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Report No. 09-17-3215

TORONTO DISTRICT SCHOOL BOARD

DAVISVILLE JUNIOR PUBLIC SCHOOL/SPECTRUM ALTERNATIVE SENIOR SCHOOL – RELOCATION DURING SCHOOL CONSTRUCTION OF REPLACEMENT SCHOOL

TO Finance, Budget and Enrolment Committee 27 September 2017

RECOMMENDATION **IT IS RECOMMENDED that Davisville Junior Public School/Spectrum Alternative Senior School be relocated to Vaughan Road Holding School for the duration of construction of the replacement school for Davisville Junior Public School/Spectrum Alternative Senior School.**

STRATEGIC DIRECTION • Build environmentally sustainable schools that inspire teaching and learning.

RATIONALE This proposal is in response to site conditions and program constraints anticipated as the TDSB constructs a replacement school on the Davisville property. These issues are the result of on-going and sustained student population growth that will continue to pressure the existing school during this interim construction period.

On 9 November 2015 the Board received approval of \$14.86 M from the Ministry of Education the (EDU) to construct a replacement school to replace the existing Davisville JPS/Spectrum Alternative Senior School (Davisville/Spectrum), in response to a business case submitted in July 2015.

On 11 April 2016 the EDU approved the facility space template for a Ministry rated capacity of 731 pupil places and a maximum gross floor area of 77,732 sq. ft. (It should be noted that the school population was at 431 pupil places at the initial stage of this project. The current population along with continuing growth will increase the pupil places by 300 by the time the new school is built).

On 22 July 2016, the Board approved Snyder Architects Inc. (Architects) to provide full consulting services for the Davisville/Spectrum Replacement School project.

On 6 September 2016 EDU announced capital funding of \$2.59M

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for a five-room child care centre to be incorporated into the new Davisville/Spectrum school project.

On 8 February 2017, the Board approved retaining the Vaughan Road Academy (VRA) facility and property for TDSB operating purposes such as a holding school for both elementary and secondary programs.

Since July 2016, as part of the replacement school design process, staff began working with the Architects and the New School Review Team including community representation, to study and communicate the operations of Davisville/Spectrum during construction of the replacement school. The footprint of the new school, along with the need for construction staging will require that a significant amount of the Davisville/Spectrum site be removed from the daily operations of the school during the construction period (July 2018 to September 2020) - refer to Appendices A and B. This restriction on site utilization will place additional pressures on school function and has led to the following staff and school community concerns:

- The school population continues to grow. Overcrowding in undersized spaces currently impacts student behaviour and school programming. There will be no outdoor play or athletic space on school grounds for the duration of construction;
- Increased reliance on existing interior space for new loaded classrooms will result in the loss of dedicated spaces for special programs – music, physical education and after-school activities;
- There continues to be concerns about the facility condition of the school – already high on the Facility Condition Index (FCI) list. The increased use of the building will require maintenance and improvement expenditure that is not warranted; and
- There is a concern for overcrowding and there would not be adequate space for marshalling at arrival/dismissal. With the hoarding required to keep the students, staff and community safe during the build, there simply is not adequate exterior school space.

This has led staff to review relocation options for Davisville/Spectrum during construction. The advantages to relocating Davisville/Spectrum during construction are as follows:

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- The close proximity of an active school near a construction site will be removed. As a result, the possible risk of a construction incident impacting the safety of students, staff and the public is eliminated;
- The ability to address and repair maintenance issues on the existing building will be constrained by the hoarding and new construction. This is a concern based on the possible repairs identified in Appendix C;
- The risk of scheduling delays (complaints) and site constraint issues associated with the operation of an elementary school next to the construction site is removed;
- The clearing of the Davisville/Spectrum site prior to construction of the replacement school will permit the most efficient construction environment free of physical obstructions, which should result in lower construction costs and reduced scheduling impacts; and
- The removal of the existing Davisville/Spectrum facility during construction of the replacement school will reduce the duration of construction on the school site by one full year, allowing the completion of the new playgrounds at the same time as the completion of the new school.

During the late fall of 2016, staff reviewed holding solutions for Davisville/Spectrum during construction of the replacement school including VRA, Bannockburn Public School and St. Bernadette (currently on lease from TCDSB). Out of these options, only VRA was found to be of sufficient size and proximity to serve the Davisville/Spectrum needs.

In 2012 when the redevelopment of the site was first proposed, there was no “holding solution” – but in March 2017, the Board approved the strategy to maintain the closed VRA for TDSB operating purposes. The recommendation is to relocate Davisville/Spectrum to VRA. (The accommodation layouts at VRA are shown in Appendix D).

The Davisville facility currently accommodates two child care centres which will be impacted by the proposed relocation plan:

- The Davisville Early Learning and Child Care Centre is operated by the City of Toronto and serves toddlers and preschool children. The City’s Children’s Services Division is considering options and will be presenting a report to the

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Community Development and Recreation Committee in October on the future of this centre.

- A Before-and-After School Program for 4-12 year old children will be made available if there is sufficient demand.

The VRA facility currently accommodates a child care centre, the Vaughan Road Infant and Toddler Centre. It will not be impacted by the proposed relocation of Davisville/Spectrum to VRA. Consultation on the new replacement school was also undertaken directly with the school community.

