# Program and Sketch Plan Approval – Hodgson Middle School Addition & Renovation

**To:** Finance, Budget and Enrolment Committee

**Date:** 16 June, 2021

**Report No.:** 06-21-4114

## 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 be approved for a three-storey addition and renovation to Hodgson Middle School – acknowledging a shortfall in the current approved project funding.

## Context

Hodgson MS is located within the Yonge-Eglington area situated in Midtown Toronto and extends around six square kilometers. The area includes the Yonge-Eglington Centre which is identified as an "Urban Growth Centre" in the City of Toronto's Official Plan and in the Province of Ontario's Growth Plan for the Greater Golden Horseshoe.

In November of 2016 the Ministry of Education (EDU) provided capital funding approval of $5,800,000 to construct a new 12-Classroom (276 pupil places) addition at Hodgson Middle School required to address accommodation pressures. The project was required to support the implementation of a TDSB approved plan whereby Grade 6 students from surrounding overutilized junior elementary schools were moved to Hodgson MS, formerly a Grade 7-8 senior school. The plan took advantage of the land available at Hodgson MS that was not available at the junior elementary schools, which allowed for the installation of interim portables and had sufficient space for a large addition. The original business case to support this plan was submitted to the EDU in July of 2016.

Since the approval of the original business case in November of 2016 there have been additional studies completed by both the TDSB Planning unit and the City of Toronto, which identified that the 12-Classroom addition would not be sufficient to accommodate increased enrollment pressures expected in the Yonge-Eglington area. The increased enrollment pressures are due to the following:

- Increased residential development applications in the Yonge-Eglington Urban Growth Centre.
- Doubling of elementary pupil yields from 0.02 - 0.04 pupils per residential unit in the area.
- The City of Toronto's new secondary plan "Midtown in Focus" completed in July of 2018, which identified that the population in the area is expected to double from 66,000 – 127,000 by 2051.

A feasibility study was conducted by MC Architects that took into consideration the current condition of Hodgson MS and proposed the following three options to address the expected accommodation pressures:

- A three-storey addition and renovation constructed above the 1960's portion of the school with an estimated construction cost of $20,400,000 (based on 2019 estimates).
- A new replacement school with an estimated construction cost of $22,000,000 (from 2019), although this would trigger some preservation requirements from the City for the 1920 portion of the building.
- A hybrid design that demolishes the 1960's portion of the building and constructs a new fully accessible three-storey addition in its place, adjacent and connected to the 1920's portion of the building. Based on 2019 pricing, the estimated construction cost of the "hybrid option" is $19,900,000. Refer to **Appendix A** for Preliminary Sketch Plans.

The feasibility study concluded that the "Hybrid Design" was the most cost-effective option and one that would preserve the original portion of the building, which has historical significance in the neighbourhood. Subsequently, a revised business case was submitted to the EDU in September of 2019 identifying the need for a larger 5,000 square meter addition and interior renovation that would increase the previously approved 276 pupil place addition and renovation to 471 pupil places. The total capacity of the school would increase from 367 pupil places to 838 pupil places. Refer to **Appendix B** for the Facility Space Template.

In March of 2020, the EDU provided additional benchmark capital funding in the amount of $12,446,532 to facilitate the construction of the "Hybrid Design." These funds are in addition to the previously approved capital funding of $5,839,703, for a total Capital Priorities funding in the amount of $18,286,235.

## Action Plan and Associated Timeline

The intended completion date for the project is August 2024 (based on single phase construction in an unoccupied school). The August 2024 completion date is subject to obtaining Site Plan Approval from the City of Toronto and Approval to Proceed to general contractor tender from the EDU. These key milestones have been anticipated in the overall timeline.

A more detailed cost estimate will be obtained at the 85% completion of design development, and near completion of the Site Plan Approval process. This information will be submitted to the EDU, seeking Approval to Proceed to tender.

## Resource Implications

The project is funded through the approved 2019/2020 Capital Budget Plan, EDU Capital Priorities. Refer to **Appendix C** for Ministry Approved Funding.

| | |
|---|---|
| EDU Capital Priorities Funding – Classroom Addition (2016) | $ 5,839,703 |
| EDU Capital Priorities Funding – Hybrid Addition (2020) | $ 12,446,532 |
| **Total Identified Capital Funding Available - Total Project Funding** | **$ 18,286,235** |

Current Estimated Costs for the Project:

| | |
|---|---|
| Estimated Cost 2019 – Building Addition/Reno | $ 19,900,000 |
| **Sub Total - Addition & Renovation** | **$ 19,900,000** |
| 2021 Adjustment – 12% (Market Conditions & COVID) | $ 2,388,000 |
| **Total – Estimated Cost** | **$ 22,288,000** |
| Risk Contingency (7%) | $ 1,560,160 |
| **Total Estimated Project Cost** | **$ 23,848,160** |

Current Reconciliation of Costs – based on Consultant cost evaluation:

| | |
|---|---|
| Total Approved Funding (Capital Project funding) | $ 18,286,235 |
| Total Estimated Project Cost | $ 23,848,160 |
| **Total Project Shortfall** | **$ (5,561,925)** |

The estimated shortfall of $5,561,925 is a result of several factors, including current market pressure being experienced throughout the construction industry in the province, as well as labour/material premiums related to COVID-19. The gymnasium, library and music room, which are part of the new addition, are larger and more costly spaces to build than an addition comprised of classrooms only. As this project entails renovation as well as new construction, a higher contingency allowance has been included in the estimated project budget of $23,800,000.

