN

Please provide one or two statements outlining the topic of your presentation.

PROVIDED BY L. DALLIN

Costs of renovations  
Reasons to restore older buildings to maintain heritage.

2. **RATIONALE**

Provide background facts and information which will assist the ARC with understanding the issue.

Written letter attached

3. **PRESENTATION CONTENT**

Written submission - letter attached

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

In accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, I understand that this completed document may be printed with the public meeting agenda, posted to the Board's website and made available to the media.

Please note that the signature of the parent/guardian is required for all presenters under the age of 18.

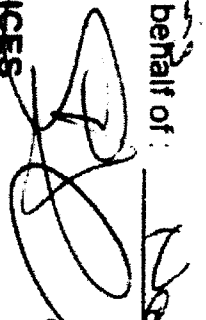
Signature: \_\_\_\_\_

Title: \_\_\_\_\_

I am speaking as an individual \_\_\_\_\_

OR

I am speaking on behalf of:

*Submitting Party*  
 \_\_\_\_\_  
Name of Organization

5. **APPENDICES**

Please provide any attachment to which you have referred in your report and which you would like the ARC to consider. These may include charts, tables, forms, lists or supporting documents.

Please return your completed Presenters' Package to:

Cheryl Gzik, Administrative Assistant  
Kawartha Pine Ridge District School Board  
P. O. Box 719  
1994 Fisher Drive  
Peterborough Ontario K9J 7A1  
Fax 705-742-7281

**From: Neil Chatten, Architectural Technologist**

**Re.: Need for accessibility studies for all four Peterborough secondary schools**

As a former student of the Kawartha Pine Ridge District School Board, I feel compelled to comment on the issue of potential secondary school closures. I am an Architectural Technologist with experience in renovating older buildings, and I am currently employed by an Alberta-based firm that specializes in designing schools. In my professional opinion, the existing information available to the ARC about accessibility needs and costs is likely to be incomplete.

Therefore, I recommend that thorough accessibility studies should be undertaken on all four secondary schools to determine what kinds of renovations would be needed and at what probable cost. My comments focus in particular on the potential unknowns, obstacles, and cost drivers involved in attempting to make an older building like PCVS accessible and up to code.

The ARC should make use of these studies to determine the potential costs of renovating, which would represent, of course, funds that could not be applied elsewhere in the Board if the renovations were to go ahead. The bottom line is that better information about accessibility will help to determine the optimal course of action, particularly in terms of the future of PCVS.

These are some of the key considerations when reviewing the accessibility requirements and costs involved in renovating older buildings, including heritage buildings like PCVS:

- Elevators are only one issue, and retrofitting elevators tends to cost at least \$300,000 (depending on how many floors, because every working level for the building would require a stop).
- Entrances and internal stairways would require ramps and/or elevators as well, because all entrances/exits would need to be accessible.
- Each space or room that would be publicly accessed has to be accessible. The retrofitting costs for doorways and door hardware in each room.
- Stairways may need to be retrofitted to be slip-resistant and to have rises and runs to be up to code. This kind of renovation is often difficult with older stairways.
- Washroom accessibility codes require accessible stalls, with a certain amount of clear turning radius. Retrofitting accessible stalls in existing washrooms tends to reduce the number of stalls available. Similar considerations apply to change-rooms that include showers.
- Maintaining heritage wood features tends to require more expensive sprinkler systems because wood is a combustible material.

In addition to these general considerations, the heritage value of PCVS brings added complications, such as:

- Accessibility requirements often conflict with the preference of historical societies to keep the original "look and feel".
- Renovations in heritage buildings often take significantly longer than initially planned because of the need to negotiate details between historical societies and the builders.
- It is unlikely that renovating and retrofitting a building like PCVS could be started and completed during the summer break

towards temporary accommodations.

- **Renovating heritage buildings tends to be more expensive (i.e. multiple millions of dollars) than constructing new buildings to fulfill similar functions. More often than not, older buildings have to be gutted and re-built to code.**

Overall, when planning schools, the key questions that architects and technologists look at are:

- **site location – i.e. can the lot hold the right size building, including all necessary functions, sports fields, greenspace, and parking?**
- **Number of stories – i.e. can it be a single-level building with wings, or can it be a fully accessible building with two or more stories?**

**I hope that these considerations will be useful when you are examining the options. My final thought is that buildings like PCVS that have considerable heritage value would be better suited to renovations and re-purposing into offices, apartments, or community space.**

Yours,

Neil Chatten, A.T.