The following are key milestones:

- 25 April 2017 - Davisville/Spectrum parents were invited to a meeting to review the proposed replacement school to understand planning on the site, the challenges and constraints of operating the school on a shared site during construction. Given the challenges noted previously, the option to move off-site during construction that was raised at the New School Review Team and the preliminary staff research was shared with the school community. The initial pros and cons of staying on site or relocating the school were discussed.
- 13 June 2017- It was noted that operating the school on-site during construction had many challenges which compromised the program for the students both during school and after school hours. The benefits and draw-backs of an off-site relocation were discussed. However, apart from legitimate concerns raised by the parent community about the potential bussing schedule prepared by the Board and whether travel times could be adhered to, there seemed to be a majority support for the relocation option to VRA. In September 2017, parent representatives and Board staff undertook a mock bus trip to better understand travel times from various pick-up locations within the Davisville/Spectrum catchment area travelling to the VRA holding school. A tour of the proposed facility also occurred allowing the parent representatives to understand how the Davisville/Spectrum program will be accommodated.

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IMPLEMENTATION AND REVIEW The following are resources that will need to be committed by the Board to accommodate the relocation of Davisville/Spectrum to VRA:

- Alterations will be required at VRA in order to accommodate an elementary program. (Davisville/Spectrum will be the first school relocated in a holding scenario to VRA). Preliminary estimates have this at \$1.8M. The work will need to be done between October 2017 and August 2018. This work is seen as an implementation of the holding school function of VRA and not specific to this project;
- Davisville/Spectrum students will be bused during construction to VRA on all school operating days between September 2018 and end of June 2020 - estimated at \$500,000 per year (refer to Appendix E). Note that the bussing scenarios put forward in this report are preliminary and confirm feasibility. The final approach to bussing will be developed by staff with community input;
- A transition team will manage the implementation of the relocation process. This is seen as an on-going process with community consultation;
- A Child Care Occupancy Review Committee will be set up at the start of the 2017/2018 year to review the relocation of the City-run Davisville Early Learning and Child Care Centre during the construction of the replacement school; and
- The existing Davisville/Spectrum facility will be demolished during the summer of 2018 to permit the construction of the new School.

APPENDICES

Appendix A: Davisville JPS/Spectrum Alternative Senior School Site Plan Showing Extent of Construction Hoarding

Appendix B: Davisville/Spectrum – Revised Project Timeline Renewal Backlog report for the Next 4 years at Davisville

Appendix C: JPS/Spectrum Alternative Senior School Potential Relocation of Davisville JPS/Spectrum

Appendix D: Alternative Senior School with the Child Care Remaining at Vaughan Road Academy

Appendix E: Preliminary Bussing Schedule

FROM Steve Shaw, Executive Officer, Facility Services, Sustainability and Planning at 416-393-8780 or at steve.shaw@tdsb.on.ca

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APPENDIX A



Davisville Jr PS / Metro School for the Deaf / Spectrum Alt Sr School
43 Millwood Road
(2011 Ortho Imagery)



0 0.01 0.025 0.05 0.075 0.1 0.125 Kilometers

Produced by
Planning Division, TDGB
March 2013

Source:
Base Map: Geospatial Competency Centre
Facility - Planning Division, TDGB
Data: City of Toronto



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Legend

-  Site
-  TDSB Facility
-  Road

APPENDIX B

**1620-Davisville Public School and Spectrum Alternative School
 Project Schedule 2017.09.12**

	Start Date		Finish Date	
	RFP	Actual/Projected	RFP	Actual/Projected
Award & Start of Design Mandate	August, 2016	Sept, 2016	Sept, 2016	Sept, 2016
Core Design Team - input & discussion	August, 2016	Sept, 2016	Sept, 2016	ongoing
Schematic Design (Incl'd NSRT - input/ discussion)	Sept, 2016	Sept, 2016	Jan, 2017	Mar, 2017
Community Meeting No.1				20-Sep-16
NSRT Meeting No.1				14-Dec-16
NSRT Meeting No.2 and sign-off				23-Mar-16
Community Meeting No.2				30-May-17
Sketch Plan Design & Pricing - 25% Submission	Jan, 2017	May, 2017	Feb, 2017	Oct, 2017
SPA Submission	Mar, 2017	Apr, 2017	Jan, 2018	Mar, 2018
EDU - 25% Submission & Review	Feb, 2017	Oct, 2017	Apr, 2017	Nov, 2017
BOARD approval - 25%			Mar, 2017	Nov, 2017
85% Submission Package - Pricing		Feb, 2018	Oct, 2017	Feb, 2018
85% EDU Submission - ATP	Oct, 2017	Feb, 2018	Jan, 2018	Mar, 2018
TDSB - BOARD Approval			Jan, 2018	Mar, 2018
TENDER	Feb, 2018	May, 2018	Apr, 2018	May, 2018
Tender Review & Recommendation			Apr, 2018	May, 2018
TDSB Board Approval to Award			May, 2018	Jun, 2018
Building Permit	Jan, 2018	Apr, 2018	May, 2018	Jun, 2018
CONSTRUCTION	July, 2018	July, 2018	June, 2020	June, 2020
Substantial Performance			June, 2020	June, 2020
Building Turnover - TDSB Occupancy	June, 2020	June, 2020	Sept, 2020	Sept, 2020
School Start			Sept, 2020	Sept, 2020
Demolition - Old School & Site Development	Sept, 2020	Sept, 2020	Aug, 2021	Aug, 2021



