



Update Relating to the Jones Avenue Learning Centre Emergency Reconstruction

To: Finance, Budget and Enrolment Committee

Date: 24 February, 2021

Report No.: 02-21-4038

Strategic Directions

- Create a Culture for Student and Staff Well-Being
- Provide Equity of Access to Learning Opportunities for All Students

Recommendation

It is recommended that the request to use between \$2.0M and \$2.5M of proceeds of disposition on unfunded costs of the construction, subject to Ministry approval, be approved.

Context

The purpose of this report is to provide an update on the Jones Avenue Learning Centre Emergency Reconstruction project. The original facility at 540 Jones Avenue caught fire in May 2019 and was severely damaged, including destruction of the existing roof framing and extensive water damage. Active intervention was immediately required to avoid total loss of the building. Given the nature of the damage, the building has been gutted and remediation continues.

Following the fire, a determination was made that tearing down the existing structure and building a new school would be cost prohibitive. At an early stage, it was confirmed that there would be no Capital Funding support from the Ministry of Education for this project. School Condition Improvement funds will be used to pay for normal expenses typically covered as part of maintenance and renewal items. Therefore, the reinstatement of Jones Avenue Learning Centre will be paid for through a combination of insurance settlement funds, School Condition Improvement (SCI) funds and Proceeds of Disposition (POD).

Remediation of the building began in February 2020. The building has been stabilized, cleared and remediated in accordance with a City of Toronto Emergency mandate. Both the consulting team and the General Contractor have been retained through sole source initiatives and approved by the Director. This approach was extended to the design and reconstruction phases of the project. This is an active site and work has been accelerated due to the need of the insurance providers to complete the restoration as a result of rising costs as the project remains open as well as due to the impacts of COVID on the cost of construction materials.

Reconstruction of the building is currently in progress based on a school accommodation program provided by TDSB Planning. The program has made provision for a 440-student population elementary school, along with reinstatement of the 230-student population Adult Learning Centre.

The elementary school is not intended to serve an existing population or community. It was defined by TDSB to serve as a potential overflow or “holding school” for surging populations in the area, or to relocate schools affected by Capital Project initiatives, major school renovations or school re-builds.

The building plan works within the original building envelope and footprint. No additions were foreseen as part of the reconstruction.

It should be noted that the option of incorporating a Childcare facility in the reconstruction program was reviewed. In accordance with the Ministry of Education (EDU) there is no demographic requirement that would require a Childcare funding priority at Jones Ave. As a result, no facility was included, although the possibility remains to designate and convert areas of the building in the future with the understanding that space within the building is limited and any future Childcare would take away from the proposed elementary school.

The initial remediation focused on the removal of environmentally sensitive material followed by internal demolition. The focus was the safe removal of interior finishes, systems and assemblies affected by the fire and related water damage. This work is now complete. Initial construction focused on the reinstatement of the roof structure which is critical to reinstating a weather-tight building envelope. The building is now dry and environmental testing is in progress to certify that the site is ready for the re-build.

The overall project goal is to reinstate the pre-existing Adult Learning Centre and elementary school classroom space. At the same time, TDSB will take advantage of the building being under construction to improve barrier free access, mechanical and electrical systems, and quality of space, as well as incorporate “green” building features. It should be noted that Jones Ave is not part of a greater TDSB expansion or consolidation project.

Action Plan and Associated Timeline

As noted above, this project has been under demolition and reconstruction for the past year while the design and construction documents were developed. TDSB is now at the stage where the construction documents are complete in accordance with the TDSB program. A bid price has been submitted by the contractor and a building permit is being filed.

Following the Environmental Report which will confirm that the site is ready for reconstruction, and approval of the building permit, the reconstruction of Jones Ave will begin. In the interim, materials and equipment are beginning to be ordered in advance to reduce costs and improve efficiency of the reconstruction.

The current goal is to return the Jones Ave facility to full function in September 2022.

Resource Implications

As noted, the project will be funded through the insurance settlement, SCI and POD.

Applications have been made for approximately \$2.0M to \$2.5M in Proceeds of Disposition for critical TDSB improvements relating to Accessibility for Ontarians with Disabilities Act (AODA) compliance.

	\$ Identified/ Incurred	\$ Identified Funding
Construction Cost Estimate- Contractor Base Bid*	\$18,920,000	
Consultant Fees & Other Soft Costs Allowance	\$ 2,100,000	
TOTAL Estimated Project Cost	\$21,020,000	

Depending on the final insurance settlement balance for the project, remaining costs will be funded through either SCI or POD. Updates will be provided when final amounts are known.

Communications Considerations

Staff will continue to update trustees as new information regarding the project becomes available.

Board Policy and Procedure Reference(s)

N/A

Appendices

- Appendix A: Project Summary

From

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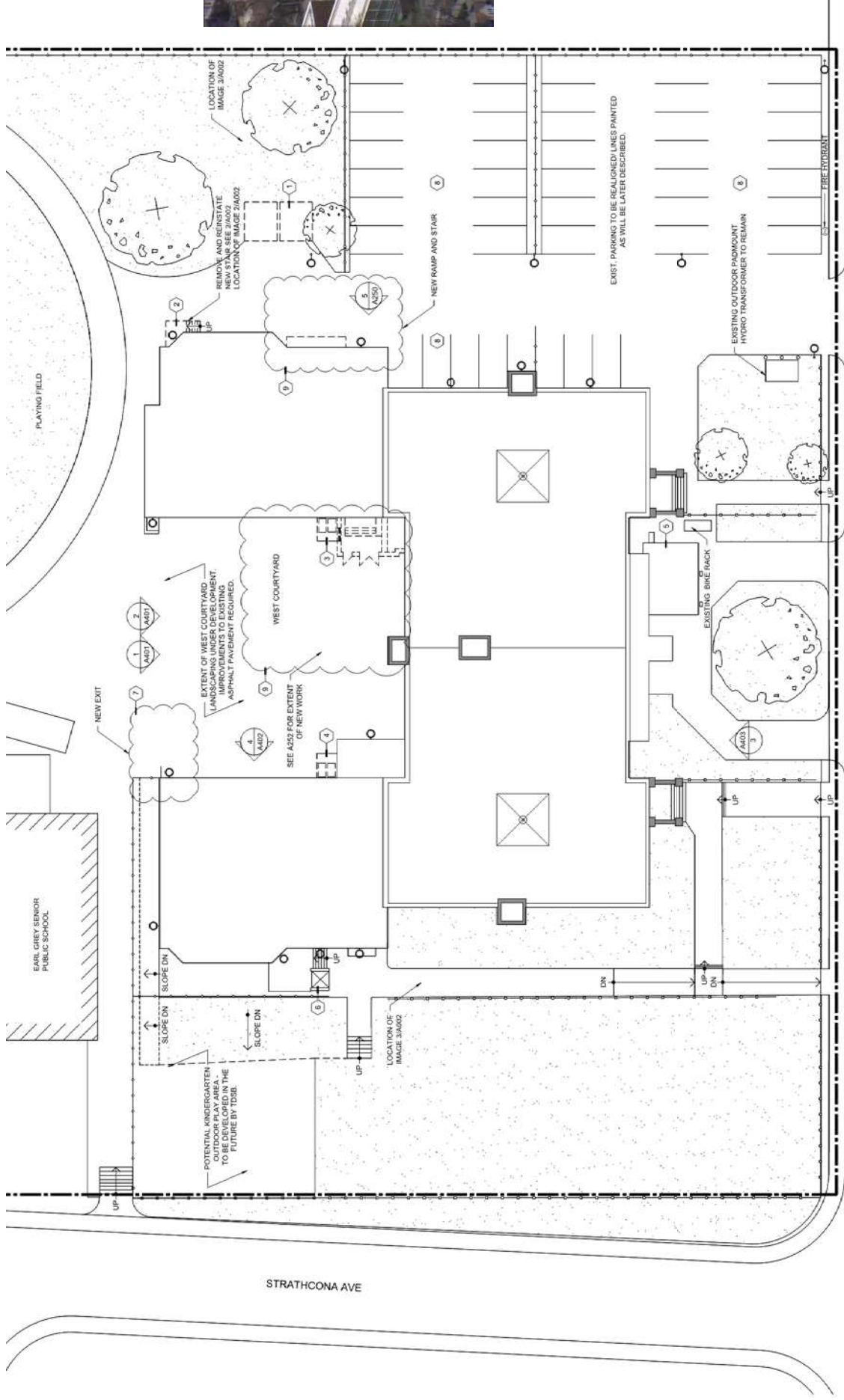
Marisa Chiu, Interim Executive Officer, Finance at Marisa.Chiu@tdsb.on.ca, or 416-395-3563

