



Elementary School Valuation Framework East Kitchener-Waterloo Pupil Accommodation Review

Date: **January/2010**
Month /Year

SCHOOL PROFILE				
School: Lexington P.S.				
Address: 431 Forestlawn Rd, Waterloo				
Grade Configuration	JK-6			
Age of Facility	54 years			
Site Size	6.37 ac	2.577 ha		
Building Size – GFA	15,100 sq ft	1,402.79 m ²		
School Capacity (building only, Ministry recognized)	55			
School Capacity (building and porta-pak)	331			
Number of portables	2			
Current enrolment (Total/FTE)	384		328	
Utilization (% Accommodation)	99 %			
Historic FTE Enrolment (past 5 years) <small>Based on October 31 Enrolment</small>	Year:	2004	Enrolment	344.5
	Year:	2005	Enrolment	345
	Year:	2006	Enrolment	327.5
	Year:	2007	Enrolment	316.5
	Year:	2008	Enrolment	299
Enrolment FTE Projection (next 5 years)	Year:	2010	Enrolment	335
	Year:	2011	Enrolment	348
	Year:	2012	Enrolment	225
	Year:	2013	Enrolment	228.5
	Year:	2014	Enrolment	230
Feeder Schools:			Grades:	
Margaret Avenue P.S.			7-8	
Bluevale C.I.			9-12	
Number of Out of Boundary Students			30	
Number of Split Grades			8	
Is there a French Immersion Program?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Attachments: Site and Floor Plans with date of original building and any subsequent additions



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Section 1 – VALUE TO THE STUDENT		
1.1 Physical Space to Support Student Learning		
Number of standard sized classrooms in the school:		2 plus 12 in PPK
Is there currently sufficient permanent space to accommodate all students?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the school fully accessible? (if not, see details in section 1.6)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school have a:		
Library?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, is it purpose built?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Gymnasium? Demountable structure	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many?	1	
Change rooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Gym storage and equipment room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Staff work room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Art room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Room for French language instruction	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Instrumental music room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Special education room?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Suitable and sufficient washrooms?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Cafeteria?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Lockers/cloak room area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other storage/room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Theatre arts facilities/stage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Computer lab?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Family studies room?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Auditorium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Kitchen and/or tuck shop?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Staff and visitor parking?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, how many spaces?	43	
Staff room with kitchen facilities?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Student drop-off and pick-up area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Bus loading zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Property to accommodate development or additions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>



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1.2 School Grounds for Healthy Physical Activity and Extracurricular Activities		
Does the school have a:		
Hard surfaced outdoor play area(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Soccer field?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Football field?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Baseball field?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Track?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Basketball court(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Play structure(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Shaded area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Green space?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Bicycle racks?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Pool?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Arena?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other public recreation facility?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Adjacent to public park or open space?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Describe the condition of school grounds (student use): Very good. 3 creative playground structures, enclosed area for JK students adjacent to city park		
Describe the condition of parking, driveways, sidewalks: Very good condition – upgrades were done this summer		
Describe additional amenities that may be attached to the school: Two stone out buildings		



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1.3 Range of Courses or Program Offerings		
Does each class have access to gym for daily physical activity?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the school have a designated teacher for:		
Music?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Physical Education?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Computers?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Library?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
French?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Resource?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Literacy resource?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Early reading intervention?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Visual Arts/Drama?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
English as a Second Language (ESL)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Special Education (Spec Ed)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the school have:		
Classes with combined grades?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Classes with single grades?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
French Immersion?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Special Needs area class(es)? If yes, specify: Butterfly Learning Centre	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school offer:		
Guidance and career education programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Culturally inclusive programs?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Student success programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Technology programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Programs and supports for students at risk?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An instrumental music program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A vocal music program?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A visual arts program?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A drama program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A communications media program?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Character Education program?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Where is the nearest access to similar programs? Sandowne, Bridgeport, Lester B. Pearson Public Schools		



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<i>1.4 Range of Extracurricular Activities</i>
List boys' intramural sports: Soccer, hockey, basketball, track, cross country
List girls' intramural sports: Soccer, hockey, basketball, track, cross country
List boys' interschool sports:
List girls' interschool sports:
List co-ed interschool sports:
List school clubs and activities/student involvement: Green Team, ITS Fair, PALS, Drama, Library, Bus & Safety patrols, choirs
Additional comments:



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1.5 Student Outcomes at the School – Clarification Needed with Curriculum

Education Quality and Accountability Office (EQAO) Definition:
Percentage of students at or above the provincial standard (levels 3 and 4)