As occurs with other capital projects, a request will be made to the EDU for additional Capital Priorities funding to address Extra Ordinary costs associated with City of Toronto Green Standards, requests arising from Site Plan Approval, as well as any unforeseen site conditions and utility upgrades. Additional funding, beyond what has been allocated through the benchmark, may be required for demolition of the 1960's portion of the building. A separate request to the EDU for Approval to Proceed for the demolition would be required.

## Communications Considerations

Contact Government, Public and Community Relations Department (Communications Officer for your area/department) to determine communication needs and support required. Communications plan to be drafted in consultation with Communications Officer, if required.

## Board Policy and Procedure Reference(s)

Not applicable.

## Appendices

- Appendix A: HMS Sketch Plans
- Appendix B: HMS Space Template
- Appendix C: HMS Ministry Approved Capital Funding

## From

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Terry Leventos, Senior Manager, Capital Services and Data Systems at
Terry.Leventos@tdsb.on.ca or at 416-395-4566

# Appendix A - HMS Sketch Plans

"Appendix A"

N

HARWOOD ROAD
(DEDICATED BY REGISTERED PLAN 1787)

LOT 166 | LOT 167 | LOT 168 | LOT 169 | LOT 170 | LOT 171 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177

REGISTERED PLAN 1787Y

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

REGISTERED PLAN 646E

PART 1, PLAN 63R–2013 | PART 2, PLAN 63R–2013 | PART 3, PLAN 63R–2013 | PART 4, PLAN 63R–2013 | PART 5, PLAN 63R–2013

PART 3, PLAN 63R–4425
PART 4, PLAN 63R–4425

CONCRETE BUILDING (1 STOREY)
EXISTING RINK SERVICES BUILDING

LICENSED AREA
EXISTING RINK

EXISTING PARKING (37 SPACES)
INCLUDING 2 B.F. SPACES

(2) EXISTING PORTABLES TO BE REMOVED

EXISTING ASPHALT

NEW EXIT

PROPOSED 3-STOREY NEW ADDITION

PLAYFIELD

(5) EXISTING PORTABLES TO BE REMOVED

OUTLINE OF EXISTING 1960 WING TO BE REMOVED

EXISTING LANDSCAPE TO BE REMOVED

EXISTING STONE ART BENCH TO BE REMOVED AND REINSTALLED

BRICK BUILDING (3 STOREY)
"HODGSON SENIOR PUBLIC SCHOOL" NO. 282

1920 WING (3 STOREY BUILDING)

EXISTING SCHOOL (HODGSON SENIOR PUBLIC SCHOOL)