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SITE PLAN – SELECT DEMO AND NEW WORK

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PROJECT SUMMARY - APPENDIX A:
 These excerpted drawings from the overall Design Development package are intended to show the overall scope of work and the TDSB program accommodation

JONES AVE

JONES AVENUE SCHOOL
 540 JONES AVENUE, TORONTO

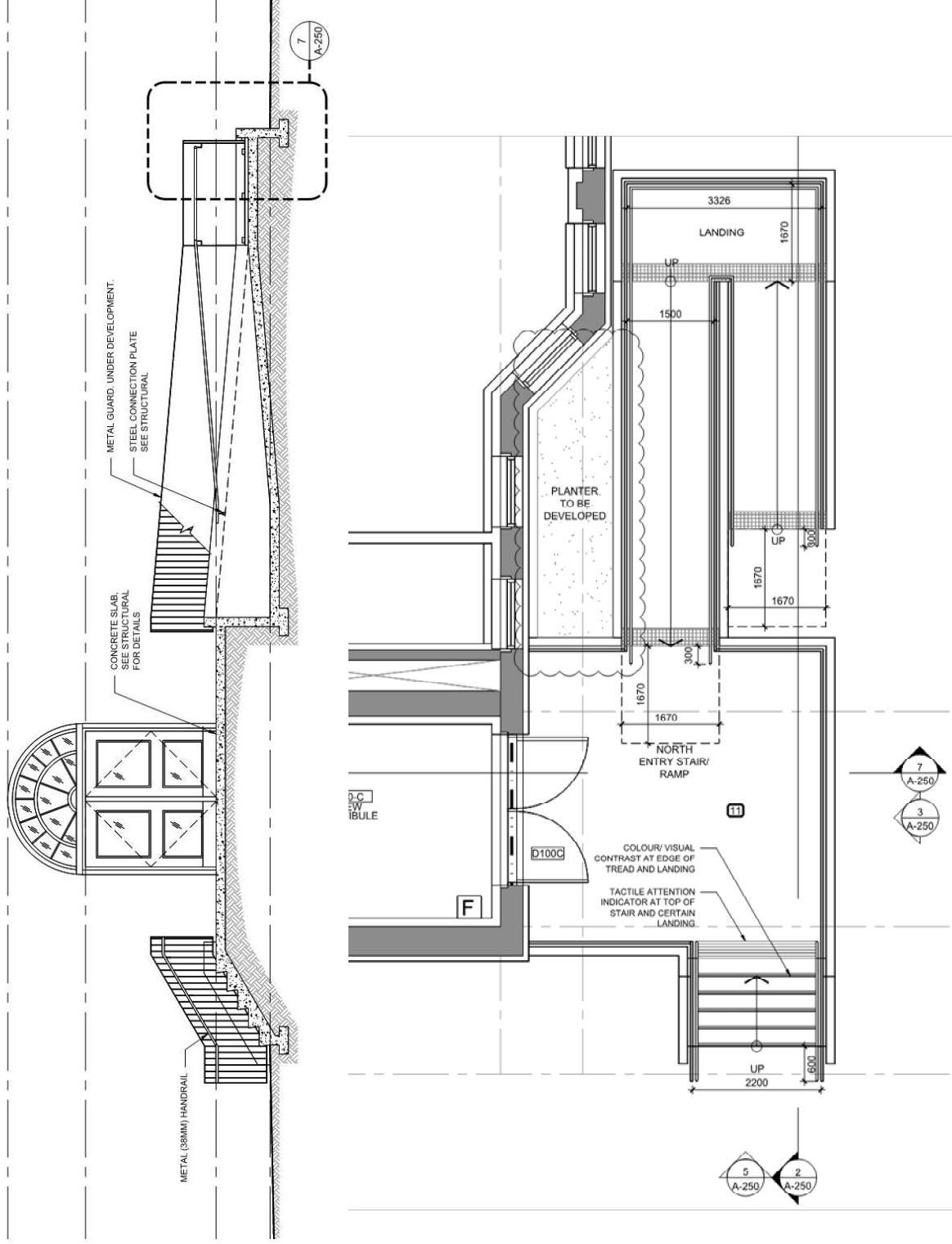
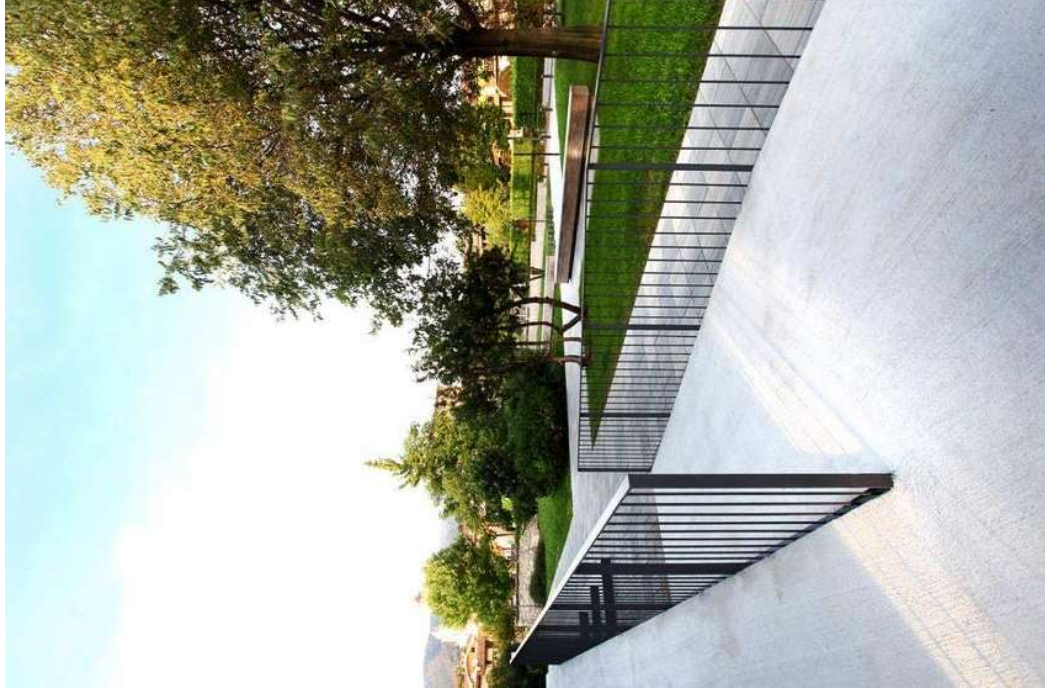
99% DD DRAWINGS PRESENTATION | October 20, 2020