Davisville Jr PS/Spectrum Alternative Senior School

Urgent High Priority Renewal Backlog as of August 10, 2017

APPENDIX C

Requirement	Estimated Cost	Action FY	Event Priority
Roof Coverings - Section B,E Renewal	\$69,316	2015	Urgent
Roof Coverings - Section C to C7 Renewal	\$34,669	2015	Urgent
Major Repair [Standard Foundations & Footings - Localized Deficiencies]	\$52,416	2015	Urgent
Study [Standard Foundations - Localized Deficiencies]	\$10,920	2015	Urgent
Hot Water Boilers - Boiler #1 Renewal	\$482,080	2015	Urgent
Interior Stair Construction Renewal	\$40,000	2015	Urgent
Hot Water Boilers - Boiler #2 Renewal	\$482,080	2015	Urgent
Other Heat Generating Systems - Window A/C Units Renewal	\$21,622	2015	Urgent
Auxiliary Equipment - Boiler Breaching Renewal	\$10,920	2015	Urgent
Auxiliary Equipment - Expansion Tank - Expansion Tank Renewal	\$180,352	2015	Urgent
Roof Coverings - Section A1,A2,D,D1,D2 Renewal	\$35,723	2018	High
Exterior Doors & Hardware Renewal	\$106,080	2015	High
Floor Finishes - Carpet Renewal	\$41,492	2015	High
Floor Finishes - Vinyl Tile Renewal	\$198,768	2015	High
Roof Coverings - Section A,CE1,CE2,CE3,DE1 Renewal	\$433,520	2018	High
Exterior Walls - Localized Deficiencies Renewal	\$49,256	2015	High
Playing Fields - Unpaved Sports & Recreational Spaces Renewal	\$37,129	2015	High
Playing Fields - Paved Playgrounds Renewal	\$235,871	2015	High
Domestic Water Distribution - Sump Pumps Renewal	\$25,059	2015	High
Fittings - Millwork Renewal	\$247,520	2015	High
Exterior Windows - Original Building Renewal	\$742,285	2015	High
Elevators & Lifts - Freight Elevator Renewal	\$91,728	2015	High
Ceiling Finishes - Acoustic Tile Renewal	\$390,938	2015	High
Wall Finishes - Paint Renewal	\$251,144	2015	High
Auxiliary Equipment - HVAC Pumps Renewal	\$13,104	2016	High
Controls & Instrumentation - BAS Renewal	\$131,034	2018	High
Standpipe Systems Renewal	\$109,669	2018	High
Main Switchboards - Primary Switchgear [1] Renewal	\$218,400	2016	High
Air Handling Units - Original Building - Ret & Supply Fans Renewal	\$314,498	2015	High
Terminal & Package Units Renewal	\$539,210	2017	High
Heating/Chilling water distribution systems - Piping Renewal	\$1,462,254	2018	High
Parking Lots Renewal	\$137,596	2015	High
Lighting Equipment - Exterior Renewal	\$28,800	2016	High
Fencing & Gates - Fence Renewal	\$38,211	2016	High
	\$7,263,664		

APPENDIX D



Vaughan Road Academy
529 Vaughan Road
(2011 Ortho Imagery)



0 0.01 0.025 0.05 0.075 0.1 0.125 Kilometers

Produced by
Planning Division, TDSB
March 2013

Source:
Base Map - Geospatial Competency Centre
Facility - Planning Division, TDSB
Data - City of Toronto

