



Provincial 2019-20 Capital Priorities Program - Project Scope Revisions

To: Committee of the Whole

Date: 18 September, 2019

Report No.: 09-19-3741

Strategic Directions

- Allocate Human and Financial Resources Strategically to Support Student Needs

Recommendation

It is recommended that the list of ten Capital Priority projects identified in Appendix A be approved for submission to the Ministry of Education.

Context

On 28 August, 2019, an update report was provided to Trustees that outlined the proposed list of projects to be submitted to the provincial government for funding consideration under the 2019 Capital Priorities program.

Capital funding to support new schools, replacement schools, additions and deep retrofits to existing schools is provided to school boards by the provincial government through the annual Capital Priorities program.

The list of capital projects was approved by Trustees in the Board's Long-Term Program and Accommodation Strategy 2018-2027 on 20 June, 2018. The list of projects was then identified in the Board's Three-Year Capital Budget report, approved by Trustees on 19 June, 2019. These documents provided a brief summary of the proposed scope of each capital project.

The August 2019 report outlined that staff would continue to review the scope of each project and determine whether or not changes to the initial proposals were required.

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Reasons for amending the scope of a project could be related to enrolment or program changes, facility condition issues found through deeper investigation, or an opportunity to pursue a joint venture with a coterminous school board.

The purpose of this report is to seek approval for the scope to be amended for two capital projects.

Regent Heights Public School (Ward 18, Trustee Kandavel)

Regent Heights Public School is located at 555 Pharmacy Avenue in Scarborough. The school is currently operating over-capacity with six portables on-site. The original scope of the project suggested that an eight classroom addition be constructed to address the long-term accommodation needs of the school, and a new gymnasium be included to address the existing undersized gymnasium.

Since the August 2019 report, staff has continued to engage the coterminous school boards to determine whether or not there is any interest in partnering on joint projects. One of the coterminous school boards has indicated that there is a need for a new 450 pupil place elementary school in the general area of Regent Heights PS.

Regent Heights PS is situated on a 4.55 acre suburban school site with space to support a joint venture of this magnitude.

The inclusion of a new coterminous board school into the project provides the TDSB with an opportunity to fully redevelop the site with a new, state of the art, integrated joint facility that would meet the long-term accommodation needs of both school boards.

The revised scope of the project is to proceed with a 619 pupil place elementary school to replace the existing Regent Heights PS. The proposed new school would be constructed in partnership with the coterminous school board, which creates opportunities to achieve efficiencies in the building design and overall cost.

The new school could be constructed on the existing greenspace while the current school continues to operate.

Secord Elementary School (Ward 16, Trustee Aarts)

Secord Elementary School is located at 101 Barrington Avenue in East York. The original scope of the project was to demolish the existing port-a-pack at the school and replace it with a large 18-classroom addition.

Facilities staff has undertaken a deeper review of the condition of the existing building and have recommended that the entire facility be replaced.

The updated 2019 Facility Condition Index (FCI) is 93%, with over \$11.4M in renewal backlog. The review of the existing building suggests that the mechanical, electrical

and other building systems are not sufficient to support the new addition, and that the most appropriate means of capital intervention is a replacement school.

A 931 pupil place replacement school is required to accommodate the long-term projected enrolment of this community. Due to the large school population and the constraints of the school site, a phased approach to the replacement will be explored. There are no opportunities in nearby TDSB facilities to accommodate the Second ES student population. The phased construction approach would allow students to remain on-site while the new building is constructed.

Pilot Program for Modular Construction

Planning and Facilities staff will consider modular construction opportunities where classroom/pupil place additions have been proposed at operating schools.

These are opportunities to explore a different approach to each project that could minimize the disruption to students and staff on-site during construction. By constructing many of the building components (e.g. walls) off-site, the on-site activity can be minimized.

Once the building components are complete and the site has been prepped, the assembly of the addition could result in significant time efficiencies.

Projects that have been identified as candidates for modular construction methods are: Davisville Jr. PS/Spectrum Alt. Sr. School, McKee PS, and David Lewis PS. Capital project proposals for large additions that include major program areas like new gymnasiums will not be considered at this time.

Child Care Extension

As part of the Capital Priorities program school boards also have an opportunity to request funding to support new child care spaces as part of their major capital projects identified for 2019-20.

TDSB Planning staff and Child Care Services staff have been working collaboratively with the City of Toronto's Children's Services staff to determine where new child care projects would be identified.

Preliminary conversations suggest that based on the City of Toronto's assessment of service gaps, new child care will be included as part of the following project submissions: Poplar Road Jr. PS, Elizabeth Simcoe Jr. PS, Regent Heights PS, David Lewis PS, and Second ES.

On 4 September, 2019, the provincial government granted flexibility concerning 2019-20 Capital Priorities project submissions which include child care. In order to avoid delays

with project development, school boards are still required to submit their completed 2019-20 Capital Priorities submissions no later than 30 September, 2019; however, municipalities and school boards will be permitted to alter the child care component of a project, if required, until 31 October, 2019.