EXISTING EXIT

EXISTING LANDSCAPING

PROPOSED STONE SEAT WALL

NEW MAIN ENTRANCE

NEW LANDSCAPING

PLANTERS

SLOPE 3%

MUNICIPAL SIDEWALK

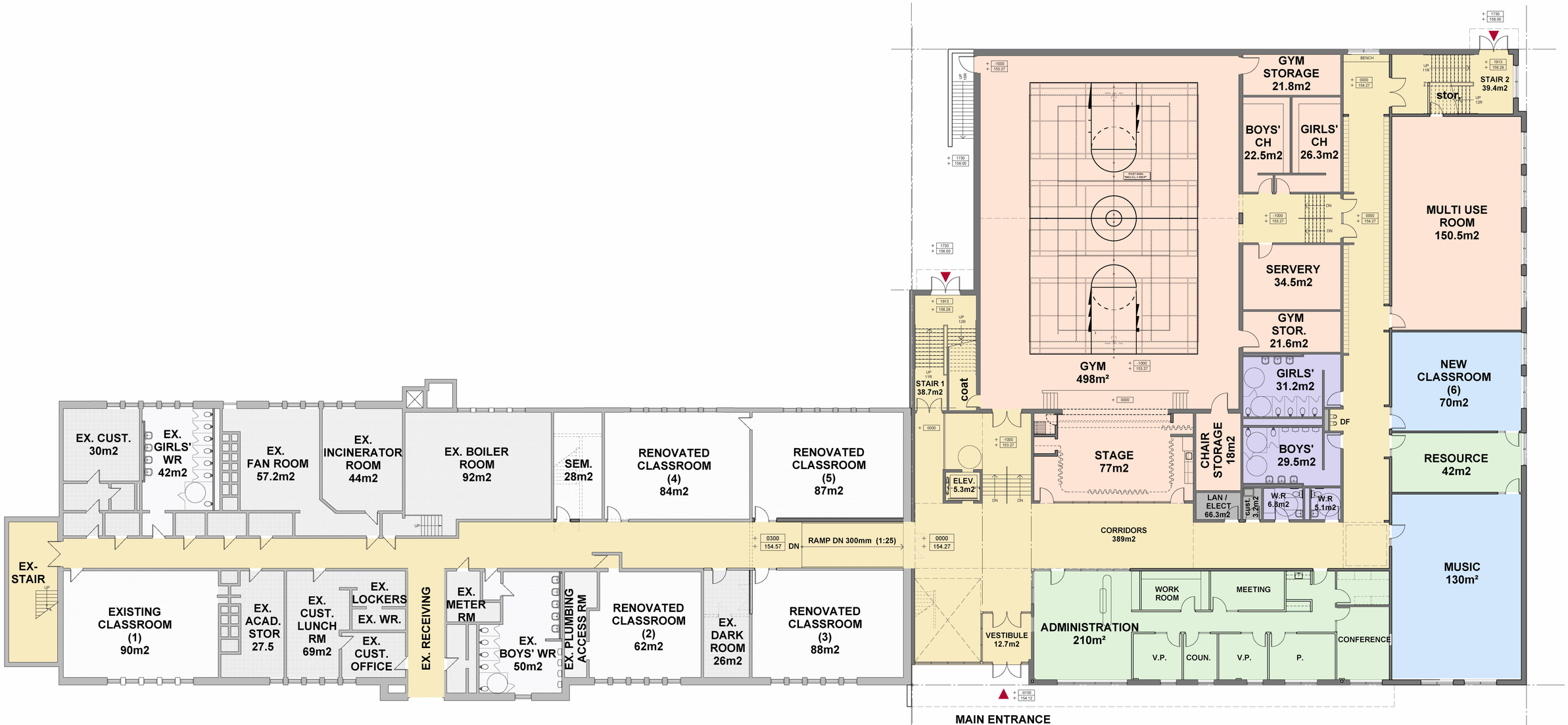
DAVISVILLE AVENUE

DAVISVILLE AVENUE
(DEDICATED BY REGISTERED PLAN 356 Y)

# SITE PLAN

SCALE 1:500

June 16, 2021




| AREAS: | EXISTING | NEW ADDITION |
|---|---|---|
| GROUND LEVEL | 1,367m² [14,714ft²] | 2,033m² [ 21,883ft² ] |
| SECOND LEVEL | 1,364m² [14,482ft² ] | 1,474m² [ 15,866ft² ] |
| THIRD LEVEL | 1,362m² [14,660ft² ] | 1,462m² [ 15,736ft² ] |
| SUB-TOTAL | 4,093m² [44,058ft² ] | 4,969m² [ 53,485ft² ] |
| TOTAL = 9,062m² [97,542ft²] | | |

**EXISTING TO REMAIN | NEW ADDITION**

# FIRST LEVEL

**GFA 3,400 m² [ 36,597 ft²]**
**Existing = 1,367m²**
**New Addition = 2,033m²**

**1 NEW CLASSROOMS + 1 NEW MUSIC ROOM**

mc | architects

# HODGSON SENIOR PUBLIC SCHOOL ADDITION

## TORONTO DISTRICT SCHOOL BOARD

SCALE 1:125
NOVEMBER 2020

EX. CLASSROOM (11) 88m2
EX. TECH CLASSROOM 92m2
EX. OFFICE 11m2
EX. STOR 23.5m2
EX. RESOURCE 44m2
SEMI. 28m2
EX. CLASSROOM (12) 77m2
STAFF WORK ROOM 68.5m2
EX. WR. 4.2m2
STOR. 3.8m2
STOR. 10.3m2
3831 158.10
RAMP DN 170mm(1:25)
DN
4000 158.27
STAIR 1 38.7m2 UP 12R DN 12R
GYM BELOW
OPEN TO BELOW
STAGE BELOW
ACAD. STOR. 26m2
BREAKOUT SPACE
CORRIDORS 288m2
NEW CLASSROOM (13) 71.2m2
BENCH
STAIR 2 39.4m2 UP 12R DN 12R UP 12R
NEW CLASSROOM (14) 71m2
RESOURCE 27.8m2
RESOURCE 27.8m2
ACAD. STOR. 25.3m
CUST. 3m2
NEW CLASSROOM (15) 70m2
GIRLS' 31.2m2
DF
NEW CLASSROOM (16) 70m2
BOYS' 29.5m2
ELECT. 3.2m2
W.R 6.8m2
W.R 5.1m2
NEW CLASSROOM (17) 70m2
ART 112m²
EX. CLASSROOM (10) 81.5m2
RENOVATED CLASSROOM (9) 74.5m2
RENOVATED CLASSROOM (8) 82m2
EX. SCIENCE / TECH 117m2
BF WR 7m2
SP. ED CLASSROOM (7) 105m2
OPEN TO BELOW
LIBRARY 295m²
CANOPY BELOW
UP
DN

