



Program and Sketch Plan Approval – Building Addition and Renovation to George Syme Community School

To: Finance, Budget and Enrolment Committee

Date: 6 June, 2019

Report No.: 06-19-3667

Strategic Directions

- Allocate Human and Financial Resources Strategically to Support Student Needs
- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

Recommendation

It is recommended that the Program and Sketch Plan Approval for a building addition and renovation to George Syme Community School including a 5 room childcare centre be approved.

Context

George Syme Community School is part of a school consolidation in Ward 6 (Trustee Tonks), involving Cordella Junior Public School, Dennis Avenue Community School and Rockcliffe Middle School. It is intended that George Syme Community School become a JK-8 school through a combination of interior renovations and a 4 room classroom addition. The project also makes provision for a 5 room childcare facility. This project is the result of a Pupil Accommodation Review (PARC) concluded at the end of the 2016 - 17 school year, with recommendations approved by the Board of Trustees on 22 June 2017. As part of this initiative, Cordella Public School would be closed, Dennis Avenue Community School would be replaced by a new facility and Rockcliffe Middle School would become a holding facility for the pupils displaced during this consolidation.

By the 2016/17 school year, Dennis Avenue Community School, George Syme Community School, Harwood Public School, Lambton Park Community School, and Rockcliffe Middle School were all operating with utilization rates under 65%. In terms of facility condition, Rockcliffe Middle School and Cordella Junior Public School are

schools with five year Facility Condition Indices of 99.5% and 100.2%, respectively, and five year renewal needs of \$9.3M and \$5.9M, respectively.

The addition at George Syme is required to accommodate the increase in enrolment due to the grade range expansion of the regular and French Immersion tracks to serve all grades to Grade 8. At present, George Syme Community School has a JK-5 regular track program and an SK-5 French immersion program. The approved student accommodation plan will see both tracks expand from their current configuration up to Grade 8.

This plan was submitted as a Business Case to the Ministry of Education (EDU) in September 2017 and approved in March 2018. (See Space Template Appendix A.) It is imperative that both the addition and interior renovations take place, as the George Syme Project is linked to other Ward 6 initiatives.

The Board issued a request for consultant design services in August, 2018 and the project was awarded to the architectural firm of Etude Architects in September, 2018. Etude Architects have prepared schematic designs for the classroom and childcare addition as well as the necessary second floor renovation.

Action Plan and Associated Timeline

The Consultant team is currently developing the design of a modified and augmented school on the site of George Syme Community School. The intended completion date of the project is January 2022 following a phased approach, as the student population cannot be relocated. Construction will be conducted in different stages to allow continuing and shared use of the site by the school while construction is taking place. Interior renovations will be limited to the summer months when the school is closed due to the disruptive nature of the work.

The project is proceeding through the stages of the Capital Projects delivery plan and includes the Site Plan Approval process of the City of Toronto which has been incorporated into the overall timeline. (Design layouts attached in Appendix B.)

Resource Implications

The project is funded through the approved 2017 - 2018 Capital Budget Plan, EDU Capital Priorities. The approved funding does not include provisions for the interior renovations of the existing school beyond reasonable measures to tie the classroom and childcare addition to the existing mechanical, electrical, communication & life safety systems. The cost of creating refreshed spaces on the second floor of the existing school is seen by the EDU as a building renewal cost to be funded outside of the capital projects.

Funding

\$ 1,900,069 EDU Capital Priorities funding (2018);
\$ 2,571,270 EDU Capital Priorities funding – Childcare (2018)
\$ 4,471,339 TOTAL CAPITAL FUNDING – Available to School Building

Current Cost Estimate, refer to Appendix C – Consultant cost evaluation:

\$ 3,360,000 Classroom & Childcare Addition
\$ 425,000 Project Contingency
\$ 3,785,000 SUB-TOTAL – Estimated Construction Cost (Capital Project)

\$ 1,400,000 Soft Costs
\$ 5,185,000 TOTAL Estimated Project Cost (Capital Project)

\$ 4,471,339 Total Capital Funding
\$ 5,185,000 Total Estimated Project Cost
\$(713,661) TOTAL PROJECT SHORTFALL (Capital Project)

Current Reconciliation of Costs – based on Consultant cost evaluation:

The Architect has evaluated the design and has identified extraordinary items that can be submitted to EDU for additional funding. This amount has been identified as \$720,000 (Summarized in Appendix C). The consultant team will also perform value-engineering to reduce the cost leading to the 85% submission stage to EDU for Approval to Proceed (ATP) to project tender.