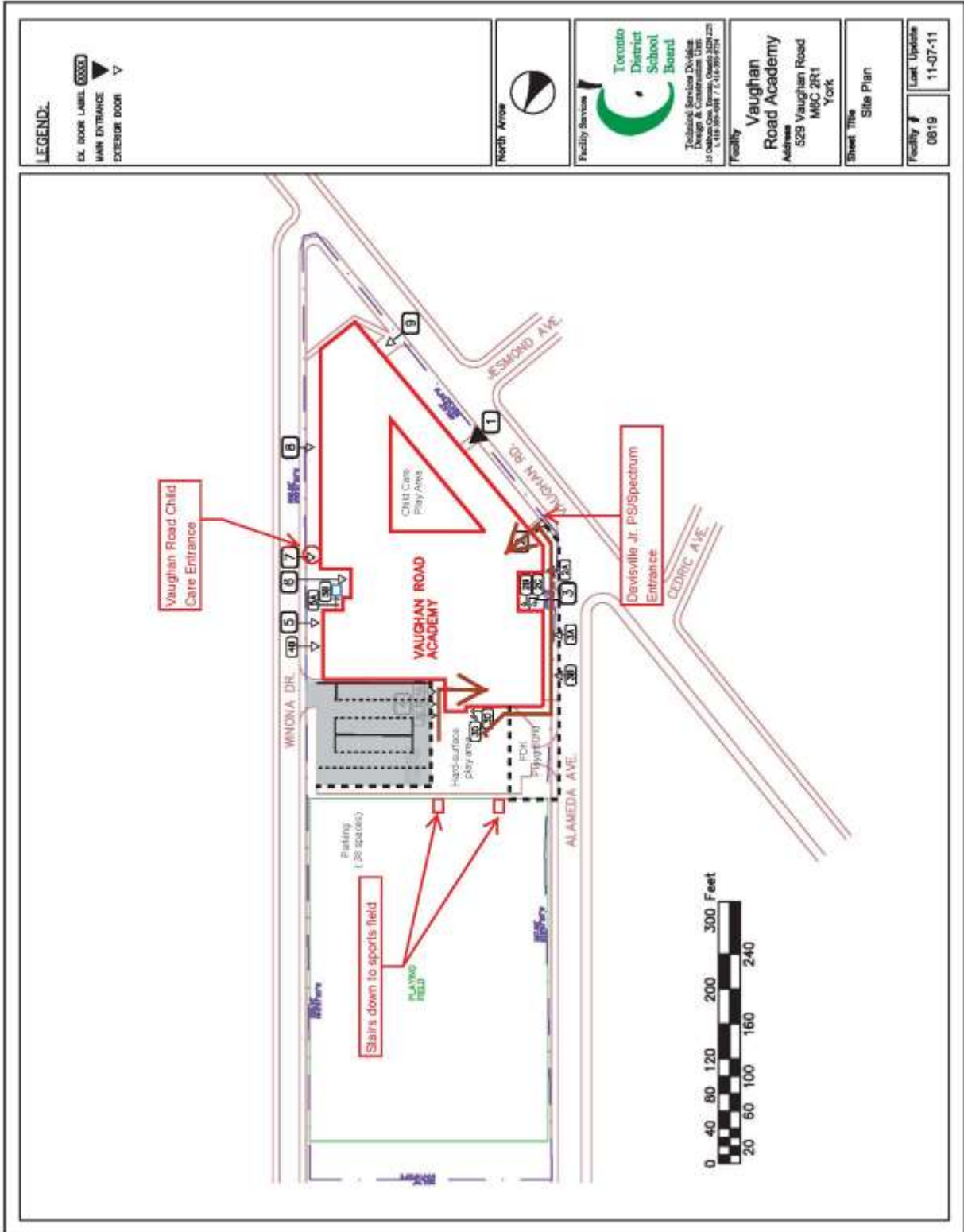


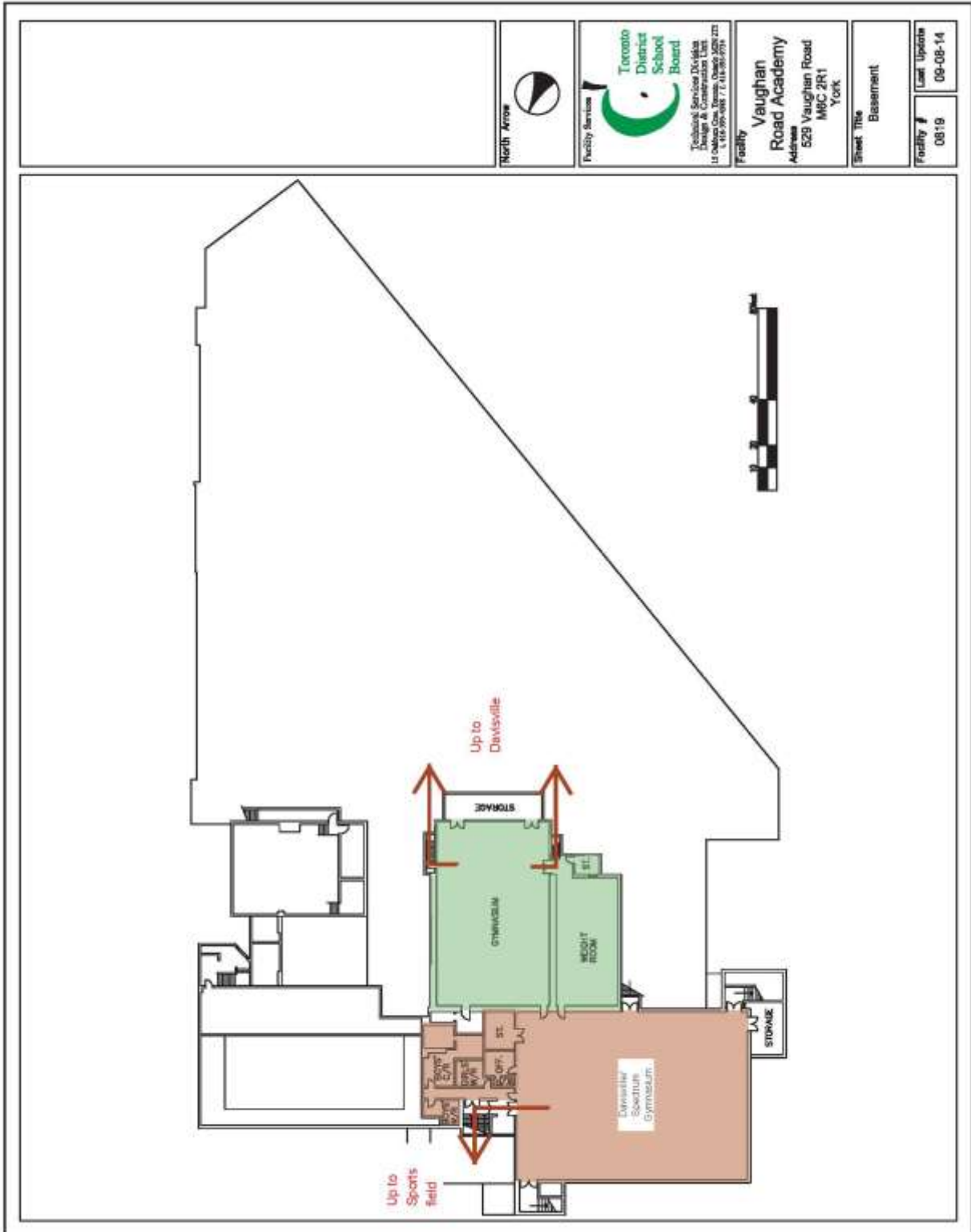
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