EXISTING TO REMAIN | NEW ADDITION

# SECOND LEVEL

2,838m² [ 30,547 ft²]
Existing = 1,364m²
New Addition = 1,474m²

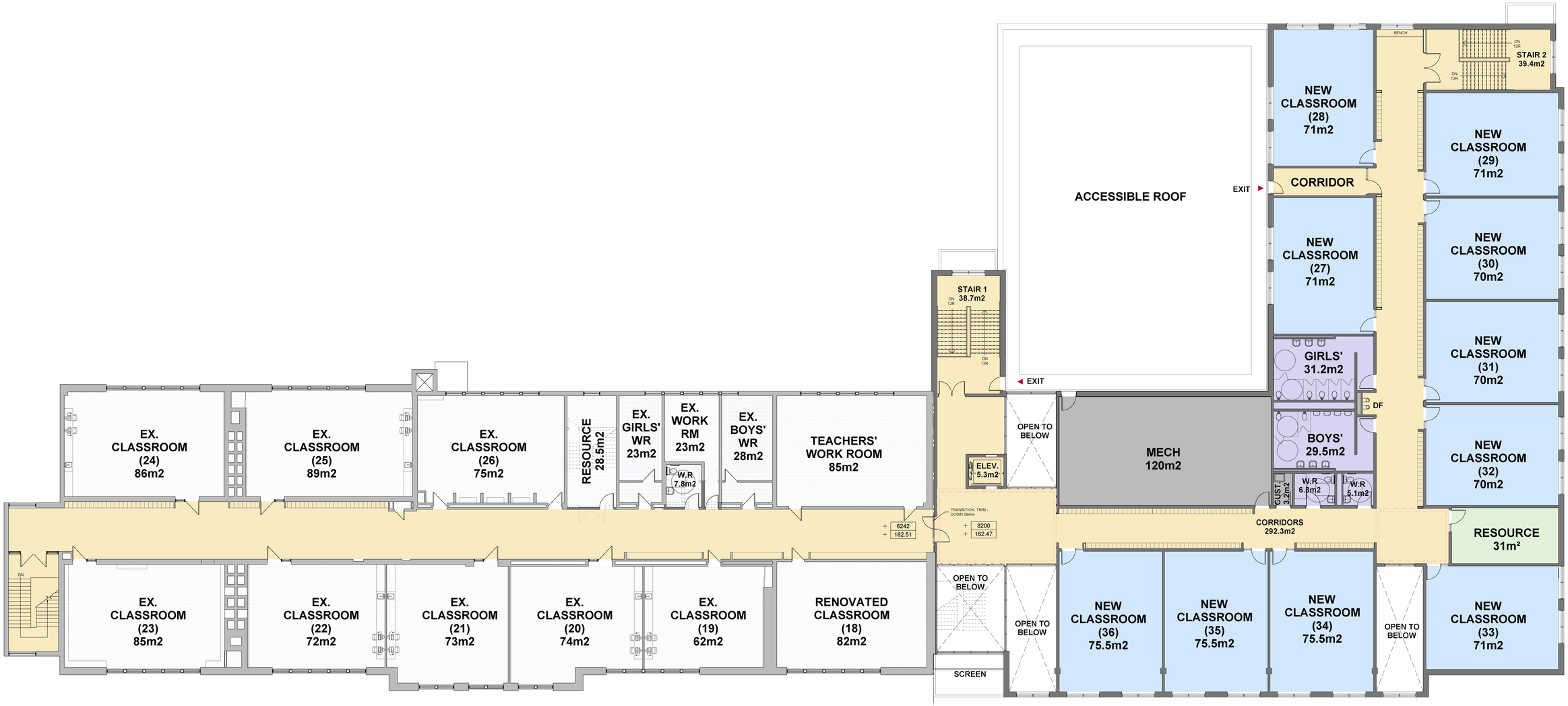
5 NEW CLASSROOMS + 1 NEW ART ROOM

mc | architects

# HODGSON SENIOR PUBLIC SCHOOL ADDITION

TORONTO DISTRICT SCHOOL BOARD

SCALE 1:125
NOVEMBER 2020




# THIRD LEVEL

**2,824m² [30,397ft²]**
**Existing = 1,362m²**
**New Addition = 1,462m²**

**10 NEW CLASSROOMS**

mc | architects

# HODGSON SENIOR PUBLIC SCHOOL ADDITION

## TORONTO DISTRICT SCHOOL BOARD

SCALE 1:125
NOVEMBER 2020

## ADDITIONAL FUNDED OTG SPACES

**SAMPLE ELEMENTARY SCHOOL FACILITY SPACE TEMPLATE FOR ADDITION**

**SAMPLE SCHOOL ADDITION**

Sample District School Board
JK to 8
English, French or Dual Track
Sample school addition

| | |
|---|---|
| **Enrolment capacity of existing school:** | 390 |
| **Expected enrolment capacity of resulting school:** | 838 |
| **Expected additional capacity:** | 469 |
| **Total number of required classrooms** | 37 |