Communications Considerations

Staff has presented the school redevelopment concept at community meetings.

Board Policy and Procedure Reference(s)

N/A

Appendices

- Appendix A: Program/ EDU Space Template
- Appendix B: Site Plan & Building Plans
- Appendix C: Schematic Design Cost Summary

From

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1. Building Program Summary

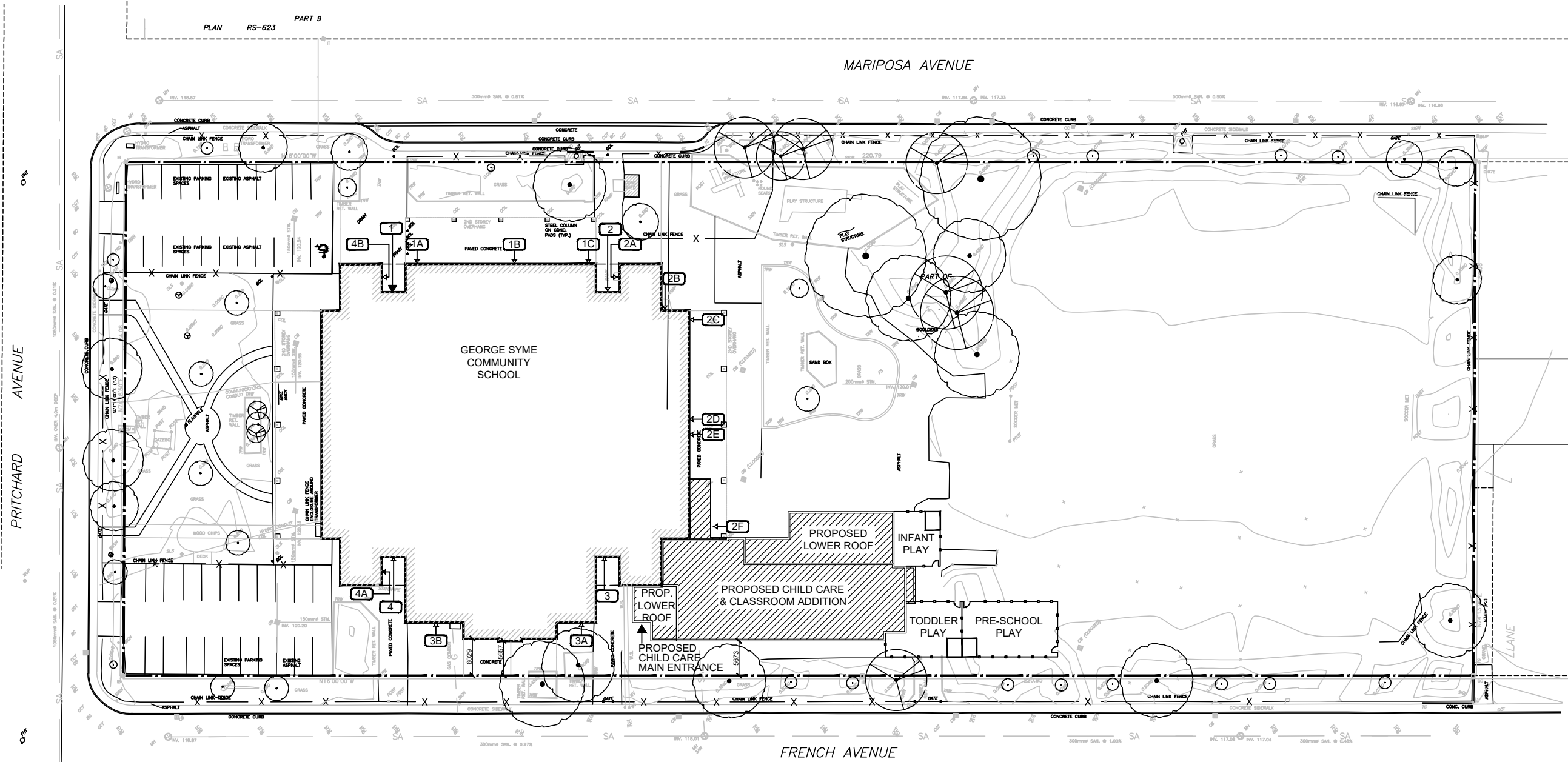
School Name:	George Syme Community School	
Type of School:	Elementary	
Grades Served:	JK-8	
Project:	4-Classroom Addition and 5-Room Child Care	
Site Size (Acres):	4.6	
Long Term Sustainable Enrolment (Head Count):	680	
Ministry On the Ground Capacity (Pupil Places):	718	
Utilization Rate (Enrolment / Capacity):	95%	
Gross Floor Area (Sq Ft)	81,861	
Max GFA Based on Ministry Benchmark (Sq Ft):	77,185	(Capacity 718 x 107.5 sq ft)
Planned Opening:	2021	