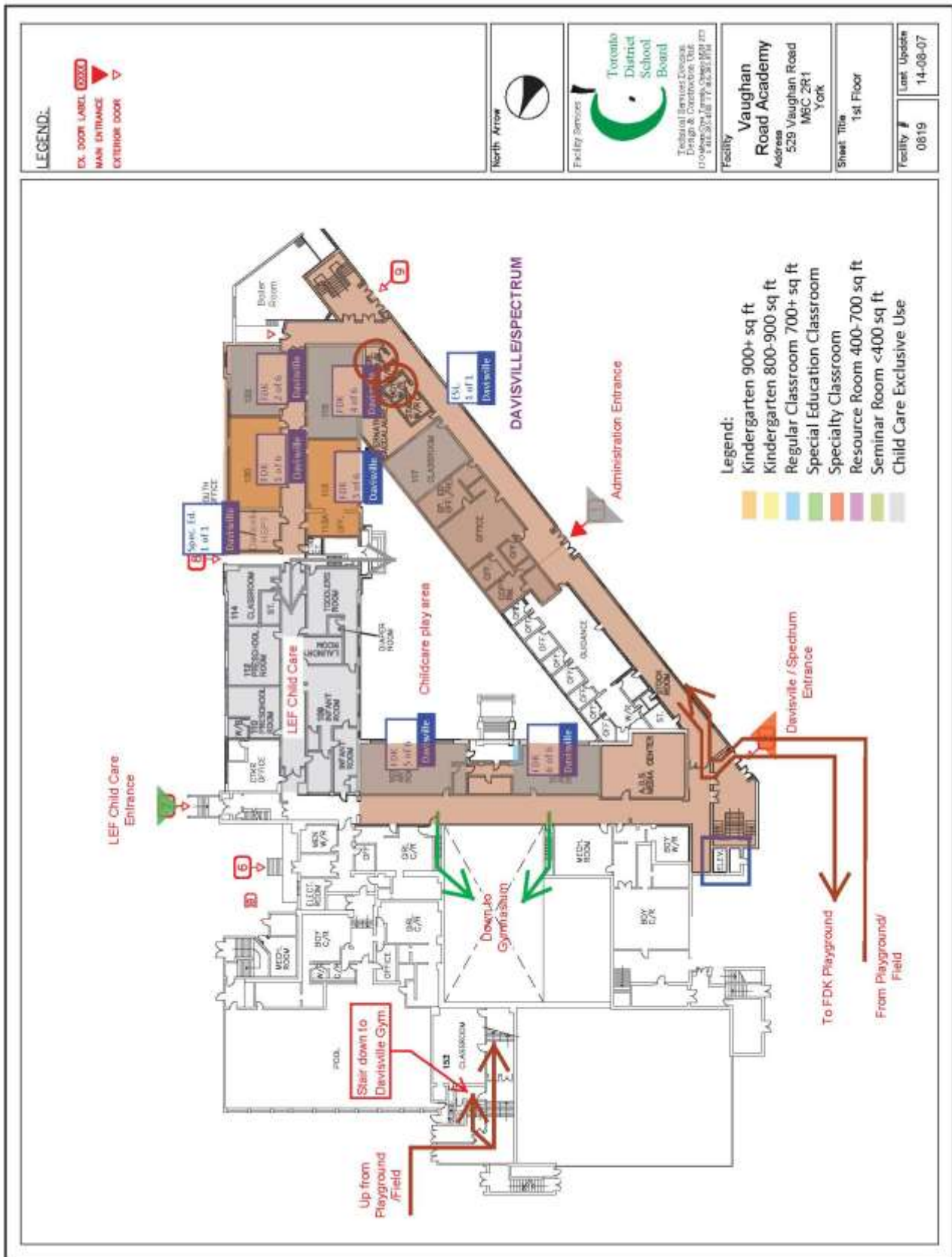
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- TDSB Facility