| Divisor |
|---|
| 234.5 |
| 93.8 |
| 140.7 |
| 234.5 |

| # | Size m² | Size ft² | Floor Area m² | Floor Area ft² | Load | OTG |
|---|---|---|---|---|---|---|
| 4 | - | | 446 | 4,800 | 26 | 104 |
| 33 | - | | 2,299 | 24,750 | 23 | 759 |
| - | - | | - | - | 23 | - |
| - | - | | - | - | 23 | - |
| - | - | | - | - | 23 | - |
| - | - | | - | - | 23 | - |
| - | - | | - | - | 23 | - |
| - | - | | - | - | 9 | - |
| - | - | | - | - | | - |
| - | - | | - | - | 12 | - |
| - | - | | | | | - |
| - | - | | 426 | 4,590 | | - |
| - | - | | - | - | | - |
| - | - | | 176 | 1,895 | | - |
| - | - | | - | - | | - |
| - | - | | 327 | 3,518 | | |
| | | | 3,675 | 39,553 | | 863 |

| | Per Pupil m² | Per Pupil ft² | Floor Area m² | Floor Area ft² |
|---|---|---|---|---|
| | | | 36 | 391 |
| | | | 96 | 1,032 |
| | | | - | - |
| | | | 74 | 797 |
| | | | - | - |
| | | | 44 | 469 |
| | | | 139 | 1,501 |
| | | | - | - |
| | | | - | - |
| | | | 251 | 2,706 |
| | | | 641 | 6,896 |
| | | | 3,675 | 39,553 |
| | | | 4,315 | 46,449 |
| Gross Up Added | 38.0% | | 1,640 | 17,650 |
| Gross Floor Area | | | 5,955 | 64,099 |
| **Area per Pupil** | | | 6.90 | 74.27 |

| | m² | ft² |
|---|---|---|
| | - | - |
| | - | - |
| | - | - |
| | - | - |
| | - | - |
| | - | - |
| | - | - |
| Total Square Feet | 5,955 | 64,099 |

## EXISTING SCHOOL SPACES

**ELEMENTARY SCHOOL FACILITY SPACE TEMPLATE**
**Existing school spaces**

**School Board:** Toronto District School Board
**Grade Range:** Grade 6-8
**Program:** Regular Track
**School Name:** Hodgson MS

| Instructional Space | # | Size m² | Size ft² | Floor Area m² | Floor Area ft² | Load | OTG |
|---|---|---|---|---|---|---|---|
| Kindergarten | - | - | - | - | - | 26 | - |
| Classroom | 12 | 81 | 871 | 971 | 10,452 | 23 | 276 |
| Art Room | 1 | 107 | 1,155 | 107 | 1,155 | 23 | 23 |
| Science Room | 2 | 100 | 1,073 | 199 | 2,146 | 23 | 46 |
| Music Vocal | | - | | - | - | 23 | - |
| Computer Laboratory | | - | | - | - | 23 | |
| Technical/Vocational | 1 | 124 | 1,336 | 124 | 1,336 | - | |
| Special Education Area | 1 | 81 | 867 | 81 | 867 | 9 | 9 |
| Musical Instrumental | 1 | 108 | 1,164 | 108 | 1,164 | | |
| Resource Area - Loaded (400-699 sf) | 3 | 64 | 694 | 193 | 2,082 | 12 | 36 |
| Resource Area - Unloaded (<400 sf) | | - | | - | - | | |
| Gymnasium Area and Stage | 1 | 565 | 6,082 | 565 | 6,082 | | |
| Change Rooms | 2 | 85 | 916 | 170 | 1,832 | | |
| Library | 1 | 138 | 1,486 | 138 | 1,486 | | |
| General Purpose (Lunchroom) | 1 | 204 | 2,191 | 204 | 2,191 | | |
| **Total GFA and OTG of Instructional Area** | | | | 2,861 | 30,793 | | 390 |

| Operational Space | Per Pupil m² | Per Pupil ft² | Floor Area m² | Floor Area ft² |
|---|---|---|---|---|
| General Office | | | 81 | 871 |
| Staff Room and Teacher Work Rooms | | | 63 | 682 |
| Kitchen | | | 14 | 150 |
| Custodial Areas | | | 81 | 869 |
| Meeting Room | | | - | |
| Academic Storage | | | 82 | 882 |
| Washrooms | | | 180 | 1,940 |
| Gymnasium Storage | | | 44 | 471 |
| Chair Storage (in Gymnasium) | | | - | |
| Mechanical Spaces | | | 356 | 3,832 |
| **Total Operational Area** | | | 901 | 9,697 |
| **Total Instructional (from above)** | | | 2,861 | 30,793 |
| **Total Operational and Instructional** | | | 3,762 | 40,490 |
| Gross Up Added | | 60.0% | 2,257 | 24,294 |
| Gross Floor Area | | | 6,019 | 64,784 |
| **Area per Pupil** | | | 15.43 | 166.11 |

| Community Use Rooms | m² | ft² |
|---|---|---|
| Child Care | - | |
| EarlyON Child and Family Centre | - | |
| Community Use | - | |
| Other (please identify) | - | |
| Other (please identify) | - | |
| Other (please identify) | - | |
| Total Community Use Rooms Area | - | - |
| Total Square Feet | 6,019 | 64,784 |