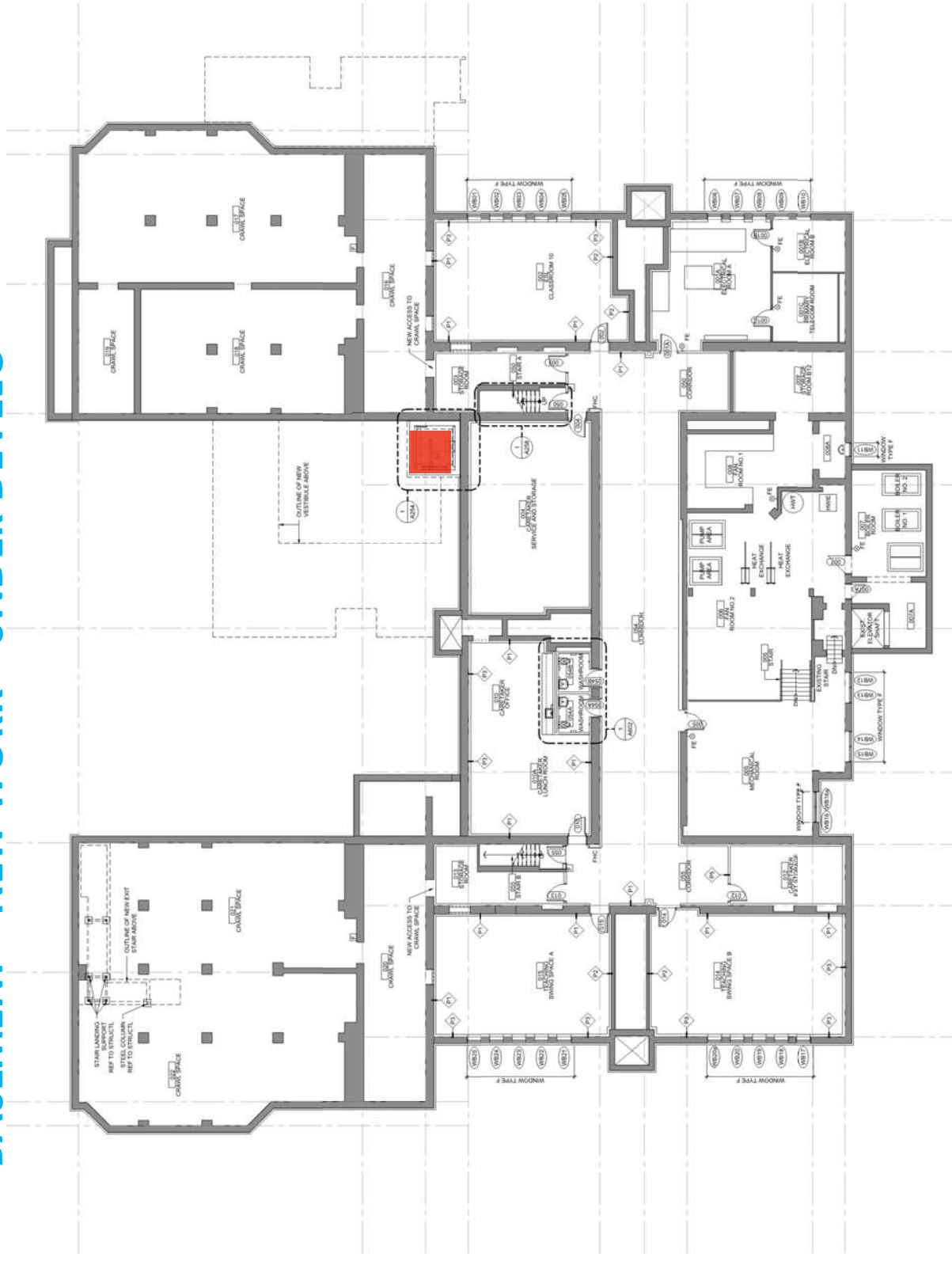
THA

EXTERIOR RAMP AND STAIR – NORTH ENTRY – UNDERDEVELOPMENT

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BASEMENT – NEW WORK - UNDER DEVELOPMENT

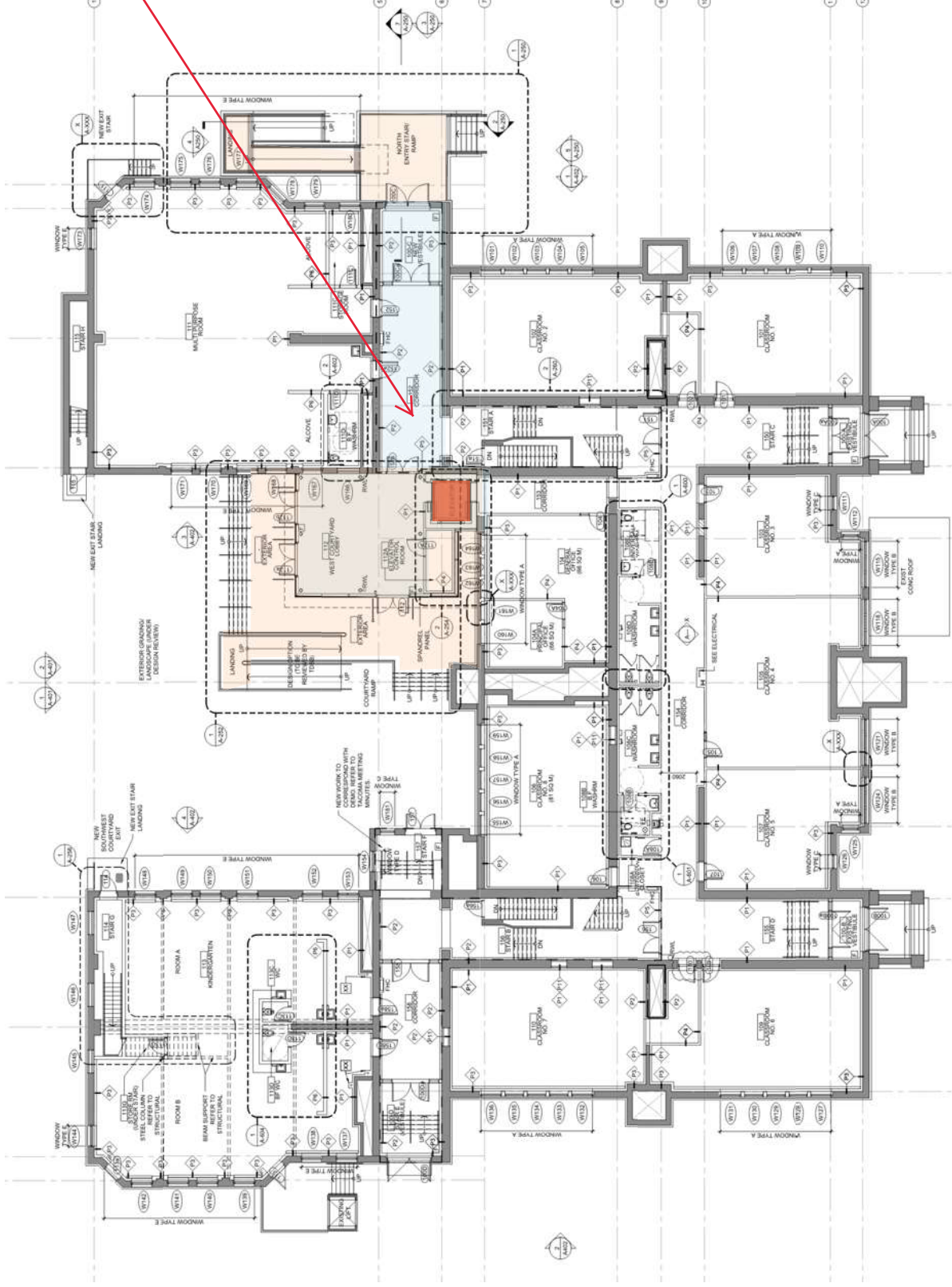


Basement underdevelopment, update include

- Corridors and guardrails to suit -
- 1 additional washroom - upgrade new equipment
- Coordination with M/E/S -

