



Construction Contract Award – Sir Sandford Fleming Retrofit (Interior Improvements to Facilitate Relocation of BAYCREST PS)

To: Finance, Budget and Enrolment Committee

Date: 24 February, 2021

Report No.: 02 21-4028

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 a contract award for interior improvements and site work at the former Sir Sandford Fleming Secondary School building in the of \$4,115,300 to Van Horne Construction Ltd. be approved.

Context

The North York area has experienced substantial population growth over the past 20 years resulting in overcrowding of area schools. As part of area improvement, the TDSB made the decision to relocate Baycrest PS to a larger existing facility where future population growth can be accommodated (current pupil places – 210; forecasted pupil places by 2026 – 323). The goal of the project is to renovate portions of the former Sir Sandford Fleming secondary school building and site to facilitate the transfer of the current Baycrest PS school program, along with Baycrest Childcare.

The proposed scope of work includes the following:

- Renovation of ground floor to accommodate the Baycrest Childcare, Baycrest PS Full Day Kindergarten, and administration facilities;

- Renovation of the second floor to accommodate the Baycrest PS classroom relocation, supplemental program accommodation, and associated building system adjustments.

Acknowledgement should be made that Sir Sandford Fleming is an active site, used in part by the Toronto Catholic District School Board (TCDSB), for St Margaret Catholic School. As the shared use of this site will continue after the completion of this project, the intent is to allow the continuous operation of the TCDSB school during renovation work and to ensure that basic building systems are aligned to allow separate and combined use of the facility in subsequent operation. This shared occupancy is seen to last for approximately 3 years until TCDSB constructs a new replacement school and relocates.

Action Plan and Associated Timeline

Approval to Proceed to tender was received from the Ministry of Education on October 20, 2020. The project was issued for tender on 14 December 2020, with the tender close 18 January 2021. Construction at Sir Sandford Fleming is to start immediately. Details of the construction scope and schedule will be shared with the community in the next few weeks.

Resource Implications

The Interior renovations at Sir Sandford Fleming have been funded through Ministry of Education Capital Grants:

Capital Priorities	\$3,570,000.
Child Care Capital	\$1,285,635.
Additional Funding – Identified by:	
School Condition Improvement	\$2,444,023.
Child Care	<u>\$ 169,000.</u>
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TOTAL APPROVED FUNDING	\$7,468,658

The overall Project Budget details are identified in Appendix B.

The submitted general contractor Bid of \$4,115,300 is within the budget allocation for interior construction and exterior site improvements.

ANTICIPATED PROJECT COST **\$7,465,000**

Communications Considerations

Project Communications will be initiated with the Trustee and the Baycrest PS school community, and regular updates provided on throughout the progress of construction.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: Sir Sandford Fleming Project Budget Details

From

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1	CONSTRUCTION -		
1a	Capital Projects	<i>Identified Costs</i>	<i>Incurred Costs</i>
	Site Development	\$ 4,115,300.00	
	Interior School Improvements		
1b	SCI Improvements - Related Activity *		
	Window Replacement (90% complete)	\$ 1,930,000.00	\$ 1,175,000.00
	Roof Deck Replacement (Siporex)		\$ 490,000.00
	<i>*Note - These activities were initiated before approval of the Capital Project and are largely complete</i>		
2	DESIGN & SOFT COSTS -		
	Initial Surveys & Building Condition Assessment	\$ 96,000.00	
	Design /Consultant Fees	\$ 374,000.00	
	Permits & Approvals	\$ 120,000.00	
	FF&E	\$ 206,000.00	
	<i>Sub-Total</i>	\$ 796,000.00	
3	PROJECT CONTINGENCY (8.5%)	\$ 623,700.00	

TOTAL - Project Cost

\$ 7,465,000.00