



## **Update on Extraordinary Costs for Davisville JPS and Spectrum Alternative Senior School**

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

**Date:** 20 April, 2020

**Report No.:** FBEC: 04-20-3872

### **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 update on additional extraordinary costs for the Davisville replacement Junior Public School be received.

### **Context**

The purpose of this report is to inform the Board of a significant additional construction cost claim for the Davisville Junior Public School and Spectrum Alternative Senior School replacement project. The claim presented is higher than allocated contingencies and in accordance with our new accountability protocols: the Capital Projects team is updating the Board on these additional costs.

The additional costs identified are associated with unknown below-grade conditions encountered during excavation and foundation work. The additional costs are also a result of phased work along the easterly property line which allowed for an adjustment to a pre-existing easement with the owners of 68 Davisville Avenue, the neighbouring property to the east. The costs have been reviewed and verified by the consultant team



additional excavation costs as they were unable to use the future ramp for parking to access the excavation.

- Item no. 2 Davisville access easement is: \$ 3,427,150

## Action Plan and Associated Timeline

The project received TDSB Board Program and Sketch Plan Approval in February, 2018 (FBEC Report, 01-18-3314, 24 January, 2018) and

The Project received TDSB Construction Tender Award Approval in October, 2018 (PPC Report, 10-18-3501, 10 October 2018)

The original budget for the Davisville capital project was augmented through a grant from the City to enable construction of a shared Community Centre on this site. TDSB has communicated these additional costs to the City.

Percon Construction was awarded the contract for the construction of a replacement school building, including a below grade parking garage and related site development, in the amount of \$ 24,994,000 plus HST. This contract includes contingency previously identified amounts for this project that will not be used to cover the identified extraordinary items in this report.

Staff has been in ongoing discussions with Percon Construction and the project was on track for the April 2021 completion date. The date will be reviewed once the moratorium on school construction is lifted, and we are able to determine the impact to the construction schedule.

## Resource Implications

The report identifies additional construction cost implications for the Replacement of Davisville Junior Public School and Spectrum Alternative Senior School. The scope of additional work and associated costs has been reviewed by the consultant team and all possible savings or optimizations have been incorporated in the final price. Funding is being requested from the EDU and City through Capital priority grant.

Item no.1 Concealed soil conditions is:	\$ 1,614,600
<u>Item no. 2 Davisville access easement is:</u>	<u>\$ 3,427,150</u>
Total requested additional funding is:	\$ 5,041,750

Should the EDU not agree to fund these extraordinary costs through an increased capital grant amount, we would request approval to use TDSB proceeds of disposition funds.

## **Communications Considerations**

Community Engagement – communication with all community stakeholders is maintained throughout the process. The school and school community will continue to be informed regarding the construction timeline and site utilization.

## **Board Policy and Procedure Reference(s)**

Not applicable.

## **Appendices**

Not applicable.

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