TDSB Planning and Child Care Services staff will continue to work with City of Toronto Children's Services staff to determine the scope of each child care project.

Action Plan and Associated Timeline

Funding requests for Capital Priority projects is supported through the submission of individual business cases. For the 2019-20 Capital Priorities program completed business cases are due by 30 September, 2019.

The final list of child care projects will be submitted to the Ministry of Education by 31 October, 2019.

Once finalized, the business cases and list of child care projects will be circulated to Trustees for information.

Resource Implications

Not applicable.

Communications Considerations

Not applicable.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: 2019-20 Capital Priority Projects

From

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2019-20 Capital Priority Projects

1. Hodgson MS – Adding Classrooms to Previously Approved Addition \$14.2M
282 Davisville Avenue
Ward 11 (Trustee Chernos-Lin)

This is a previously approved Capital Priority project (2016) for a 12-classroom addition to the existing building. The project was approved to address substantial accommodation issues and enrolment growth in the Yonge-Eglinton area.

Demographic shifts combined with significant and unprecedented residential development in the area necessitated a review of the project scope. In early 2018 it was determined that an additional 7 classrooms are required to adequately support the accommodation needs of this school. The currently approved capacity (inclusive of the 12-room addition) is 666 pupil places. The revised project scope would bring the capacity to 838 pupil places.

To this end, a number of meetings were held with Ministry of Education staff to highlight these issues and to seek direction on how to proceed with the request for additional capital funding. A revised business case was submitted to the Ministry in November 2018, but no formal response was received.

The recommended approach to constructing this large addition is to demolish the existing 1960's wing that accommodates the gymnasium and two instructional classrooms, and to replace it with a new addition composed of the required classrooms and a new gymnasium. The estimated construction cost of the revised project scope is approximately \$20M, \$5.8M of which has already been allocated. The capital funding being requested is \$14.2M to address the projected shortfall.

2. Davisville Jr. PS / Spectrum Alt. Sr. School – Adding Classrooms to Previously Approved Replacement School \$5.2M
43 Millwood Road
Ward 8 (Trustee Laskin)

This is a previously approved Capital Priority project (2015) for a replacement school of 731 pupil places. The project was approved to support enrolment growth in the area, as well as to address the school's facility condition and inadequate learning spaces. Similar to the situation with Hodgson MS, demographic shifts combined with significant and

unprecedented residential development in the area required a review of the project scope. In early 2018 it was determined that 5 additional classrooms are required. The revised project scope would increase the capacity to 849 pupil places.

A revised business case was submitted to the Ministry in November 2018, but no formal response was received.

To build the 5 classrooms onto the new building which is under construction, the foundation needs reinforcement which increases the cost of providing the additional rooms. The estimated cost to incorporate the additional rooms into the building project is \$5.2M.

**3. Courcellette PS – Additional Costs to Previously Approved Addition \$2.9M
100 Fallingbrook Road
Ward 18 (Trustee Kandavel)**

This is a previously approved capital project (2016) that will result in a 6-classroom addition to the existing building. Community concerns about the proposed South West location of the proposed addition and the reduction of usable play space resulted in a preferred option for the addition to be located at the North East corner of the site. The estimated additional construction cost of this option is \$2.9M.

A business case was submitted to the Ministry in March 2019, but no formal response was received.

**4. Poplar Road Jr. PS - New Replacement School \$12M
66 Dearham Wood
Ward 19 (Trustee Patel)**

This is a proposed 387 pupil place replacement school to support the closure of Jack Miner Sr. PS, and an expansion from a JK-6 to a JK-8 program at Poplar Road Jr. PS. This project is required to implement the accommodation plan associated with the Guildwood Pupil Accommodation Review, which was approved by the Board of Trustees in June 2018. The closure of Jack Miner Sr. PS was approved subject to the provision of capital funding to implement the pupil accommodation and program plan. If approved, this project in conjunction with the following project (Elizabeth Simcoe Jr. PS) will allow the plan to proceed.

The existing Poplar Road Jr. PS building is in poor condition with a 5-Year Facility Condition index of nearly 80%. The school also has an irregular configuration which limits opportunities for expansion.

The City of Toronto has identified an interest in seeking capital funding to support a new child care centre on this site. TDSB staff will continue to work with Children's Services staff at the City to define the program requirements and incorporate them into the overall project scope.

5. Elizabeth Simcoe Jr. PS – Addition \$5.9M

166 Sylvan Avenue

Ward 19 (Trustee Patel)

This is an addition and renovation to support the closure of Jack Miner Sr. PS, and an expansion from a JK-6 to a JK-8 program at Elizabeth Simcoe Jr. PS. This project is also required to implement the accommodation plan associated with the Guildwood Pupil Accommodation Review, which was approved by the Board of Trustees in June 2018.