GROUND FLOOR – NEW WORK

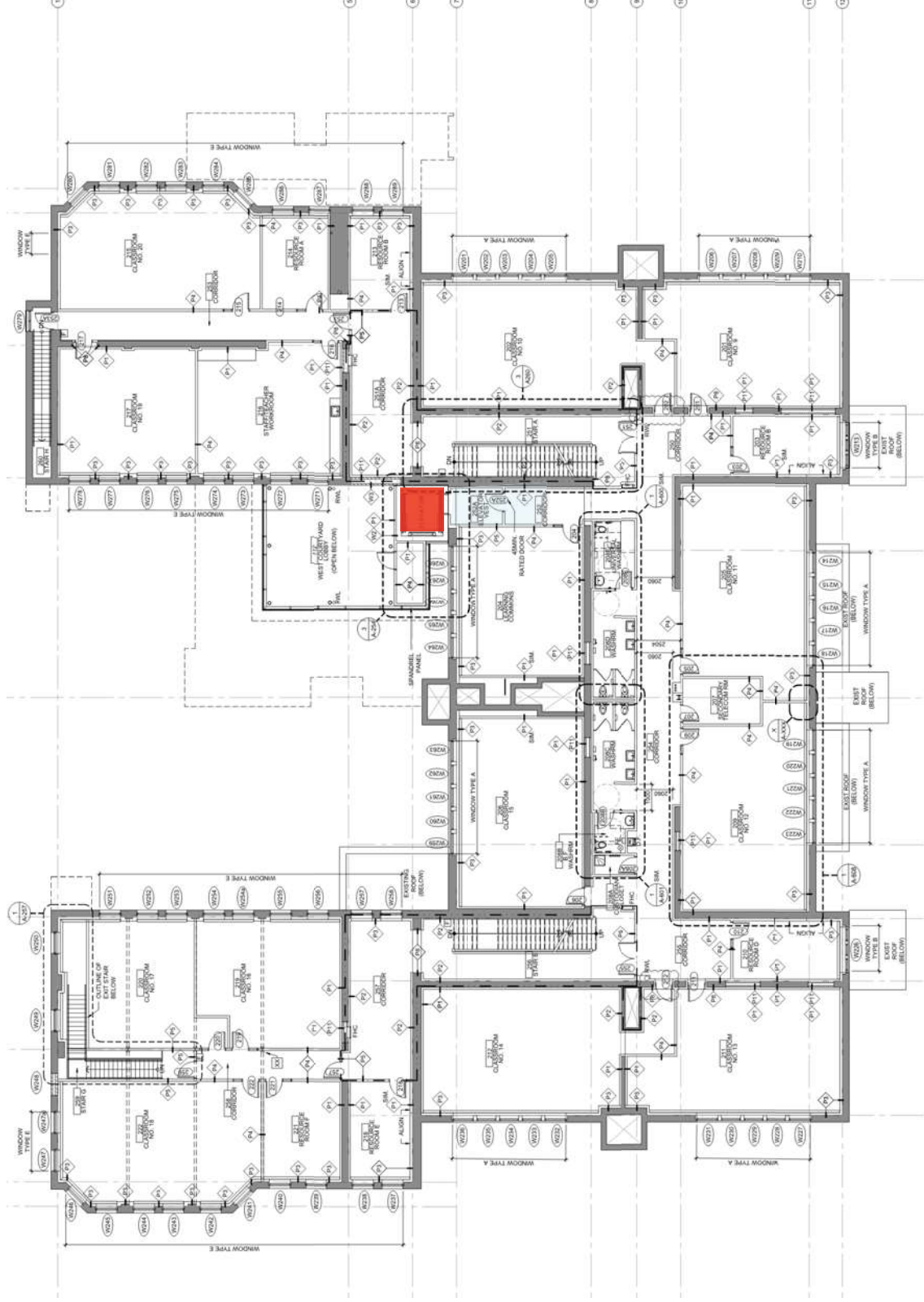
APPENDIX A - Ramp, Vestibule, Elevator & modified entrance area shown



Ground floor new work update include :

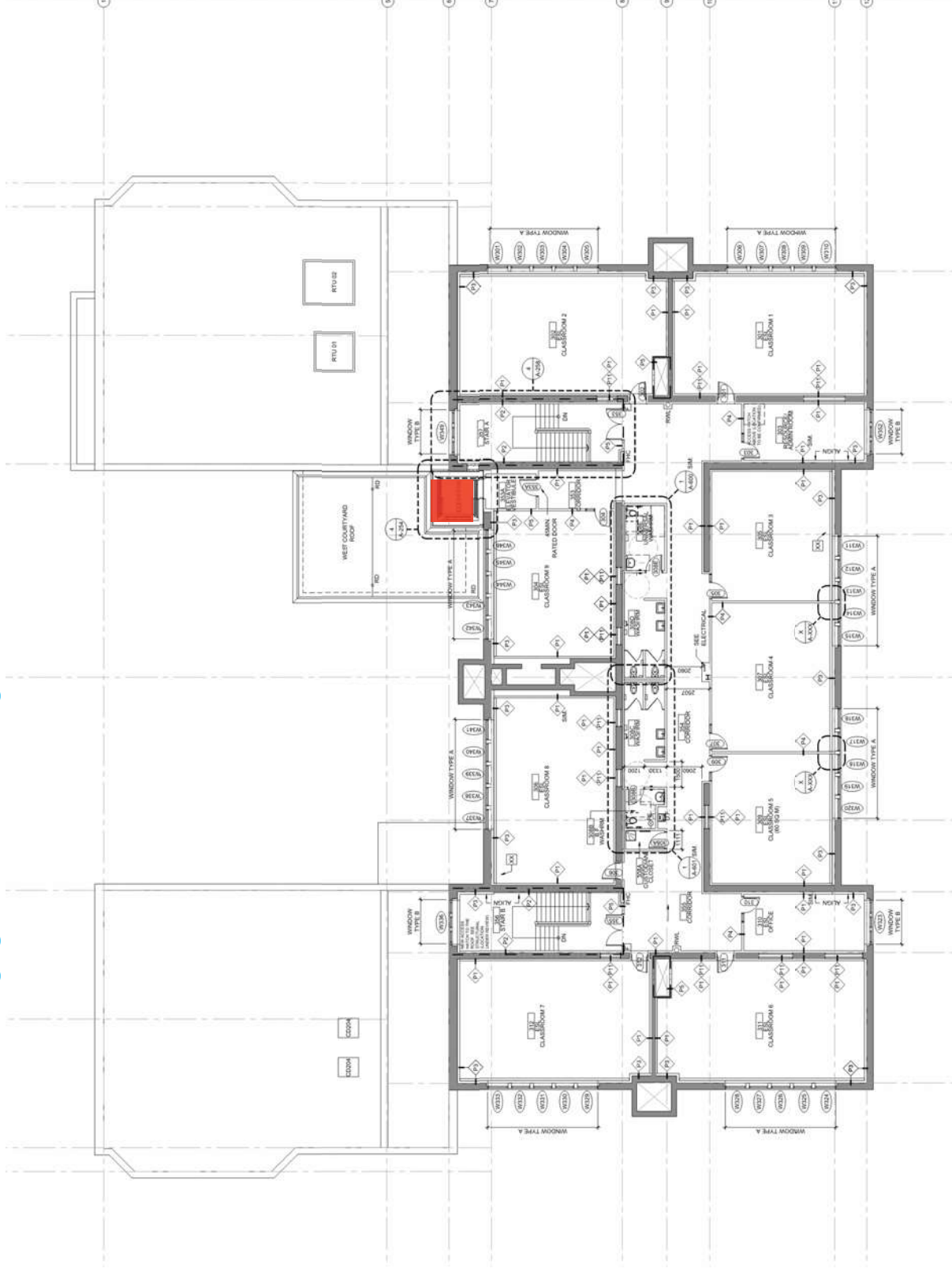
- Completion of ramp and stair on north entry
- Development of new internal elevator at SWA
- Development of the new exterior courtyard lobby addition
- Update on vestibule at existing 5&6 towards the West Courtyard
- Update on elevator details and elevator control room
- Updates on north classroom entries with use of existing masonry opening that require enlargement
- Coordination with M/E/S t -