2. Rooms, Loadings and Area

Room Type	# of Rooms	Room Loading	Total Loading	Room Area Sq Ft	Total Area Sq Ft
George Syme Community School					
Classroom - Kindergarten - JK-SK	6	26	156	1,422	8,532
Classrooms - Grade 1 to 5	19	23	437	1,501	28,519
New Regular Classrooms	4	23	92	750	3,000
Instrumental Music Room	1	0	0	924	924
Special Education (HSP)	1	9	9	1,423	1,423
Parent & Family Literacy Centre (PFLC)	2	0	0	949	1,898
Lunchroom (Adult ESL)	1	0	0	1,760	1,760
Art Room	0	23	0	0	0
Science Room	0	23	0	0	0
Resource Room	2	12	24	476	952
Sub-total			718		47,008
Common to All Programs:					
Seminar Room	4	0	0	195	780
Library Resource Centre (inc. Comp. Lab, Resource Staffroom & Office)	1	0	0	4,653	4,653
Hub Room	1	0	0	177	177
Kiddie Gym	1	0	0	996	996
Gymnasium	2	0	0	2,617	5,233
Stage	1	0	0	434	434
Instructor office	1	0	0	120	120
Change Rooms	2	0	0	467	934
Chair & Table Storage	2	0	0	179	358
Gym equipment Storage	1	0	0	608	608
Kitchenette	2	0	0	222	444
Staff Room	1	0	0	1,303	1,303
Staff Workroom	1	0	0	304	304
General office suite	1	0	0	1,846	1,846
Storage	1	0	0	2,621	2,621
Washrooms	1	0	0	1,950	1,950
Sub-total			0		22,761
Total			0		69,769
Service, Circulation and Structure @ 18%					
Service area/caretakers storage, caretaker's lunchroom, office, washroom, boiler room, fuel storage, fan rooms, vertical ducts, electrical rooms and ducts, receiving, corridors, stairs, walls					12,092
Grand Total Gross Floor Area					81,861
Maximum Gross Floor Area Based on Ministry Benchmark (Capacity x 106.8 sq ft)					77,185
New Child Care Centre					
Infant Room	1			850	850
Toddler Room	2			540	1,080
Pre-School Room	2			800	1,600
Office Space	1			144	144
Stroller Storage	1			240	240
Kitchen	1			400	400
Laundry Room	1			150	150
Washrooms	1			200	200
Staff Room	1			250	250
Sub-total					4,914
Service area (10% of A)					491
Circulation Area (20% of A + B)					1081
Walls & Partitions (10% of A + B + C)					649
Total Gross Floor Area					7,135
Total Gross Floor Area (School + Child Care)					88,996

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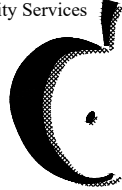
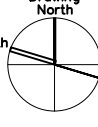
APPENDIX B



1 PROPOSED SITE PLAN
A101 SCALE: 1: 750

Notes
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. ALL DRAWINGS AND SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF "TDSB" AND MUST BE RETURNED UPON REQUEST. USE THE LATEST REVISED DRAWINGS ONLY. REPRODUCTIONS OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT TDSB'S WRITTEN PERMISSION. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS. DO NOT SCALE DRAWINGS.

