



Program and Sketch Plan Approval – Right-Sizing and Building Addition to Kâpâmahchakwêw - Wandering Spirit School

To: Finance, Budget and Enrolment Committee

Date: 22 January, 2020

Report No.: 09-19-3731

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 the right-sizing and building addition to Kâpâmahchakwêw - Wandering Spirit School be approved.

Context

The Kâpâmahchakwêw - Wandering Spirit School, formerly First Nations School of Toronto was relocated to the former Eastern Commerce Collegiate Institute building in January 2017. The school currently serves students from junior kindergarten to grade 11 and will expand to grade 12 by September 2020.

Currently, Kâpâmahchakwêw - Wandering Spirit School shares the building with the Urban Indigenous Education Centre, Subway Academy II Alternative Secondary School, Deaf and Hard of Hearing Special Education Staff, TDSB Pay Equity Staff, Care, Treatment, Custody and Corrections (CTCC) Programs - formerly referred to as Section 23, Library, Museum and Archives, Jones Avenue, Adult ESL, Creative Pre-School and an EarlyOn Centre. Kâpâmahchakwêw - Wandering Spirit School continues to grow and requires additional space; as a result of this, some of the other groups are being moved to other school locations.

Over the years, Kâpâpamahchakwêw - Wandering Spirit School has had many additions to accommodate the rapid growth of students. These additions have created tight corridors, hidden stairwells and travelling distance issues.

The right-sizing and building addition at Kâpâpamahchakwêw - Wandering Spirit School will eliminate all the inefficient spaces and create a barrier free functional entrance area, new assembly hall and a double gymnasium.

This accommodation plan was submitted as a business case to the Ministry of Education (EDU) in September 2017 and approved in March 2018.

Action Plan and Associated Timeline

The project was awarded to the architectural firm, MC Architects in September 2018. The schematic drawings have gone through many design meetings with the Core Design Team (CDT) and New School Review Team (NSRT). A meeting with sign-offs will be held during the 2019/2020 school year. (Design layouts are attached in Appendix B).

The right-sizing and building addition at Kâpâpamahchakwêw - Wandering Spirit School is anticipated to start during the spring of 2021, with a projected completion date of December 2022. Start and finish dates dependent on obtaining City of Toronto site plan approval, building permits and final funding commitments from EDU.

Resource Implications

The project is funded through the approved 2017/18 Capital Budget Plan, EDU Capital Priorities. The total allocated funding for the school is \$11,513,306.

Capital Funding – Available to Wandering Spirit School	
\$ 8,866,411	EDU Capital Priorities Funding (2018)
\$ 2,117,516	EDU Capital Priorities Funding – Childcare (2018)
\$ 529,379	EDU Capital Priorities Funding – EarlyON (2018)
\$11,513,306	Total Capital Funding

Current Cost Estimate, refer to Appendix C – Consultant Cost Evaluation	
\$ 8,380,000	Estimated Construction Cost
\$ 1,320,000	Demolition and Abatement (extraordinary item)
\$ 400,000	Toronto Green Standards (extraordinary item)
\$ 10,100,000	Total Construction Cost
\$ 419,000	Construction Contingency
\$ 2,103,800	Soft Costs
\$ 12,622,800	Total Estimated Project Cost

Total Project Shortfall / Overage	
\$11,513,306	Total Capital Funding
\$12,622,800	Total Estimated Project Cost
\$ -1,109,494	Total Projected Shortfall

The architect has evaluated the design and has identified a shortfall of \$1,109,494, of which \$1,720,000 has been identified as potential extraordinary items for demolition, abatement and Toronto Green Standards. The extraordinary items will be requested from the EDU separately for additional funding. The consultant team will also perform value-engineering to reduce the cost leading to the 85% submission 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 and Building Plans
- Appendix C: Schematic Design Cost Summary

From

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APPENDIX A: Urban Indigenous Centre of Excellence Building Program - (TDSB Planning July 12th, 2017)

Module 1: TDSB School

Elementary Instructional Spaces	Count	Room Loading	Sq Ft	Total Capacity	Summary of Accommodation
Classroom - Kindergarten - JK-SK	2	26	1,200	52	achieved within existing building
Classroom - Primary - Gr 1-3	3	23	750	69	achieved within existing building
Classroom - Junior - Gr 4-6	3	23	750	69	achieved within existing building
Classroom - Intermediate - Gr 7-8	2	23	750	46	achieved within existing building
Science / Tech Room	1	23	1,050	23	achieved within existing building
Art Room	1	23	1,050	23	achieved within existing building
Music / Drama / Dance Room	1	-	1,100	-	New placement as part of flexible, community space
Language (Ojibwe)	1	-	750	-	New placement as part of flexible, community space
Flexible Resource / Community Space	1	9	750	9	New placement as part of flexible, community space
Total	15			291	
Secondary Instructional Spaces	Count	Room Loading	Sq Ft	Total Capacity	
Classroom - Secondary - Gr 9-12	5	21	750	105	achieved within existing building
Total	5			105	achieved within existing building
Ancillary Spaces	Count	Room Loading	Sq Ft	Total Capacity	
Resource Room - Unloaded	2	-	375	-	Can be achieved within the existing building subject to expansion.
Seminar Room	2	-	300	-	Can be achieved within the existing building subject to expansion.
Library Learning Commons	1	-	TBD	-	To be included as part of Renovation/Expansion Project
Double Gymnasium	1	-	TBD	-	To be included as part of Renovation/Expansion Project
Stage	1	-	700	-	achieved within existing building
Staff Room	1	-	800	-	To be included as part of Renovation/Expansion Project
Kitchenette	1	-	210	-	To be included as part of Renovation/Expansion Project
Guidance Centre	1	-	150	-	To be included as part of Renovation/Expansion Project
Meeting Room	1	-	300	-	To be included as part of Renovation/Expansion Project
Parenting and Family Literacy Centre	1	-	750	-	To be included as part of Renovation/Expansion Project
Grand Total	20			396	