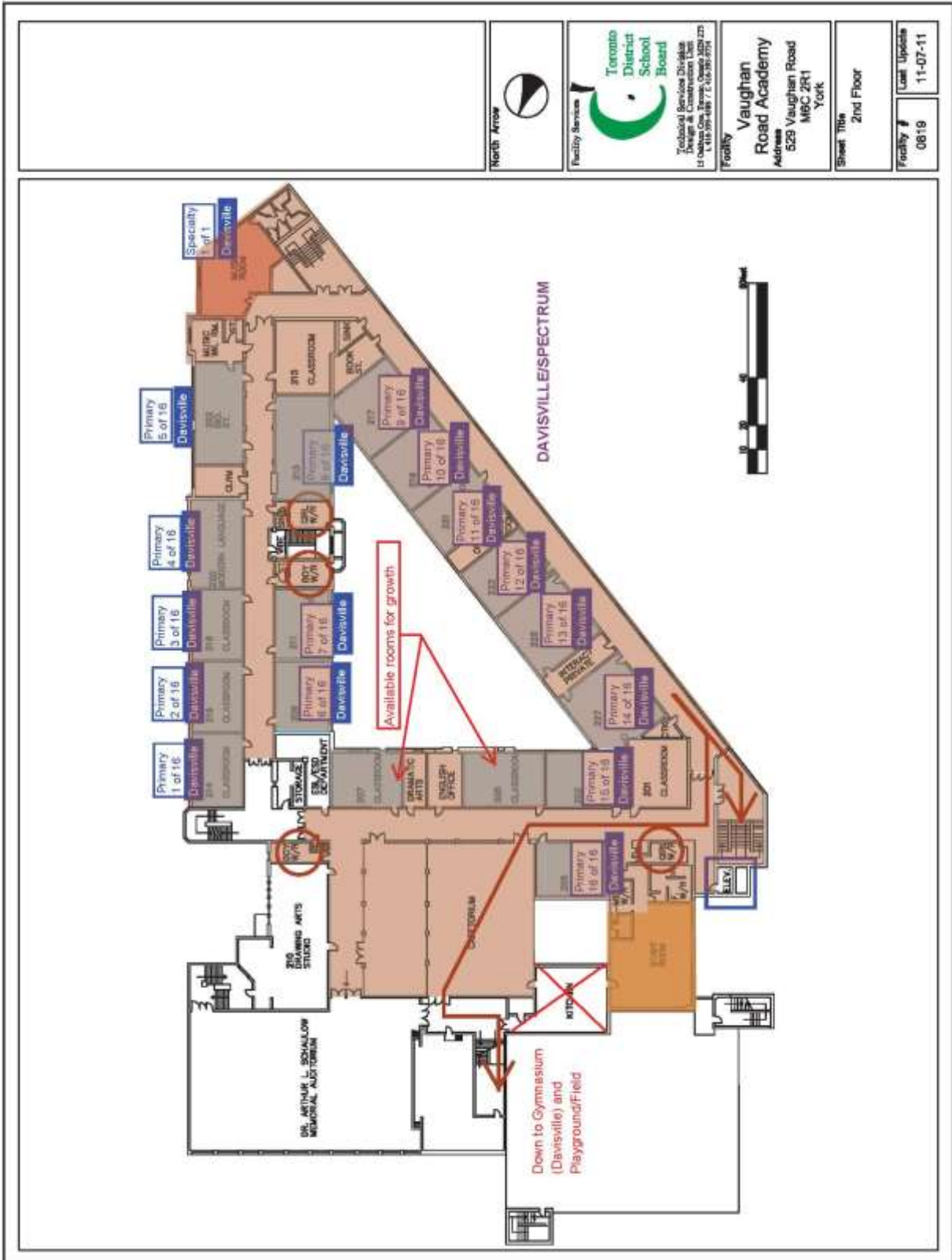
Road

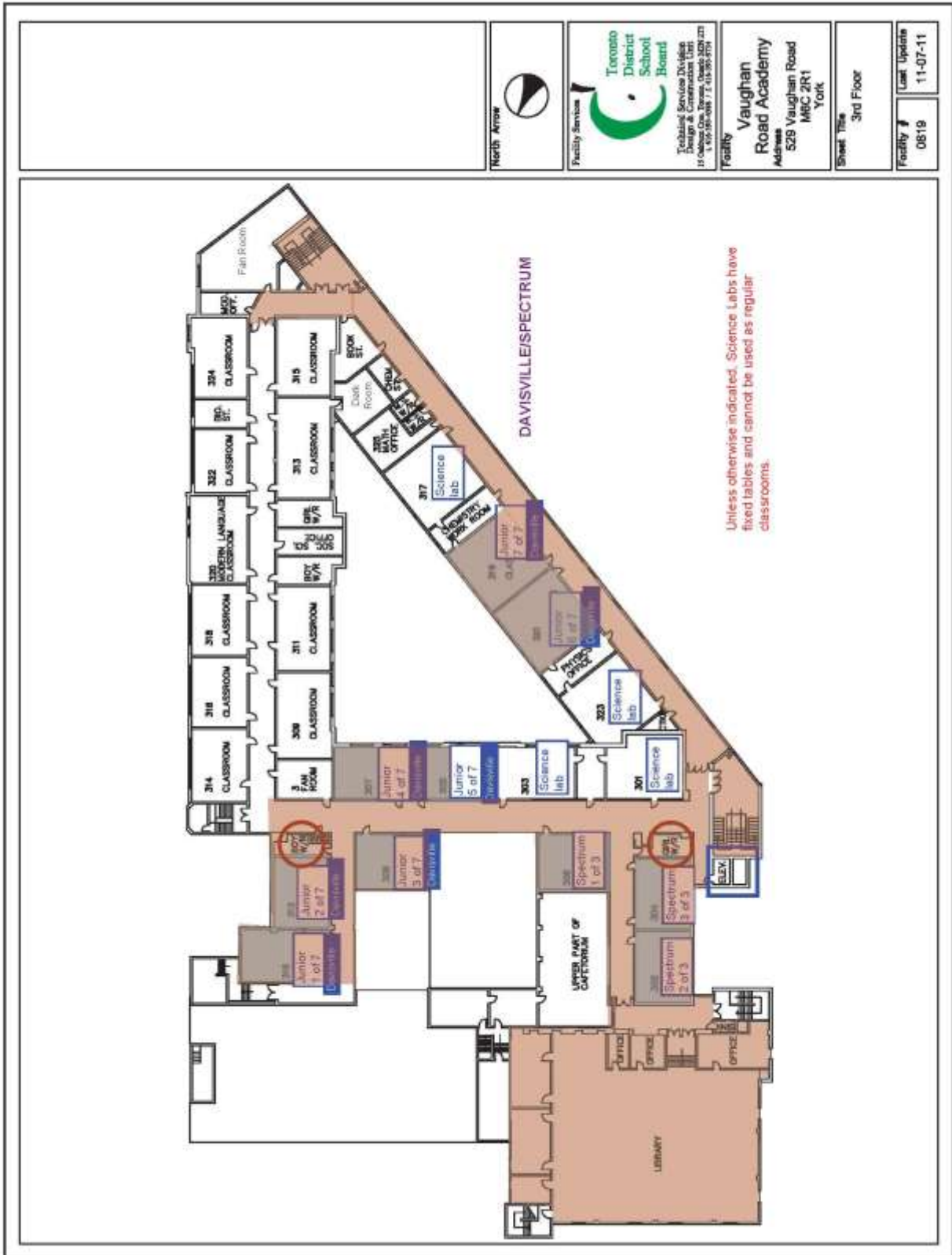