SECOND FLOOR – NEW WORK



- Second floor new work update include :
- classroom configuration at SWA to accommodate new internal configuration at SWA
 - New elevators include additional required by code at corridor
 - Updates on north - classroom entries with use of existing masonry opening that require enlargement
 - Coordination with M/E/S t -

THIRD FLOOR – NEW WORK



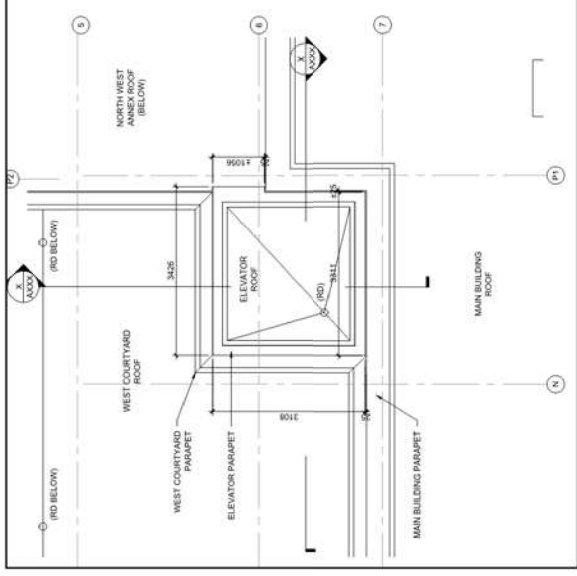
Third floor new work update include :

- Elevator vestibule addition required by code at corridor
- Updates on north - classroom openings that require enlargement
- Coordination with M/E/S t -

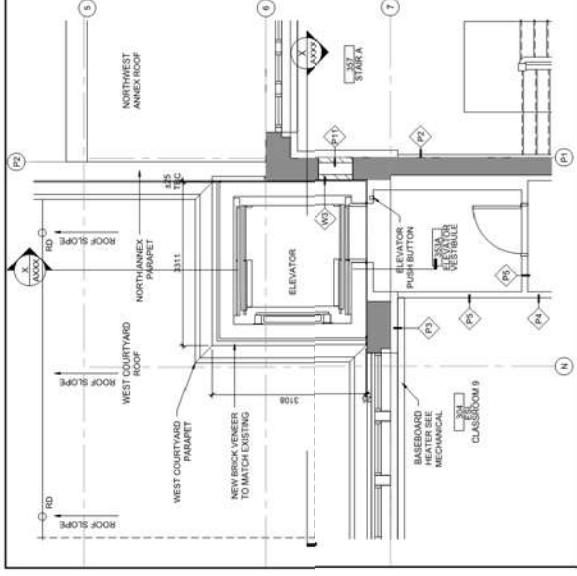
NEW 4-STOP ELEVATOR

A full size, -levator according to the specs by Jon Soberma include in the DB signed with doors opening at the side to provide adequate access for patient stretching in a ion o ing with elevator consultant .

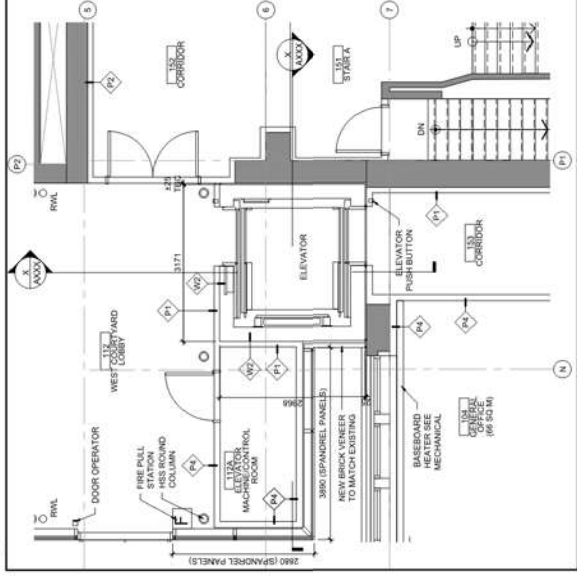
ELEVATOR TECHNICAL DATA	
NUMBER	1
CAPACITY (LBS)	3500
SPEED (FPM)	150
TYPE	MRL TRACTION
OPENINGS	FRONT AND REAR
FLOOR SERVED	GROUND, SECOND, THIRD FLR LEVELS
DOOR SIZE (WXH)	3'-6" X 7'-0"
DOOR TYPE	SIDE OPENING
HOISTWAY (WXD)	8'-6" X 7'-10"
CAB INSIDE (W X D)	-6'-8" X -5'-5"
CAB HEIGHT (OVERALL/DROP CEILING)	9'-0" / 8'-6"
MACHINE ROOM LOCATION	ADJACENT @ ANY LEVEL
MACHINE ROOM SIZE (W X D)	-5'-0" X -7'-0"
MACHINE ROOM HEIGHT	8'-0"
OVERHEAD (SEE NOTE)	16'-0"
PIT DEPTH	5'-0"
ELECTRICAL (AMPS/ELEVATOR) - BASED ON 600 VOLTS	START : 40 / Run: 15 HP - 10
MECHANICAL (BTU/HOUR/ELEVATOR)	5,000
STRUCTURAL (KNELEVATOR):	
AT CAR BUFFER (PIT)	210
AT COUNTERWEIGHT BUFFER (PIT)	170
OVERHEAD	220



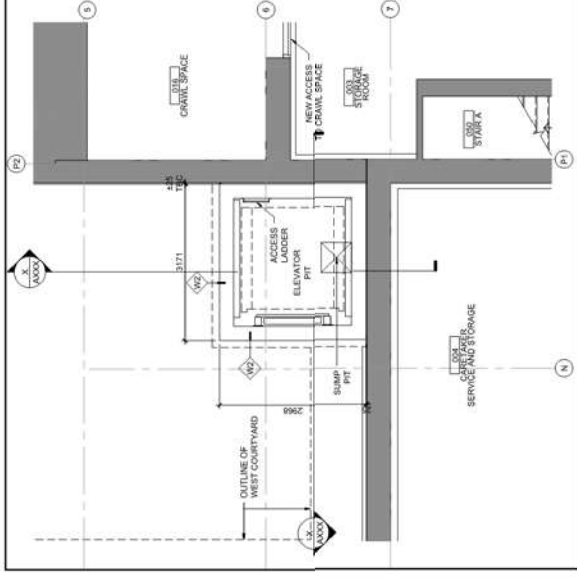
5 PLAN DETAIL - ELEVATOR (ROOF LEVEL)
A-254 1:50