Module 2: Child Care Centre

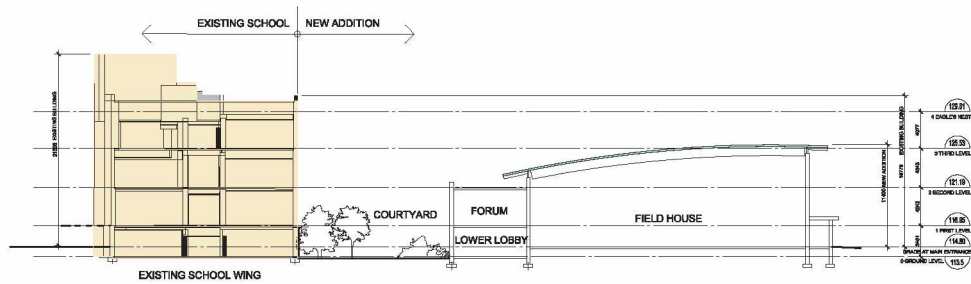
Child Care Centre Spaces	Count	Room Loading	Sq Ft	Total Capacity	
Three Rooms (1 Infant, 1 Toddler, 1 Preschool)	3	-	2,500	-	To be included as part of Renovation/Expansion Project
Office	1	-	250	-	To be included as part of Renovation/Expansion Project

Module 3: TDSB Aboriginal Education Centre Funding Source: Ministry of Education Capital Grant

AEC Spaces	Count	Room Loading	Sq Ft	Total Capacity	
Separate entrance from school	-	-	-	-	To be included as part of Renovation/Expansion Project
Standard Classroom	8	21	750	-	To be included as part of Renovation/Expansion Project
Resource Room - Unloaded	1	-	375	-	
Offices	7	-	-	-	
Teaching Lodge	1	-	1,560	-	To be included as part of Renovation/Expansion Project
Cafetorium	1	-	2,500	-	achieved within existing building
Stage	1	-	700	-	achieved within existing building
Kitchenette	1	-	210	-	achieved within existing building
Debwevin art exhibit and gallery	1	-	750	-	achieved within existing building

Other Site Needs

Lacrosse Field					Needs development - part of overall site development. Funding to convert a Collegiate to a JK-12 Plus cultural improvements
Playground - Elementary					same as above
Playground - Early Years					same as above
Parking					same as above
Gathering					same as above
Pavilion					same as above
Sweat Lodge					same as above
Fire Pit					same as above
Medicine Garden					same as above
Community Garden					same as above
RoofTop Gardens					same as above
Greenhouse					same as above



SECTION THROUGH COURTYARD AND FIELD HOUSE

DATE		NO.	BY	REVISION
COORDINATOR FOR PPR APPLICATION Name: _____ Title: _____				
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR FIELD DIMENSIONS WHICH MAY BE AT VARIANCE WITH THE DRAWINGS. THIS DRAWING IS NOT TO BE SCALED.				
Project: Kāpapāmahchakwēw - Wandering Spirit School-Phase 2 TORONTO DISTRICTSCHOOL BOARD Toronto, Ontario				
BUILDING SECTION				
Drawn	TEAM	Checked	YC	Scale
Scale	3:200	Project No.	18056	A08
				8 of 8

APPENDIX C

First Nations School - Toronto District School Board							August 30, 2019		
Concept Design - Order of Magnitude Construction Cost Estimate							MC Architects with Two Row Architects		
	Addition			Demolition	Addition				
Ground Floor								level -1.10m below grade	
Area sq.ft.	16,800			19,900					
Cost					\$5,410,000			" " "	
Cost not in sub-total				\$480,000				Extra Ordinary Cost	
First Floor								level +2.35m above grade	
Area sq.ft.	6,550			9,590					
Cost					\$2,110,000				
Cost not in sub-total				\$240,000					
Second Floor								level +6.6m	
Area sq.ft.	365				\$90,000				
Cost									
Third Floor								level +10.95m	
Area sq.ft.	365				\$110,000				
Cost									
Fourth Floor								level +15.23m	
Area sq.ft.								single room	
Cost									
Site					660,000			hrd&sft land. & services	
Sub-Total					\$ 8,380,000				
Extra Ordinary Costs									
Abatem't Allowance					600,000			for Demolition portion	
City Green Standards					400,000			Allowance	
Demolition					720,000				
TOTALS	24,080				\$ 10,100,000				

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