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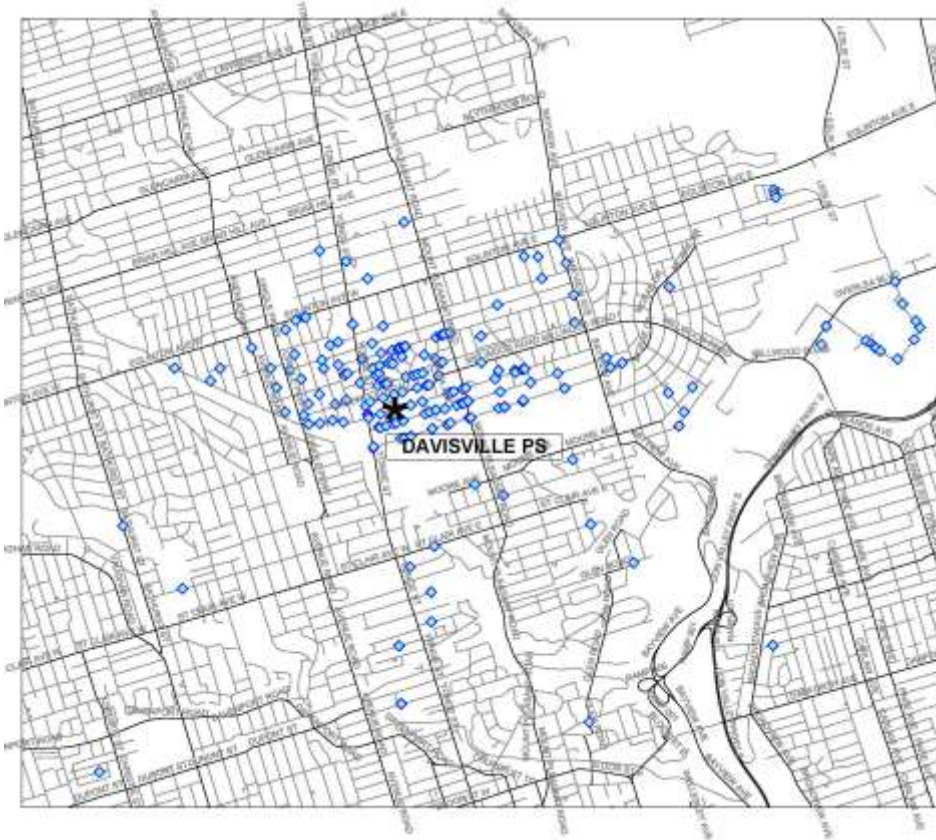