		Reading		Writing		Mathematics	
		Grade 3	Grade 6	Grade 3	Grade 6	Grade 3	Grade 6
2004-2005	School	67	77	69	53	69	79
	Board	55	64	53	60	60	61
2005-2006	School	76	67	68	55	73	69
	Board	60	64	60	57	65	60
2006-2007	School	70	66	62	54	85	72
	Board	59	63	60	57	64	58
2007-2008	School	69	73	82	83	82	85
	Board	58	63	62	64	64	59
2008-2009	School	78	93	83	86	78	93
	Board	57	69	66	66	64	63

Total number of Grade 3 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	51	41	40	39	46
Board	4067	4050	4046	3996	3951

Total number of Grade 6 students

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
School	57	64	61	52	28
Board	4018	4260	4264	4178	4129

Additional Comments:



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1.6 School Accessibility for Individuals with Disabilities		
Is the school accessible for individuals with disabilities? Defined as compliant with the Ontario Disabilities Act (ODA)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If not 100% accessible, provide details:		
Does the school have:		
Accessible washrooms on every floor?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Elevator(s)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Accessible change rooms?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Appropriate ramps (ODA compliant)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Automated doors?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Accessible playgrounds?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dedicated handicapped parking spaces?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Appropriate signage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Appropriate hardware?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Can special needs vehicles off load in a barrier free location?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is an entrance to the school barrier-free?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional comments:		

1.7 Security		
Is the main entry door of the school visible from the main office?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there portable classrooms on-site that would prevent any secondary doors from being locked?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are there areas of the school that can't be seen or are hidden?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are emergency response/fire access/drills/policies and regulations practiced regularly?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional Comments:		



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1.8 Proximity of the School to Students/Length of Bus Ride to School	
What percentage of students walk to school?	72
What percentage of students attend from outside the school boundary?	3
What percentage of students is bused to school?	7.5
What is the average distance to school for students?	1.7 km
What is the average bus ride duration for students?	14 mins
Additional Comments:	

1.9 Supports		
Does the school have:		
A full-time principal(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A vice-principal(s)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A full-time secretary(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A teacher librarian?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A library clerk/technician?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A full-time special education teacher?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Full-time custodial staff?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
How many educational assistants does the school have?	3	
Additional comments:		



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1.10 School Councils and Funds		
Does the school have a school council that meets regularly? (4 times per year is mandated)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the school council fundraise?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Corporate/bursaries or other donations over the past 3 years (details):		
Contributions by the school to the community (details): Heart and Stroke, Terry Fox, Cancer Society, Food Bank		

1.11 Summary
What is unique about this school? "Our school history dates back to the 1850s. We have an amazing H.E.A.R.T. pledge"
Are there school specific scholarships, bursaries, awards or funds? No.
Additional comments: Teacher/staff work rooms are very small for the staff size



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Section 2 – VALUE TO THE BOARD

2.1 Condition of School

When was the school built?	1955, 1958, 1963, 1993
What is the current Facility Condition Index (FCI)*?	19.38%
What will the FCI be in 5 years?	43.82%
What are the current renewal costs?	\$168,200.00
What will the renewal costs be in 5 years?	\$380,200.00
Describe the conditions of the school grounds (student use): Refer to Facility Condition Assessment Report Full size soccer field Creative playground	
Describe the conditions of the other site facilities (parking, etc.), discuss: Refer to Facility Condition Assessment Report Asphalt repair Need aspect repair in staff parking lot	
List capital improvements (if any) completed in the last 5 years: Pavement repair	
Accessibility Issues – other site facilities (parking, etc.), discuss:	

* Facility Condition Index established by Ministry of Education



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2.2 Enrolment vs. Available Space (Background Documentation Attached)		
Does the school's current enrolment exceed the available surplus space in adjacent schools?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
What is the current enrolment of the school?	384	
What is the projected enrolment in 5 years?	366	
What is the projected enrolment in 10 years?	284	
What is the capacity of the school?	55	
What is the school capacity (building and porta-pack)?	331	
How many portables?	2	
What is the current utilization rate of the school?	99%	
What is the projected utilization in 5 years?	80%	
What is the projected utilization in 10 years?	86%	
Additional Comments:		

2.3 Cost to Operate the School (Annual)			
What is the annual energy consumption?	Electricity	188,373	kWh
	Natural Gas	54,404	m ³
What are the maintenance costs for the facility?		\$ 13,000+	
What are the maintenance costs for the grounds?		\$ 3,000.00	
Additional Comments:			
Contractor cuts grass at this school			



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2.4 Summary

What is unique or noteworthy about this school?

