



Jones Avenue Adult Learning Centre Rebuild

To: Finance, Budget and Enrolment Committee

Date: 12 May, 2021

Report No.: 05-21-4092

Strategic Directions

- Create a Culture for Student and Staff Well-Being
- Provide Equity of Access to Learning Opportunities for All Students
- 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 award of the General Construction Contract for the reconstruction of Jones Avenue Adult Learning Centre to the Integricon Group Inc., as contractor of the insurer, be approved.

Context

The purpose of this report is to provide an update on this project and recommend an award of a construction contract. The original facility at 540 Jones Avenue caught fire in May 2019 and was severely damaged as a result. Active intervention was immediately required to avoid total loss of the building. Given the nature of damage – the building has effectively been gutted – demolition, remediation and reconstruction activities have been in progress since early 2020.

Following the fire, a determination was made that tearing down the existing structure and building a new school was cost prohibitive. It was confirmed at early stages that there will be no capital funding support from the Ministry for this project, which means that the reinstatement of Jones Avenue will be paid for through the Insurance

Settlement, outstanding School Condition Improvement (SCI) initiatives and limited use of Proceeds of Disposition (POD).

The building has now been stabilized, cleared and remediated under the auspices of an emergency mandate. Both the consulting team and the General Contractor, who is a pre-approved contractor of the insurer, have been retained through Sole Source initiatives approved by the former Director of Education. This approach was extended to the design and reconstruction phases of the project. As the Insurer is paying the bulk of the rebuild costs, they have authority to assign the general contractor for the insured work. To efficiently rebuild the site, TDSB is planning on using the same contractor to complete all the work on site.

The work started in February 2020. The initial activity focused on the clean-up of materials and remediation. The focus was the safe removal of interior finishes, systems and assemblies affected by the fire and related water damage, and 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 the site as ready for the re-build.

Building occupancy is based on a school accommodation program provided by the Toronto District School Board's (TDSB) Planning Department. This has made provision for a 440 pupil places Elementary School, along with reinstatement of the 230 pupil places Adult Learning Centre.

The Elementary School is not only intended to serve the existing school community. It will also be used to accommodate the potential enrolment overflow, act as a "holding school" for surging populations in the area, or to relocate schools affected by Capital Project initiatives, major renovations or re-builds.

The building plan works within the original building envelope and footprint. There are no additions as part of the reconstruction.

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 & electrical systems, and general quality of space. 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 followed by 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 as per TDSB program and a bid price has been submitted by the contractor. A Building Permit is being filed and awaiting acceptance.

An Environmental Report is underway to confirm the building is ready for the final reconstruction stage and once provided and the permit is received, the reconstruction will begin.

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

Resource Implications

As presented at the 24 February 2021 Finance, Budget and Enrolment Committee (FBEC) meeting, majority of the project costs will be funded through the Insurance settlement and there will not be any support from the Ministry's capital grants.

Based on the contractor's bid, the total project costs are estimated to be approximately \$20.2M, plus taxes and contingency costs. This amount includes \$18.5M in construction costs, \$1.4M in consultant fees and soft costs and \$362K in insurance, permits and other costs.

The funding for this project will come from three sources: insurance proceeds, SCI and POD. On March 10, 2021, the Board approved the use of up to \$2.5M in POD to support the cost of AODA requirements of this project.

The value of the insurance settlement is still currently under negotiation but will be based on the project costs identified by the General Contractor outlined above.

As negotiations with the insurer are still ongoing, staff will provide a follow up report if the uninsured shortfall exceeds this amount, or if the use of POD is required to fund the shortfall.

Construction will continue to move forward during the insurance settlement negotiations. Given the current construction environment with respect to project materials and equipment increases, TDSB will be responsible for any project shortfall resulting from market price fluctuations until the final resolution of the insurance settlement.

Communications Considerations

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

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

Not applicable.

From

Maia Puccetti, Executive Officer, Facility and Planning at maia.puccetti@tdsb.on.ca or at 416-395-4566

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

Tony Rossi, Manager, Insurance and Enterprise Risk, Business Services
tony.rossi@tdsb.on.ca or at 416-395-4566

Tom Schloessin, Architectural Coordinator, Capital Services and Data Systems at
Tom.Schloessin@tdsb.on.ca or at 416-395-4566