6	05/06/2019	ISSUED FOR CLIENT REVIEW
5	04/05/2019	ISSUED FOR CLIENT REVIEW
4	03/25/2019	ISSUED FOR CLIENT REVIEW
3	03/07/2019	ISSUED FOR CLIENT REVIEW
2	02/27/2019	ISSUED FOR CLIENT REVIEW
1	12/19/2018	ISSUED FOR CLIENT REVIEW

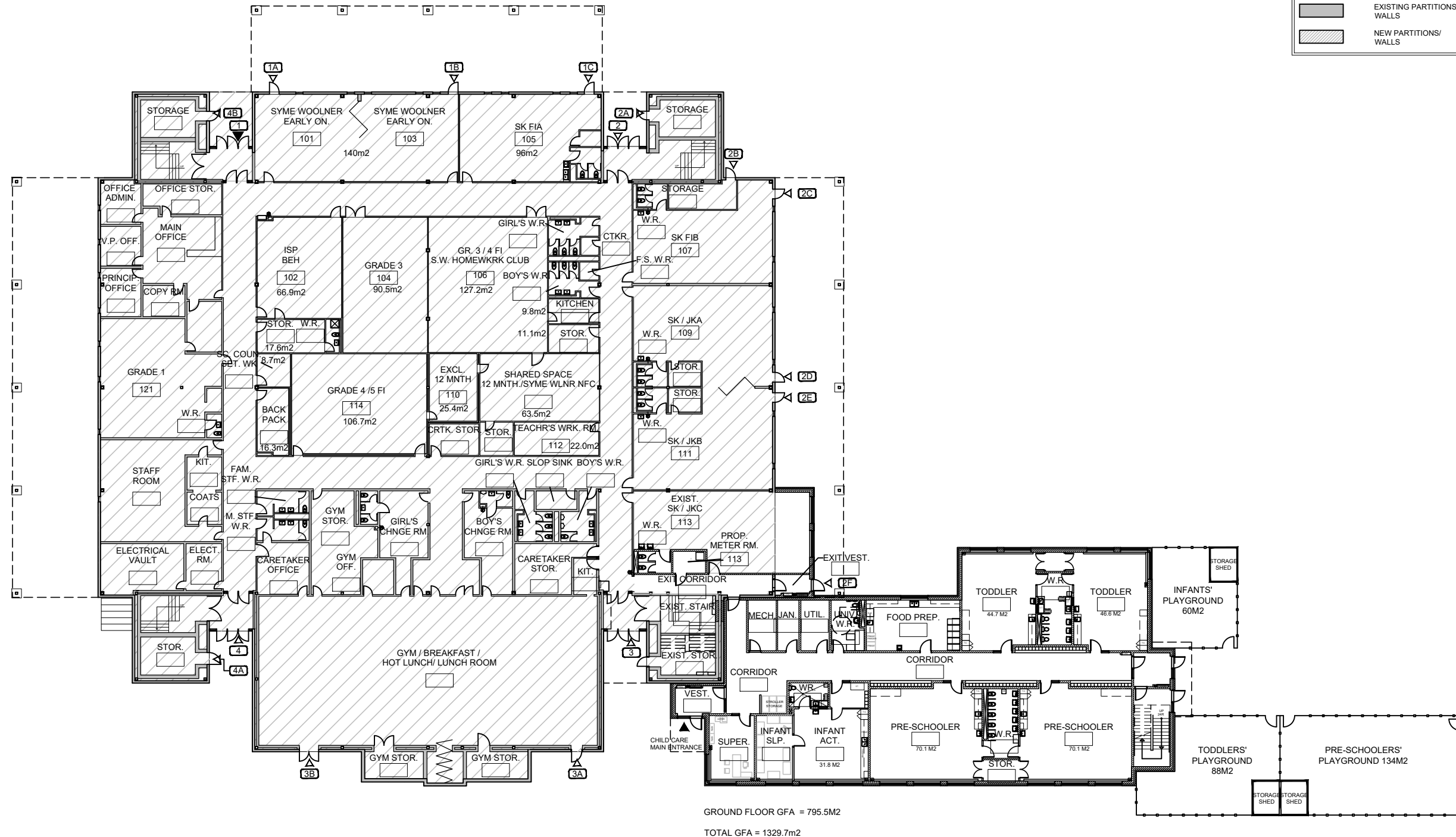
No.	Date	Remarks
<div><div>Facility Services</div><div>Toronto District School Board</div><div>Technical Services Division Design & Construction Unit 15 Oakburn Cres. Toronto, Ontario M2N 2T5 t. 416-395-4178 / f. 416-395-4509</div></div> <div><div>NORTH</div><div></div></div>		