School ground is shared by Butterfly Learning Centre

The original Lexington P.S. was closed on June 30, 1984 and students transferred to Bridgeport P.S. The school was mothballed in 1984 in case the site was needed in the future. In 1993 it reopened and a porta-pack classroom wing along with a demountable gymnasium structure was added to the original school. When it reopened, the school was intended to meet the community's needs for 15 to 20 years. It was anticipated that as the population in the area matured, there would be a reduction in the need for permanent student spaces.

Additional Comments:

A Building Condition Assessment completed by Trow Associates Inc. completed in April 2009 concluded that the school appears to be in reasonably good condition, and with appropriate maintenance would continue to be for another 5 years before major capital improvements will be required.



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Section 3 – VALUE TO THE COMMUNITY

3.1 Community Use

List the organized community groups which use the school/school grounds and the number of hours used for the school year:

Group Name	School Facilities (e.g. gym, library, etc.)	# of hours	Fees paid (if any)
Judy Johnson Pilates	Gym	1 hr/wk 24 days	\$ 504.00
			\$
			\$
			\$
			\$
			\$
			\$

Facility booked with Board's Rental Department? City of Waterloo - fields	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Do members of the community/neighbourhood use the school site on an informal basis?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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What other facilities/playing fields in the vicinity are used by community groups?

Kiwanis Park
RIM Park
Bechtel Park

Is the school site the only neighbourhood open space? 2 other school sites at distance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Has the municipality identified a shortage of open space or built facilities in the vicinity, which could be exacerbated by a school closing? Not officially	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Additional Comments:

Please refer to the City of Waterloo's Recreation and Leisure "Quality of Life" Master Plan approved November 17, 2008



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3.2 Range of Program Offerings at the School that serve both Students and Community Members		
Does the school have:		
A licensed child care?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A child care program before the start of the school day?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A child care program after the school day?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A play/activity program after school?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A breakfast program in the school? Or nearby?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If the school were not available, what programs would have to relocate? Butterfly Learning Centre day care		
Does the community have the facilities and/or capacity to accommodate these programs?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Additional Comments: This is a unique partnership (with BLC) that is valuable to the community		



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3.3 School as a Partner in Other Initiatives in the Community		
Is the school a partner in other government or community initiatives within the community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, list: Imagine a school without bullying Playground Activity Leaders in Schools (PALS)		
Are there plans for local partnerships for delivering child care and other community social services?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, list:		
List any significant upgrades to the school in the past five years, completed in partnership with the community:		
List other programs offered at the school: (e.g. adult learning, summer school, non-curriculum instruction – such as Saturday German Language instruction, etc.)		
Does the community have programs and supports for students at risk?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
List any non-traditional day school operation (e.g. night school, summer school, adult and continuing education program, etc.):		
Additional Comments:		



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3.4 Contributions to the Community (details)

List any other community initiatives and/or partnerships that the school is involved with:

3.5 Summary

What is the value of the school to the community?

"We are a community school. Summer and winter sports take place here. Informal play occurs daily. Parents see us as a safe haven."

Additional Comments:



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Section 4 – VALUE TO THE LOCAL ECONOMY

4.1 Value to the Local Economy

What are the measurable impacts on the local economy (e.g. on local businesses or property values), from a local/regional perspective?

All schools have a positive impact on the local micro economy in the immediate area of the school where retail convenience and service uses benefit from the business generated from students and staff. Neighbourhood schools are also considered to have a positive impact on property values in the immediate area as close convenient schools are viewed as desirable by many individuals and families.

Is the school's location and continued/future operation consistent with municipal and/or regional planning objectives?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is there an expressed community interest to acquire the school at fair market value?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has there been an interest expressed for this school during the last 5 years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4.2 Summary

What is the value of the school to the local economy?

The City of Waterloo does not have any data to provide a qualified estimate of economic impact

Additional Comments:



Section 5 – VALUATION SUMMARY

5.1 Please summarize the strengths, weaknesses, opportunities and issues of concern identified in this school valuation

Strengths:

- Strong community spirit
- Great reputation as a curriculum school
- Strong EQAO results

Weaknesses:

- Porta-pack is showing age
- Narrow hallways
- Added a portable this year to accommodate extra class

Opportunities:

- Large property
- Adjacent to parkland
- Easy walking distance

Issues of Concern:

- Porta-pack
- Future students having to cross University Avenue.