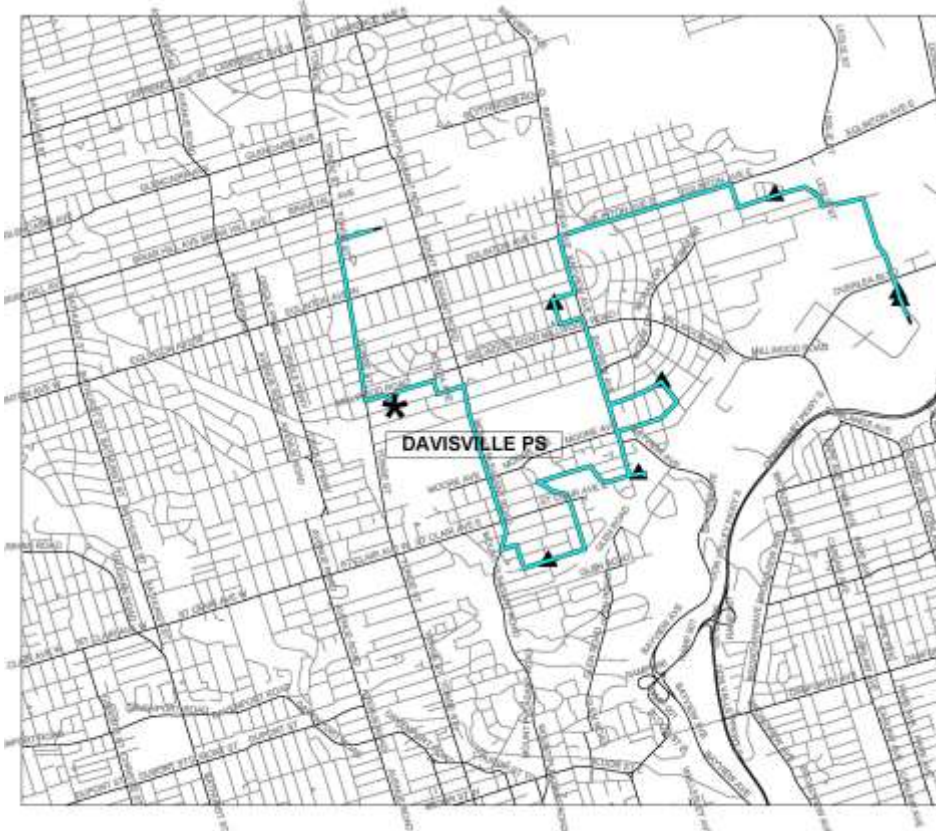




DAVISVILLE PS
PUPIL
DISTRIBUTION



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07/09/2017 10:34:31 AM

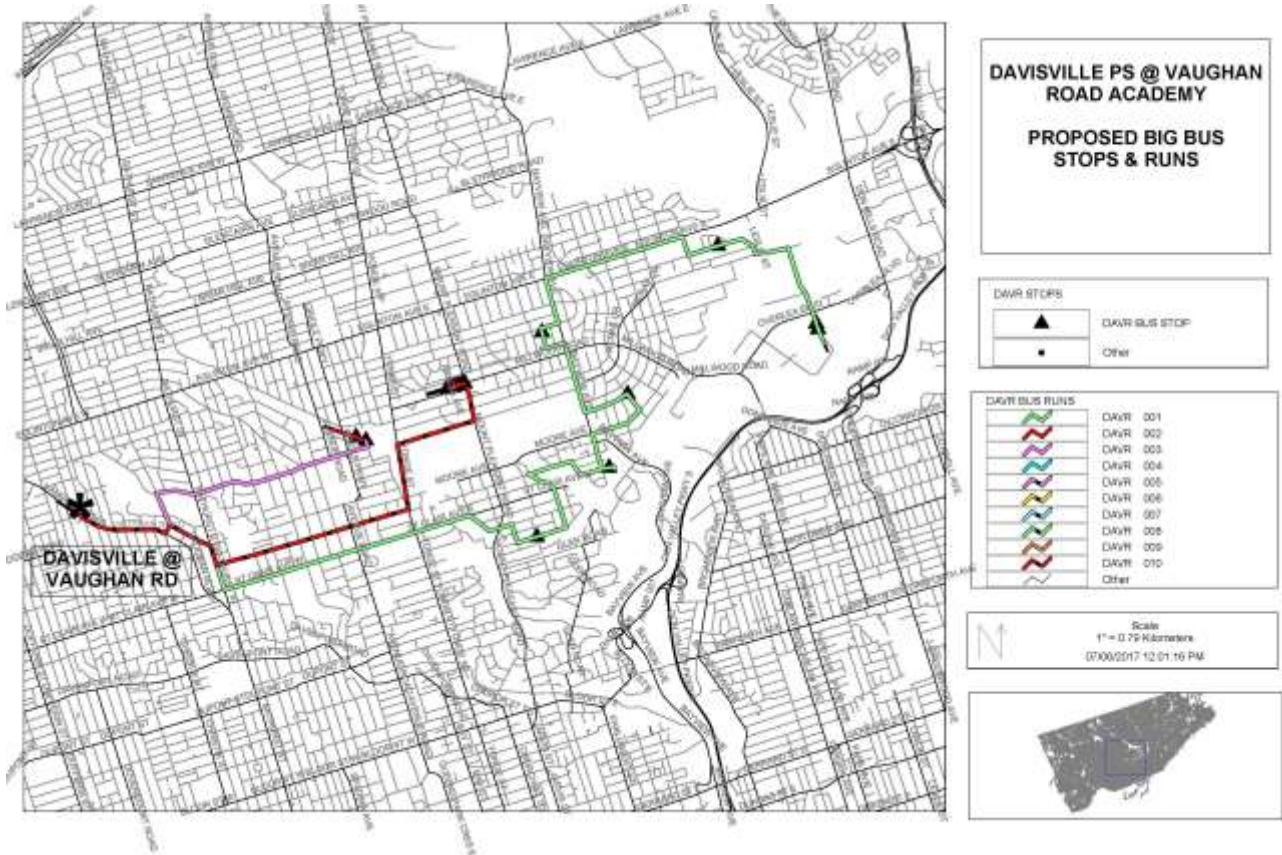


DAVISVILLE PS
CURRENT BIG BUS
STOPS & RUNS



Scale
1" = 0.03 Kilometers
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