To accommodate the expanded grade range the school requires four additional classrooms. The proposed project involves renovating the existing small gymnasium into instructional classrooms and constructing a permanent addition that includes a new standard-sized gymnasium and two instructional classrooms.

The City of Toronto has identified an interest in seeking capital funding to support a new child care centre on this site. TDSB staff will continue to work with Children's Services staff at the City to define the program requirements and incorporate them into the overall project scope.

6. McKee PS – Addition \$2.6M

35 Church Avenue

Ward 12 (Trustee Brown)

McKee PS is a highly constrained elementary school site in the Yonge-Sheppard corridor, an area that has undergone significant residential intensification.

To mitigate enrolment growth at the site, the Board has implemented a series of development redirections to schools outside of the immediate area. Over the past few years accommodation studies have been completed that have resulted in many of these historical redirections being returned to their local schools. This has also been

supported by capital funding received from the provincial government through the Capital Priorities program (new school on the Avondale PS site, 8-classroom addition at Hollywood PS).

A number of remaining developments that are currently redirected away from McKee PS could be returned to the school by way of a small addition of 3-classrooms that would provide some additional capacity. Given that the site is constrained, the only remaining location for an addition is on top of the existing FDK classrooms located on the west side of the building.

7. Regent Heights PS – Replacement School \$13M

555 Pharmacy Avenue

Ward 18 (Trustee Kandavel)

Regent Heights is proposed as a 619 pupil place replacement school to resolve accommodation pressures at the school, eliminate the 6-portables on-site, replace the small gymnasium and to address the school's current and future renewal backlog.

The project will be pursued as a joint venture with a coterminous school board who has identified the need for a 450 pupil place elementary school in this particular area.

The City of Toronto has identified an interest in seeking capital funding to support a new child care centre on this site. TDSB staff will continue to work with the City of Toronto's Children's Services staff to define the program requirements and incorporate them into the overall project scope.

8. David Lewis PS – Addition \$5.2M

130 Fundy Bay Boulevard

Ward 20 (Trustee Wong)

This is a proposed 8-classroom addition to address accommodation pressures at the school and to eliminate the 6 portables currently on-site. The estimated cost of the project is \$5.2M.

The City of Toronto has identified an interest in seeking capital funding to support a new child care centre on this site. TDSB staff will continue to work with Children's Services staff at the City to define the program requirements and incorporate them into the overall project scope.

9. St Margaret's PS – Replacement School \$8.7M

235 Galloway Road

Ward 19 (Trustee Patel)

St. Margaret's PS is school with a large and aging port-a-pack that requires replacement. The brick and mortar portion of the school building has a 5-year Facility Condition Index of nearly 80%. The port-a-pack also consists of 16-units, which represents the majority of instructional space existing at the school. Further, the gymnasium is vastly undersized to support a JK-8 program and requires expansion. Due to these factors, a new 340 pupil place replacement school is recommended. It should be noted that this school ranks high on the LOI list at #9.

10. Secord ES – Replacement School \$18.9M

101 Barrington Avenue

Ward 16 (Trustee Aarts)

Secord ES is being proposed as a 931 pupil place replacement school. The existing building has a Facility Condition Index of 93% with over \$11.4M in renewal backlog. Further study has revealed that replacing the school is a more effective and economical way of addressing the schools long-term accommodation needs. The replacement school would not only address the existing and projected renewal backlog at the site, but allow for the removal of the port-a-pack while providing a new, state of the art facility.

The City of Toronto has identified an interest in seeking capital funding to support a new child care centre on this site. TDSB staff will continue to work with the City of Toronto's Children's Services staff to define the program requirements and incorporate them into the overall project scope.

Grenoble PS – New School \$ TBD

Don Mills Road / Eglinton Avenue East

Ward 14 (Trustee Doyle)

This project reflects the need for additional school capacity in the Grenoble PS area. The school is currently over-utilized, has a large port-a-pack on site, and is facing further accommodation pressure due to residential intensification in the Flemington Park community.

Yonge-Eglinton – New Elementary School \$16.7M

Location to be determined

Ward 8 (Trustee Laskin), Ward 11 (Trustee Chernos-Lin)

This is a requirement for a new JK-8 school to accommodate significant enrolment growth in the Yonge-Eglinton community. Long-term enrolment projections suggest that the area may require up to an additional 800 pupil places to accommodate new elementary students out to 2051. Existing school sites are constrained and cannot support expansion. The new school proposed for the Yonge-Eglinton area will either require funding to support the acquisition of a site, or funding to support strata ownership within a mixed-use development. The estimated construction cost is \$16.7M, based on Ministry of Education benchmarks. This could be subject to change based on the nature of the opportunities identified.

Note: If the Ministry of Education provides a formal response to any of the previously submitted business cases (Hodgson MS, Davisville Jr. PS / Spectrum Alt. Sr. School, or Courcelette PS) before the submission deadline of 30 September, 2019, then the final two projects listed above (Grenoble PS and Yonge-Eglinton) will be included in this round to complete the batch of ten projects.