4 PLAN DETAIL - WEST ELEVATOR (THIRD FLOOR LEVEL)
A-254 1:50



2 PLAN DETAIL - ELEVATOR (GROUND FLOOR LEVEL)
A-254 1:50



1 PLAN DETAIL - ELEVATOR (BASEMENT, PIT LEVEL)
A-254 1:50

NEW EXTERIOR ADDITION: VESTIBULE/ELEVATOR LOBBY IN THE WEST COURTYARD

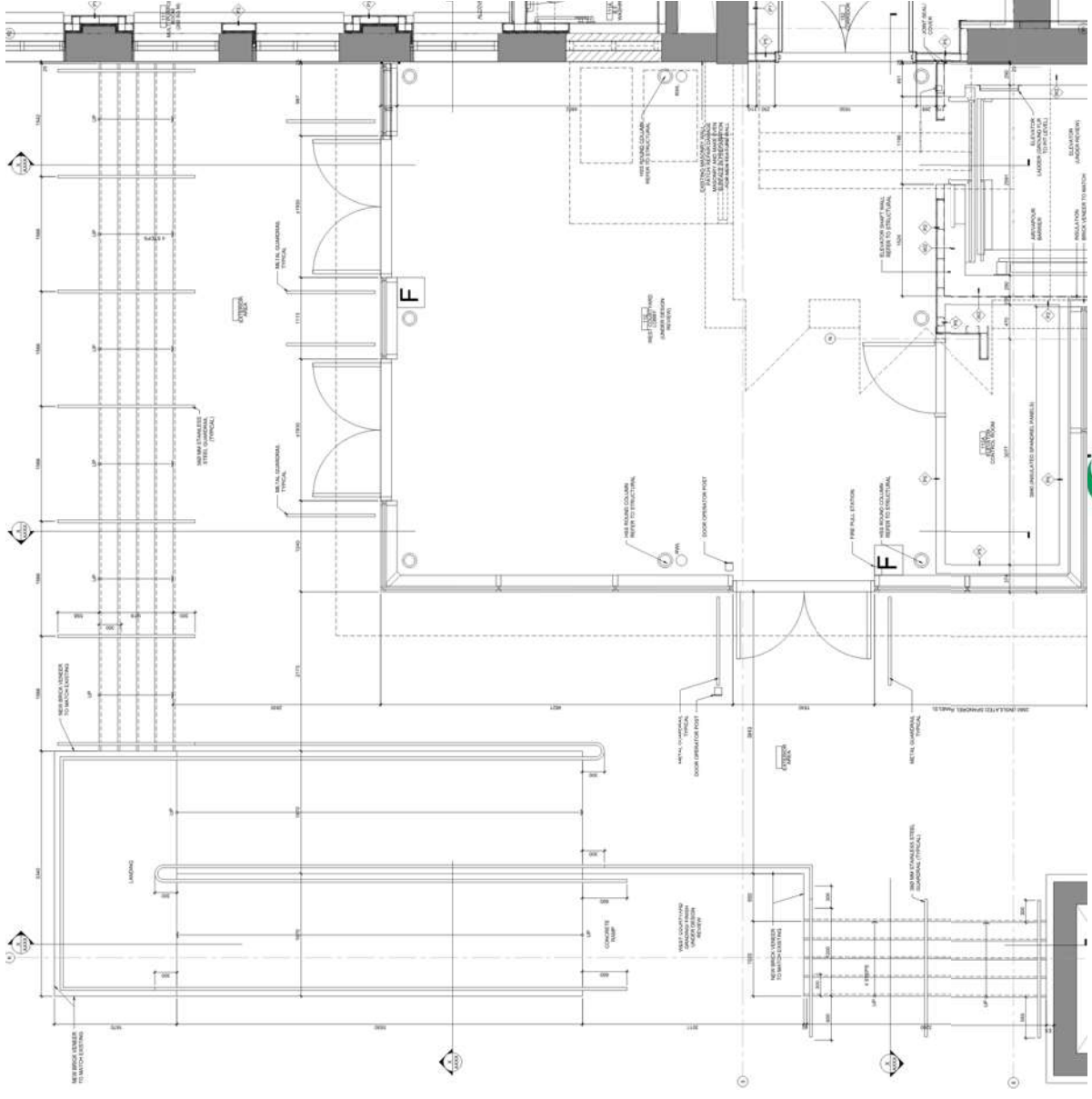
New exterior addition: vestibule/elevator lobby in the West Courtyard including repairs to existing brick walls and allowance for premium finishes and signage

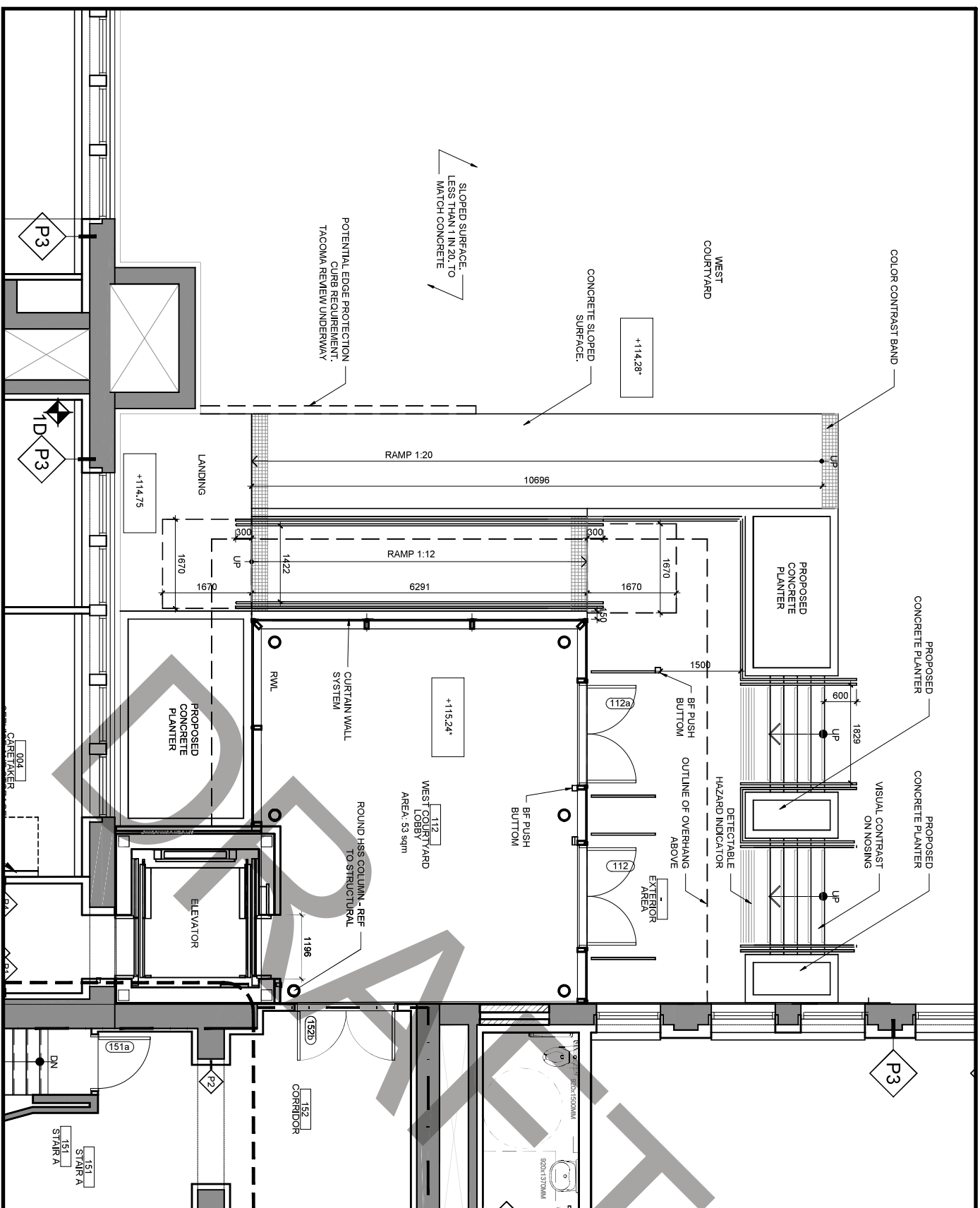
- New glazed vestibule specialty ceiling treatments or shading, special lighting at the entrance
 • Height is double height. Line will be no more than that of the Annex roof/parapet level

Color of the building at the entrance including at the ramp, soffit extension and lighting from the soffit, special materials or treatments to walls, artwork and signage.