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PROJECT
GEORGE SYME COMMUNITY SCHOOL
CLASSRM. & CHILD CARE ADDITION

DRAWING
PROPOSED SITE PLAN - ALT. 1

PROJECT No: 218125	DRAWING No
DATE: 12/19/2108	A101-1
SCALE: 1:750	
DRAWING BY: AT JY	
APPROVED BY: AM	



GROUND FLOOR GFA = 795.5M2

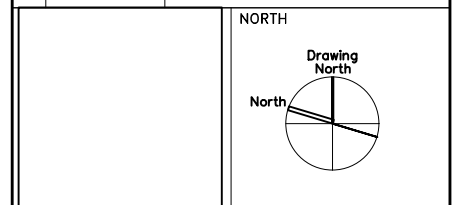
TOTAL GFA = 1329.7m2

1 PROPOSED FIRST FLOOR PLAN
A200 SCALE: 1:400

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No.	Date	Remarks



Facility Services




Toronto
District
School
Board

Technical Services Division
Design & Construction Unit

15 Oakburn Cres. Toronto, Ontario M2N 2T5
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CONSULTANT

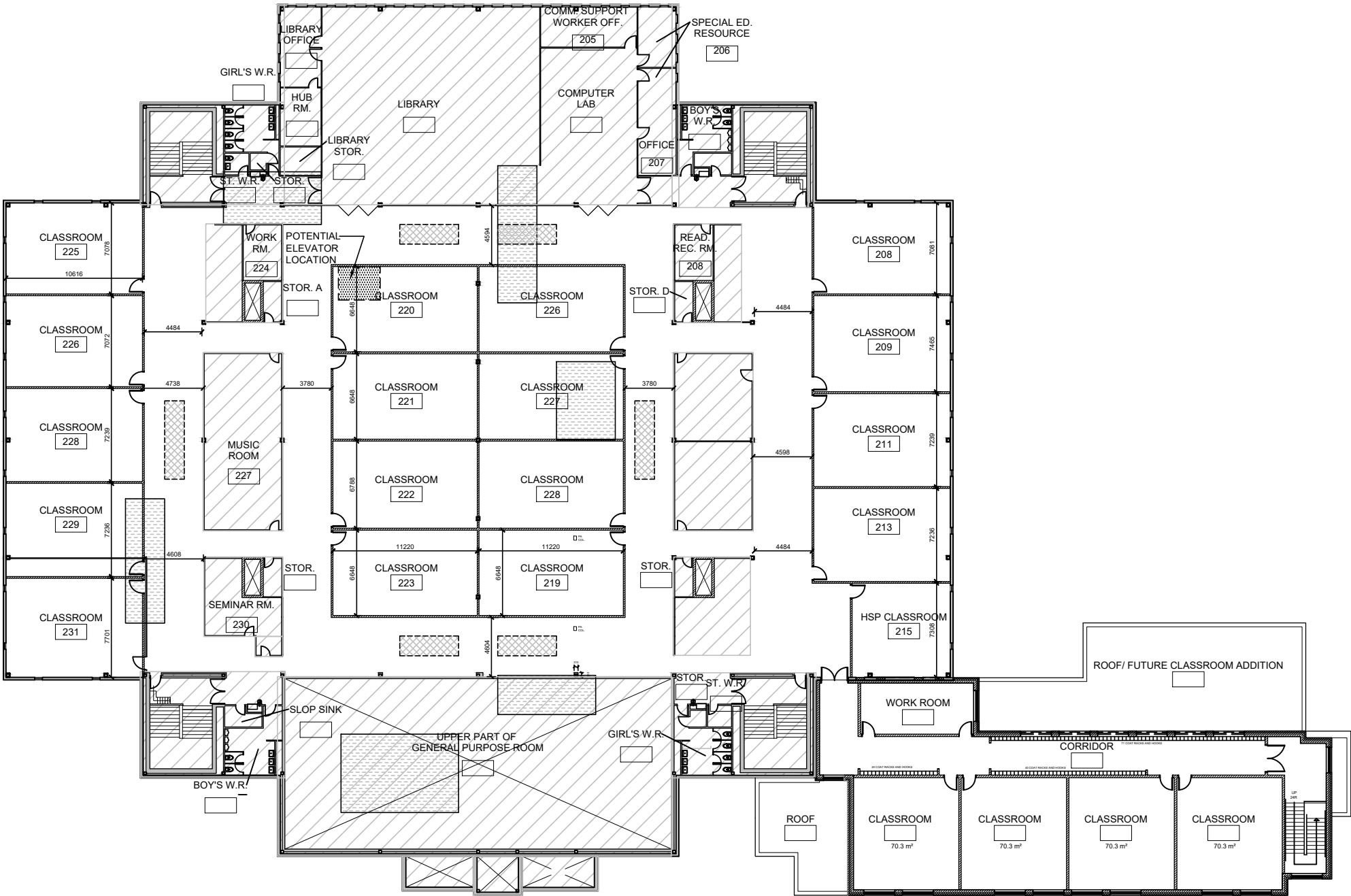
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PROJECT
GEORGE SYME
COMMUNITY SCHOOL
CLASSRM. & CHILD CARE ADDITION