## SPACE TEMPLATE FOR MINISTRY APPROVAL AND INSTRUCTION TO ARCHITECTS

**ELEMENTARY SCHOOL FACILITY SPACE TEMPLATE**
**Addition for Mininstry approval and instruction to Architects**

**School Board:** Toronto District School Board
**Grade Range:** Grade 6-8
**Program:** Regular Track
**School Name:** Hodgson MS

| Instructional Space | # | Size m² | Size ft² | Floor Area m² | Floor Area ft² | Load | OTG |
|---|---|---|---|---|---|---|---|
| Kindergarten | | - | | - | - | 26 | - |
| Classroom | 16 | 71 | 768 | 1,142 | 12,290 | 23 | 368 |
| Art Room | 1 | 112 | 1,206 | 112 | 1,206 | 23 | 23 |
| Science Room | | - | | - | - | 23 | - |
| Music Vocal | | - | | - | - | 23 | - |
| Computer Laboratory | | - | | - | - | 23 | - |
| Art Room | | - | | - | - | 23 | - |
| Special Education Area | | - | | - | - | 9 | - |
| Musical Instrumental | 1 | 130 | 1,399 | 130 | 1,399 | | - |
| Resource Area - Loaded (400-699 sf) | 1 | 42 | 452 | 42 | 452 | 12 | 12 |
| Resource Area - Unloaded (<400 sf) | 3 | 29 | 310 | 86 | 930 | | - |
| Gymnasium Area and Stage | 1 | 575 | 6,189 | 575 | 6,189 | | - |
| Change Rooms | 2 | 24 | 263 | 49 | 525 | | - |
| Library | 1 | 295 | 3,175 | 295 | 3,175 | | - |
| General Purpose | 1 | 151 | 1,620 | 151 | 1,620 | | - |
| **Total GFA and OTG of Instructional Area** | | | | 2,581 | 27,786 | | 403 |

| Operational Space | Per Pupil m² | Per Pupil ft² | Floor Area m² | Floor Area ft² | | |
|---|---|---|---|---|---|---|
| General Office | | | 210 | 2,260 | | |
| Staff Room and Teacher Work Rooms | | | - | | | |
| Kitchen | | | 35 | 371 | | |
| Custodial Areas | | | 9 | 101 | | |
| Meeting Room | | | - | | | |
| Academic Storage | | | 51 | 552 | | |
| Washrooms | | | 218 | 2,344 | | |
| Gymnasium Storage | | | 43 | 467 | | |
| Chair Storage (in Gymnasium) | | | 18 | 194 | | |
| Mechanical Spaces | | | 140 | 1,508 | | |
| **Total Operational Area** | | | 724 | 7,798 | 113% | |
| **Total Instructional (from above)** | | | 2,581 | 27,786 | 70% | |
| **Total Operational and Instructional** | | | 3,306 | 35,585 | 77% | |
| Gross Up Added | | 50.3% | 1,663 | 17,899 | | |
| Gross Floor Area | | | 4,969 | 53,484 | 83.4% | |
| **Area per Pupil** | | | 12.33 | 132.71 | | |

| Community Use Rooms | m² | ft² |
|---|---|---|
| Child Care | - | |
| EarlyON Child and Family Centre | - | |
| Community Use | - | |
| Other (please identify) | - | |
| Other (please identify) | - | |
| Other (please identify) | - | |
| Total Community Use Rooms Area | - | - |
| Total Square Feet | 4,969 | 53,484 |

## ELEMENTARY SCHOOL FACILITY SPACE TEMPLATE

**Changes to exisiting school spaces for ministry approval and instruction to Architects**

**School Board:** Toronto District School Board
**Grade Range:** Grade 6-8
**Program:** Regular Track
**School Name:** Hodgson MS

| Instructional Space | Change in use: Previous use # | Previous use m² | Previous use ft² | New use # | New use m² | New use ft² | Load | OTG |
|---|---|---|---|---|---|---|---|---|
| Kindergarten | | - | | | - | | 26 | - |
| Classroom | | - | | 4 | 422 | 4,544 | 23 | 92 |
| Art Room | | - | | | - | | 23 | - |
| Science Room | 1 | 82 | 884 | | - | | 23 | - 23 |
| Music Vocal | | - | | | - | | 23 | - |
| Computer Laboratory | | - | | | - | | 23 | - |
| Technical/Vocational | | - | | | - | | 23 | - |
| Special Education Area | 1 | 81 | 867 | 1 | 81 | 871 | 9 | - |
| Musical Instrumental | | | | | - | | | |
| Resource Area - Loaded (400-699 sf) | 2 | 65 | 699 | | | | 12 | - 24 |
| Resource Area - Unloaded (<400 sf) | | - | | | | | | |
| Gymnasium Area and Stage | | - | | | - | | | |
| Change Rooms | | - | | | - | | | |
| Library | 1 | 138 | 1,486 | | - | | | |
| General Purpose | 1 | 204 | 2,191 | | - | | | |
| **Total GFA and OTG of Instructional Area** | 569 | 6,127 | | | 503 | 5,415 | | 45 |