Low frosted glazing at the ground safety film at grade level

- Further coordination required with M/E/...





1 PARTIAL PLAN - WEST COURTYARD LOBBY AND EXTERIOR RAMP AND STAIR
SK10A 1:100

- ENLARGED PLAN OF THE WEST COURTYARD LOBBY / EXTERIOR RAMP AND STAIR
- OBC Requirements:
- Section 3.8.3.4 Ramps**
- (1) Ramps located in a barrier-free path of travel shall,
 - (a) have a minimum width of 900 mm between handrails,
 - (b) have a maximum gradient of 1 in 12,
 - (c) have a level area of at least 1 670 mm by 1 670 mm at the top and bottom of a ramp and where a door is located in a ramp, so that the level area extends at least 600 mm beyond the latch side of the door opening, except that where the door opens away from the ramp, the area extending beyond the latch side of the door opening may be reduced to 300 mm,
 - (d) have a level area at least 1 670 mm long and at least the same width as the ramp, at intervals of not more than 9 m along its length.
 - (3) Floors or walks in barrier-free path of travel having a slope steeper than 1 in 20 shall be designed as ramps. (see Appendix A.)
- NOTE: * GEODETIC ELEVATIONS BASED ON ARCHIVAL 1990 SURVEY.

JONES AVENUE SCHOOL
540 JONES AVE, TORONTO, ON
TORONTO DISTRICT SCHOOL BOARD

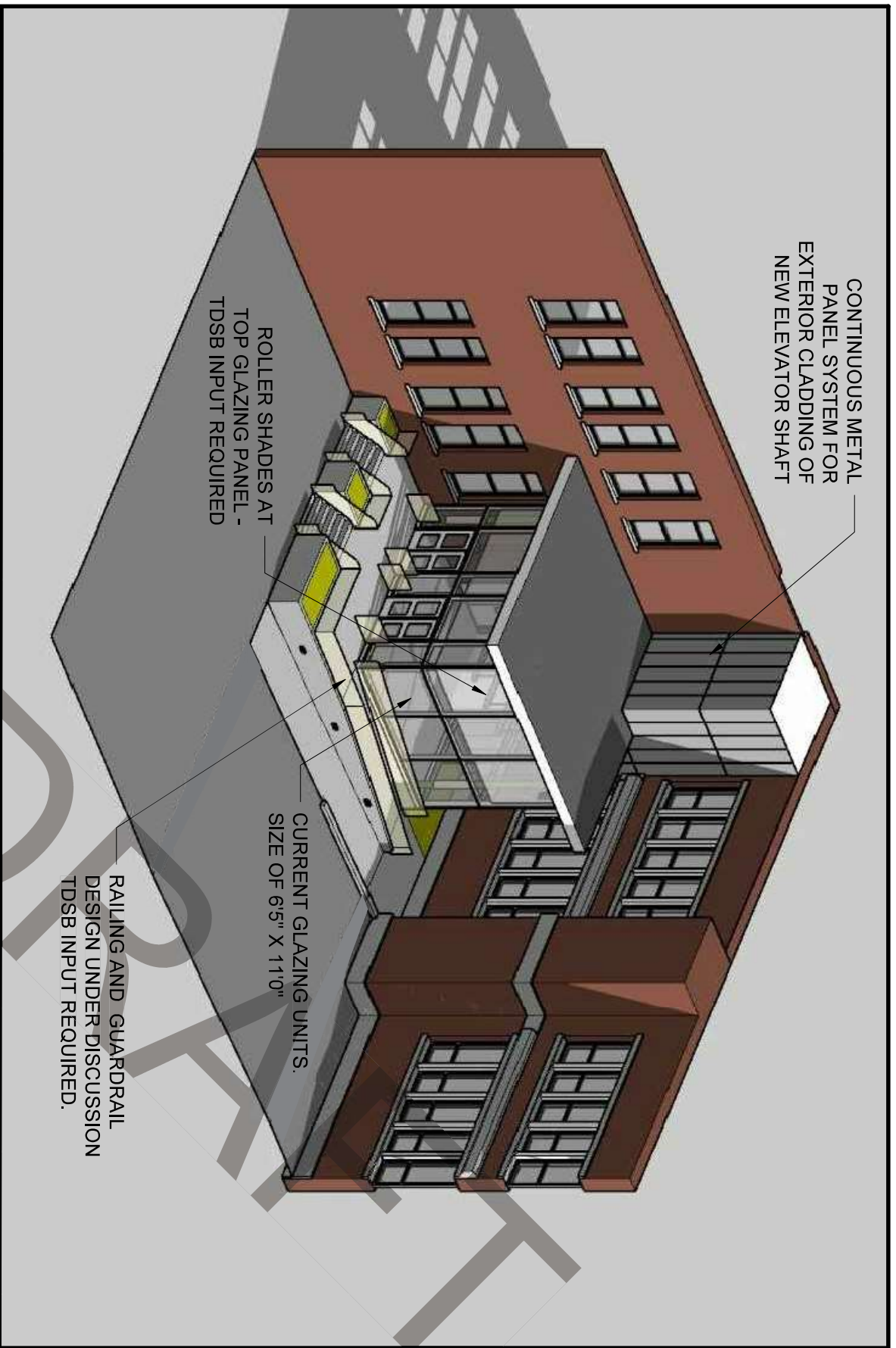
ENLARGED PLAN OF THE WEST COURTYARD LOBBY
/ EXTERIOR RAMP AND STAIR

FOR DISCUSSION

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333 Adelaide Street West
5th Floor
Toronto, Ontario, M5V 1R5
Telephone: (416) 862-2694
Facsimile: (416) 862-3401