DRAWING
PARTIAL PROPOSED
FIRST FLOOR PLAN - ALT. 1

PROJECT No: 218125	DRAWING No
DATE: 12/19/2108	A200-1
SCALE: 1:400	
DRAWING BY: AT JY	
APPROVED BY: AM	



LEGEND

EXISTING BUILDING

EXISTING PARTITIONS/
WALLS

NEW PARTITIONS/
WALLS

SECOND FLOOR GFA = 534.2M2
TOTAL GFA = 1329.7m2

Notes

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3	03/07/2019	ISSUED FOR CLIENT REVIEW
2	02/27/2019	ISSUED FOR CLIENT REVIEW
1	12/19/2018	ISSUED FOR CLIENT REVIEW

No. Date Remarks

NORTH

Drawing North

North

Facility Services

Toronto District School Board

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PROJECT

GEORGE SYME
COMMUNITY SCHOOL
CLASSRM. & CHILD CARE ADDITION

DRAWING

PARTIAL PROPOSED
FIRST FLOOR PLAN - ALT. 1

PROJECT No: 218125	DRAWING No
DATE: 12/19/2108	A202-1
SCALE: 1:400	
DRAWING BY: AT JY	
APPROVED BY: AM	

1

PROPOSED SECOND FLOOR PLAN

A202

SCALE: 1: 400

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George Syme CS Classroom, Childcare Addition
Order of Magnitude Estimate of Construction Cost

Summary of Scope:

- Childcare, Classroom Additions
- Existing Second Floor Renovation and Remodeling

As requested by TDSB the following Rough Order of Magnitude (ROM) Estimate of Costs is prepared based on our design drawings and previous similar projects and the information gathered during our visits to the school. Due to many unknown factors that will be studied and addressed during SPA and preparation of project construction documents, this ROM needs to be revisited and revised at a later date.

Proposed Additions						
No.	Type of the Addition	Building GFA (m2)	ROM \$			Remarks
			Building Shell & Interiors	Mech.	Elect.	
1	Childcare Addition	795	1,250,000	475,000	215,000	5 Room Childcare, washrooms, kitchen, supervisor's office, utility room, Universal washroom
2	Standard Classroom Addition	590	900,000	300,000	130,000	4 standard Classrooms and new Workroom.
3	Childcare Playground	304	90,000	N/A	N/A	As required by the ministry
Total			2,240,000	775,000	345,000	
Grand Total ROM for Additions			\$3,360,000			

Extra Ordinary Costs Due to Site and Existing Building Conditions				
No.	Extra Ordinary Upgrades required for the existing Building	Area (m2)	ROM \$	Remarks
1	Water Service Upgrade (Fire protection & domestic)	N/A	40,000	Required for sprinklers and the new washrooms in the addition
2	Fire Alarm System Upgrade	N/A	140,000	Existing system is not adequate for the new additions
3	Storm water system and Site Services upgrade	N/A	90,000	Existing S.W. not adequate for the new addition and most likely will not comply with City's new requirements
4	Additional Paved play area	1,100	90,000	Will be required to compensate for school play area that will be covered by the new addition

5	Site Plan Approval Requirements	N/A	160,000	
6	Toronto Green Standard	N/A	200,000	
Total Extra Ordinary Costs ROM			\$720,000	

Note:

Above cost estimates Do Not include:

- Construction contingencies and soft costs such as consultants' fees, surveys, geotechnical and environmental report, Arborist report, inspection and testing fees.
- Hazardous Material survey and abatement.
- Application fees for zoning, site plan approval, committee of adjustment and building permit.