| Operational Space | Previous use m² | Previous use ft² | New use m² | New use ft² |
|---|---|---|---|---|
| General Office | 81 | 871 | - | |
| Staff Room and Teacher Work Rooms | - | | 147 | 1,583 |
| Kitchen | - | | - | |
| Custodial Areas | - | | - | |
| Meeting Room | - | | - | |
| Academic Storage | - | | - | |
| Washrooms | - | | - | |
| Gymnasium Storage | - | | - | |
| Chair Storage (in Gymnasium) | - | | - | |
| Mechanical Spaces | - | | - | |
| **Total Operational Area** | 81 | 871 | 147 | 1,583 |
| **Total Instructional (from above)** | 569 | 6,127 | 503 | 5,415 |
| **Total Operational and Instructional** | 650 | 6,998 | 650 | 6,998 |
| Gross Up Added | - | | - | |
| Gross Floor Area | 650 | 6,998 | 650 | 6,998 |

| Community Use Rooms | Previous use m² | Previous use ft² | New use m² | New use ft² |
|---|---|---|---|---|
| Child Care | - | | - | |
| EarlyON Child and Family Centre | - | | - | |
| Community Use | - | | - | |
| Other (please identify) | - | | - | |
| Other (please identify) | - | | - | |
| Other (please identify) | - | | - | |
| Total Community Use Rooms Area | - | - | - | - |
| **Total Area** | 650 | 6,998 | 650 | 6,998 |

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# Appendix C - HMS Ministry Approved Capital Funding

## Details of Approved 2019-20 Projects

**12 Toronto DSB**

| | |
|---|---|
| Priority | 1 |
| Project Name | Hodgson MS - Addition |
| Panel | Elementary |
| Location | Toronto |

| **Benchmark Construction** | | Elementary | Secondary |
|---|---|---|---|
| New Construction | Pupil Places to Add | 838 | |
| | Resulting Pupil Places | 838 | |
| | GFA / Pupil Place | 9.80 | |
| | $ / GFA | 2,120.63 | |
| | GAF | 1.05 | |
| | Benchmark | 18,286,235 | |
| **School Total** | | 18,286,235 | |

| | |
|---|---|
| Total Construction Costs | 18,286,235 |
| Less: Previously Approved 2016 Capital Priorities | 5,839,703 |
| **Total Construction Benchmark** | 12,446,532 |

**Funding Source**

| | |
|---|---|
| Capital Priorities Grant | $ 12,446,532 |
| Child Care | |
| Board Funding | |
| **Total Funding** | **$ 12,446,532** |

Ontario

**Ministry of Education**

Capital and Business Support Division

315 Front Street West
15th Floor
Toronto ON M7A 0B8

**Ministère de l'Éducation**

Division du soutien aux immobilisations et aux affaires

315, rue Front Ouest
15e étage
Toronto (Ontario) M7A 0B8

**STRICTLY CONFIDENTIAL AND EMBARGOED**

March 31, 2020

Mr. John Malloy
Director of Education
Toronto District School Board
5050 Yonge Street
North York, ON M2N 5N8

Dear Mr. Malloy,

I am writing to inform you that the Ministry of Education has completed its detailed review of the business case(s) your school board submitted under the 2019-20 Capital Priorities Grant program**. Please note that information provided in this letter is strictly confidential and must be embargoed until further notification from the Ministry of Education.**

As outlined in Memorandum 2019:B17 – *Announcement of launch of 2019-20 Capital Priorities Program, including Child Care Capital Funding and review of School Construction Standards*, business cases could have included requests for funding to support both new school space construction as well as the creation of new or renovated licensed child care spaces in schools as part of the larger school capital project.

I am pleased to inform you that the ministry has approved funding to support the following project(s) for your school board, as outlined in the table below:

# Appendix C - HMS Ministry Approved Capital Funding

| Project ID # | Project | Capital Priorities | Child Care | Total |
|---|---|---|---|---|
| 12-255 | McKee PS Addition | $1,483,544 | $0 | $1,483,544 |
| 12-210 | Hodgson MS Addition | $12,446,532 | $0 | $12,446,532 |

Please note that for the project(s) listed in the table above, the ministry has increased its funding benchmarks by four percent to recognize rising construction costs. This increase does not apply to any previously-approved projects.

These newly approved Capital Priorities projects bring the ministry's total capital investment in your board to a total of $285.4 million for 57 projects that have been approved through the Capital Priorities, School Consolidation Capital and Child Care Capital Programs over the years.

Appendix A provides a table showing how funding was determined for the approved project(s).

Your funding approval is conditional upon amendments to the 2019-20 Grants for Student Needs (GSN) regulation by the Lieutenant Governor in Council.

***Accountability Measures for Approved Projects***

The funding approved for your school board through the 2019-20 Capital Priorities Program represents a significant investment in school infrastructure by the Government of Ontario. Your board is responsible and will be held accountable for measures to ensure that the cost and scope of any approved projects are within the approved funding amounts.