01	20.11.30	FOR TOSB REVIEW
		CHECKED BY
		DRAWN BY: TW

DATE AS NOTED
SK10A



1 SK10B NTS 3D STUDY VIEW LOOKING NORTH EAST

JONES AVENUE SCHOOL
 540 JONES AVE, TORONTO, ON
 TORONTO DISTRICT SCHOOL BOARD

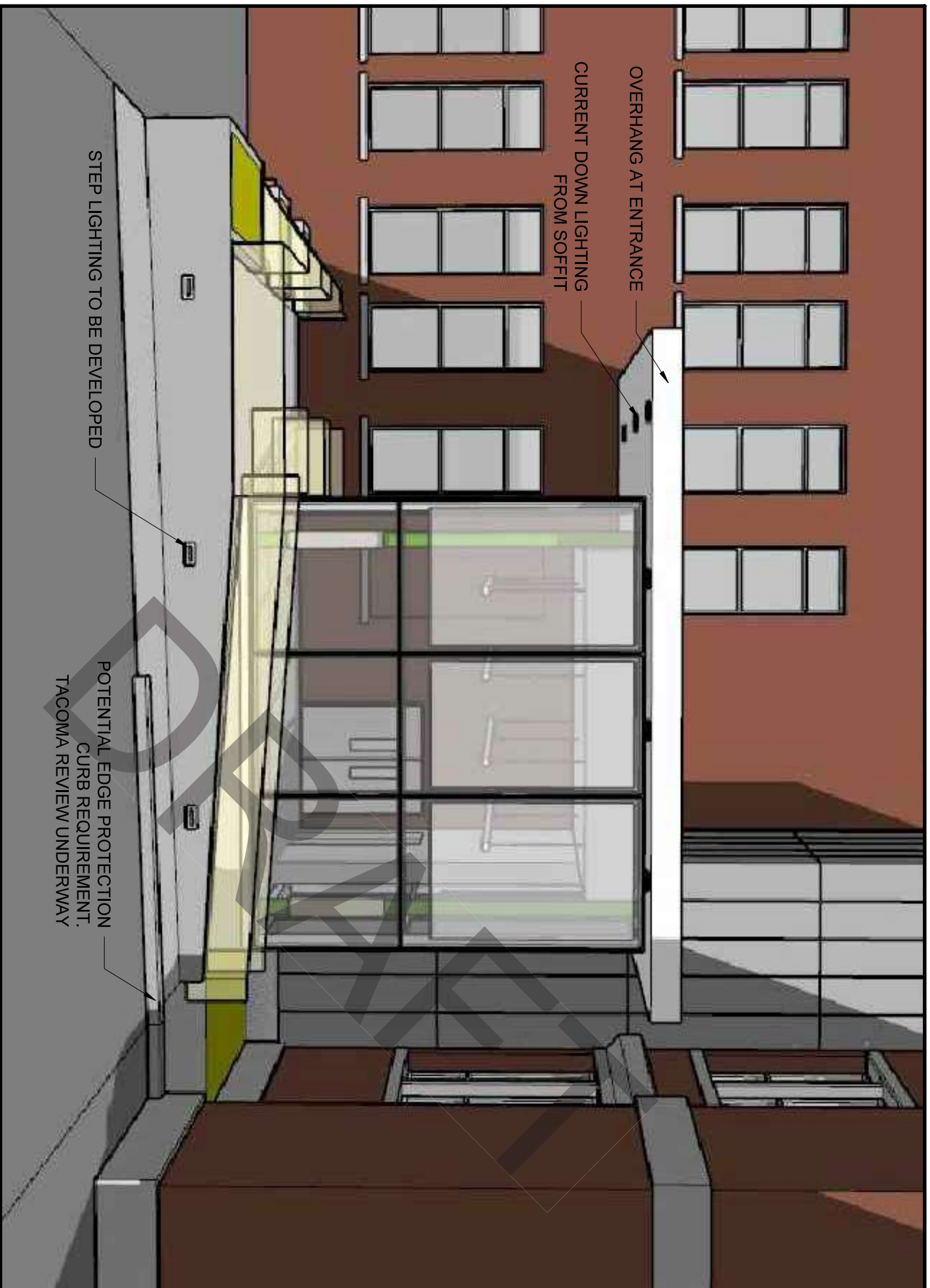
VIEW OF THE WEST COURTYARD LOBBY
 / EXTERIOR RAMP AND STAIR

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	01	20.11.30
		FOR TDSB REVIEW

DATE AS NOTED
SK10B



1 3D STUDY VIEW LOOKING NORTH
SK100 NTS

JONES AVENUE SCHOOL
540 JONES AVE, TORONTO, ON
TORONTO DISTRICT SCHOOL BOARD

VIEW OF THE WEST COURTYARD LOBBY
/ EXTERIOR RAMP AND STAIR

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DATE AS NOTED
SK100



1 3D STUDY VIEW LOOKING EAST
SK10D NTS

JONES AVENUE SCHOOL
540 JONES AVE, TORONTO, ON
TORONTO DISTRICT SCHOOL BOARD

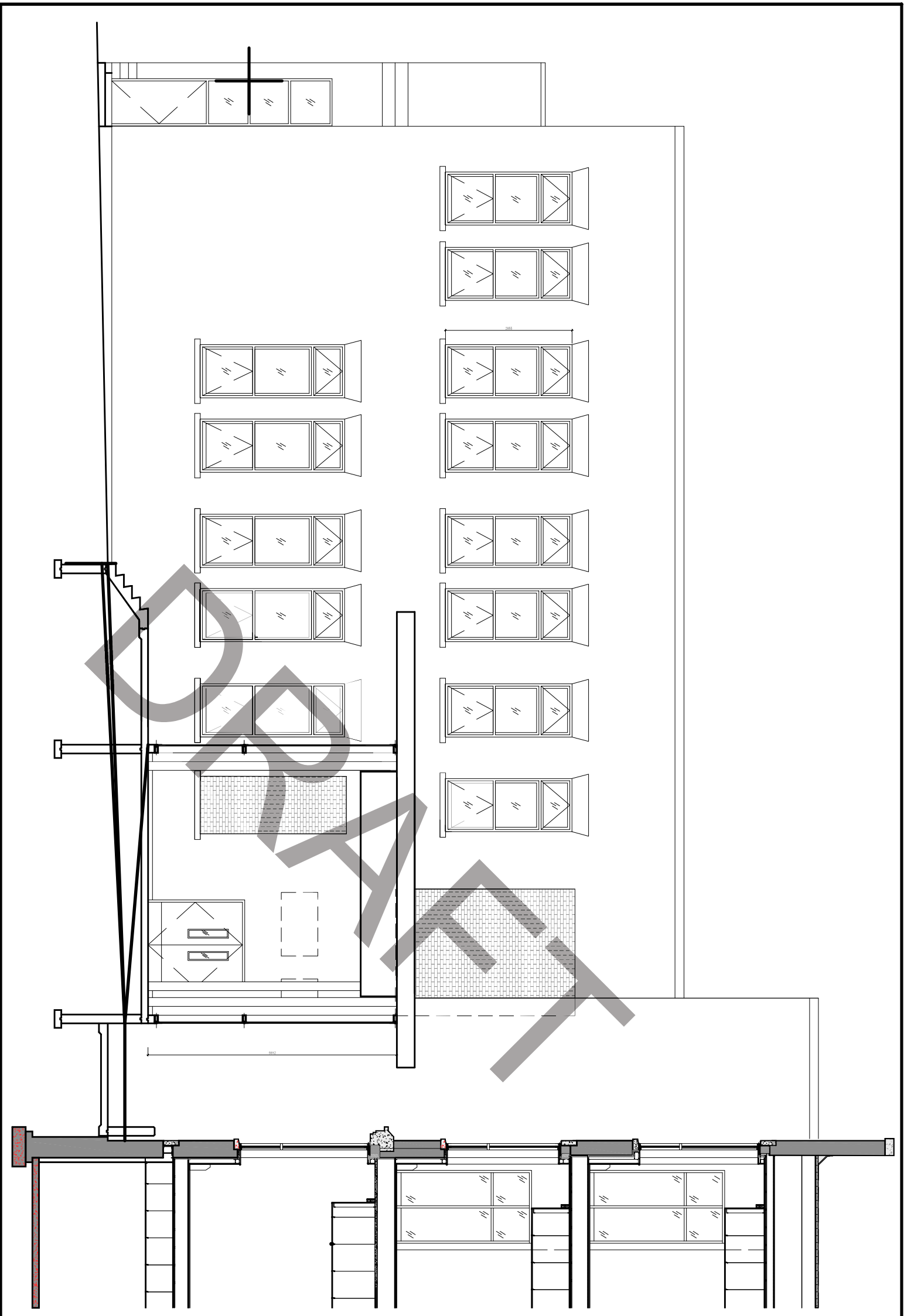
VIEW OF THE WEST COURTYARD LOBBY
/ EXTERIOR RAMP AND STAIR

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DATE AS NOTED
SK10D



1 CROSS SECTION OF NEW WEST COURTYARD LOBBY
SK10E 1:100

JONES AVENUE SCHOOL
540 JONES AVE, TORONTO, ON
TORONTO DISTRICT SCHOOL BOARD

CROSS SECTION WEST COURTYARD LOBBY
/ ELEVATOR

FOR DISCUSSION

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DATE AS NOTED
SK10E

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