As a reminder, school boards must receive ministry approval if the total cost of a capital project exceeds the funding source amounts approved by the Ministry. School boards are expected to ensure adequate controls are in place in managing project budgets. Furthermore, school boards are reminded that they are to seek a revised Approval to Proceed with additional funding sources identified if they anticipate any costs that cannot be addressed through contingency funding or other identified savings within their existing project Approval to Proceed. Excess costs incurred prior to receiving ministry approval may remain the responsibility of the school board and may impact future Capital Priorities project approvals for school boards.

***Site Acquisition, Demolition and Unique Site Costs***

The ministry has funding available to address costs related to site acquisition and preparation for project construction costs that are not included in the ministry's capital funding

benchmarks. Additional funding will be provided to school boards based upon submission of a detailed estimates with supporting engineering reports. Eligible costs include, but are not limited to:

- the acquisition of a site for new school construction;
- the acquisition of lots adjacent to existing schools for school expansion, including child care centres and community hubs;
- site improvements to make the sites suitable for construction, such as soil remediation, additional fill or demolition of existing structures; and
- addressing extraordinary municipal requirements.

School boards are to seek funding approval for these costs prior to incurring any costs. Costs incurred prior to receiving ministry Approval to Proceed (ATP) may remain the responsibility of the school board.

***Change in Project Scope***

If your school board chooses to amend the project scope approved through the 2019-20 Capital Priorities Program at a later date, you are required to inform your Capital Analyst prior to engaging your architect regarding the new proposed scope to confirm whether a revised Minister's approval is required. School boards may not proceed with project designs for scope amended projects without ministry approval.

If your project requires additional ministry funding, the school board may be required to forfeit its project approval and re-submit a revised Capital Priorities business case with the alternative project scope.

In addition, any changes to the approved child care capital component of the project will require the approval of your Consolidated Municipal Service Manager or District Social Services Administration Board (CMSM or DSSAB) and you will be required to re-submit a revised *Joint Submission – Capital Funding for Child Care* form.

***Child Care Projects***

The child care funding allocation you have received can only be used to address capital costs related to the creation of child care rooms. As a reminder, prior to requesting an ATP, school boards are required to provide the Ministry of Education's Child Care Quality Assurance and Licensing Branch with a floor plan of any child care space. Once the space has been approved, a

floor plan approval letter will be issued to your school board. This letter must be sent to the Capital Analyst when requesting the ATP. If you require further information about the floor plan approval letter process, please contact the ministry's Child Care Quality Assurance and Licensing Branch at 1-877-510-5333 or email childcare_ontario@ontario.ca. All child care rooms must be built in accordance with the *Child Care and Early Years Act, 2014* (CCEYA).

***Lean Review of the Capital Approval Process***

We appreciate the extensive undertaking of completing capital projects and want to ensure efficient ministry processes are in place to assist with their successful, timely completion while continuing to address sound accountability measures. As a result, the ministry is currently undertaking a Lean Review of the Capital Approval Process, including approvals for space templates and Approval to Proceed requests, for both school and child care projects. The review is being led by the Lean Delivery Team within the Government's Cabinet office. The comprehensive review includes seeking feedback from stakeholders to better understand current challenges and identify all potential opportunities as to how the ministry can better support school boards through the capital process.

***Modular Construction Pilot***

The ministry is working with Infrastructure Ontario to further explore modular construction opportunities in the education sector, including feasible options for new schools and additions for pupil and child care accommodation. We have had a significant number of boards identify interest in pursuing projects with this alternative construction approach. School boards will be contacted directly if their approved project(s) are being considered for the pilot study.

***Payment***

The Capital Priorities Grant, Full Day Kindergarten, and all associated child care funding will operate on a modified grant payment process, where cash flow is based on school board spending. There are two annual reporting periods for these programs:

- For the period of September 1st to March 31st, all related expenditures are recorded in the school board's March Report; and,
- For the period of April 1st to August 31st, all related expenditures are recorded in the school board's financial statements.

School boards will also be funded for the short-term interest costs related to these capital programs reflecting that cash flows will occur on a semi-annual basis. The short-term interest payments will be calculated in a manner similar to how they have been calculated for other eligible capital programs.

***Projects Not Approved for Funding***

I understand that your school board may have questions about any project(s) submitted and not approved through the 2019-20 Capital Priorities Program. Ministry staff are committed to working collaboratively with your school board to provide guidance and respond to questions as your school board considers the development of future capital plans, including requests for Capital Priorities funding.

Please refer to the Appendix B – Communications Protocol for detailed requirements regarding public communications, events and signage related to the project. Should you have any communications-related questions, please contact MinistryofEducation@ontario.ca.

We would like to take this opportunity to thank you and your staff for your assistance and support throughout this process and look forward to continuing to work with your school board.

Should you have any questions regarding your Capital Priorities and/or child care requests, please contact your Capital Analyst, Daniel Cayouette at 647-278-1644 or via email at Daniel.Cayouette@ontario.ca.

Sincerely,

*Original signed by:*

Didem Proulx
Assistant Deputy Minister
Capital and Business Support Division

Attached:
Appendix A – Details of Approved Projects
Appendix B – Communication Protocol Requirements: Public Communications and Events