



Davisville Junior Public School / Spectrum Alternative Senior School

CONSTRUCTION UPDATE

Community Meeting

April 16, 2019

AGENDA

- **WELCOME/INTRODUCTIONS**

This meeting will update the community on key aspects of this complex project as we start the construction phase of the new Davisville/Spectrum building

- **PROJECT RECAP**

Reminder of the key aspects of the project - Evolution of the design

- **The Site**
- **The Building**
- **Key Events**

- **TIMELINE**

The overall construction schedule – identifying key milestone dates to be anticipated

- **NEXT STEPS**

How will we keep the community updated?

- **QUESTIONS & ANSWERS**

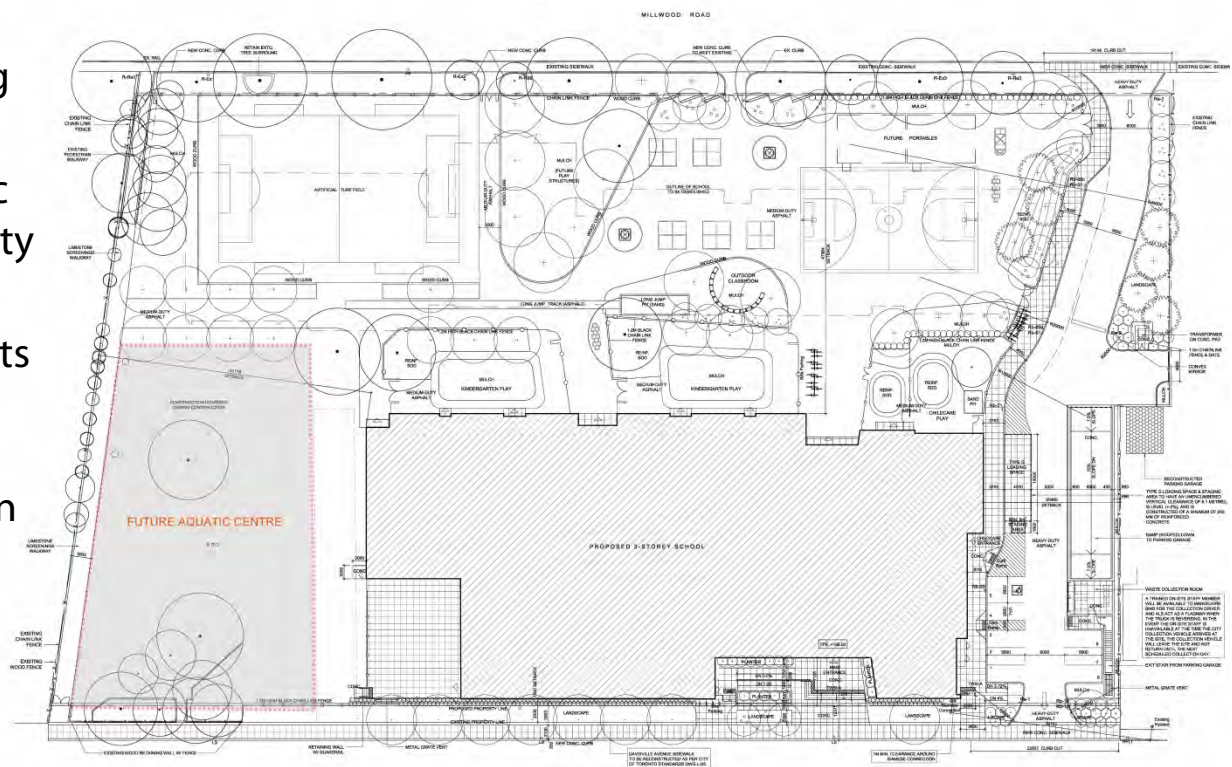




THE SITE

Utilization - Key areas and features of the proposed site development

- A new school building & integrated Childcare fronting on Davisville Ave
- Provision for a future Aquatic Centre – to be built by the City of Toronto
- Coordination with key aspects of the Midtown in Focus initiatives – through block pedestrian access & provision for a boulevard treatment along Davisville
- Addressing community concerns – site access and vehicular circulation – one-way flow from Millwood Rd to Davisville Ave





THE BUILDING

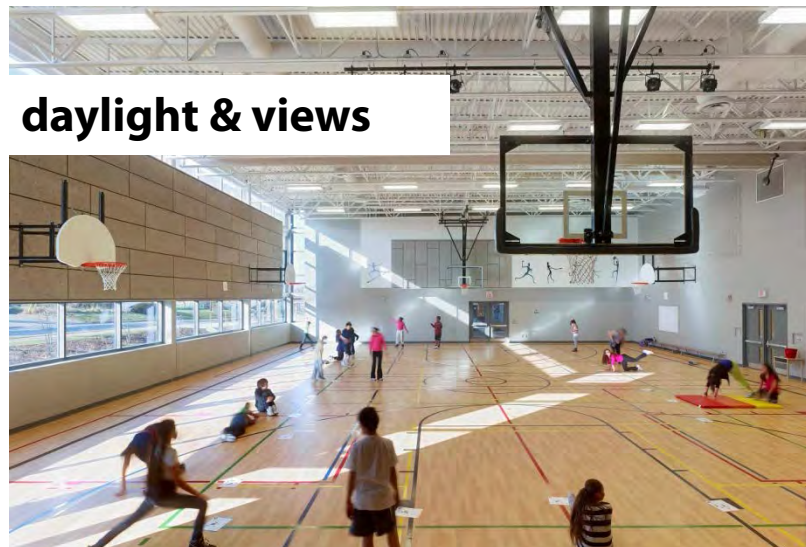


student-centred



learning grounds

Vision: 21st century school

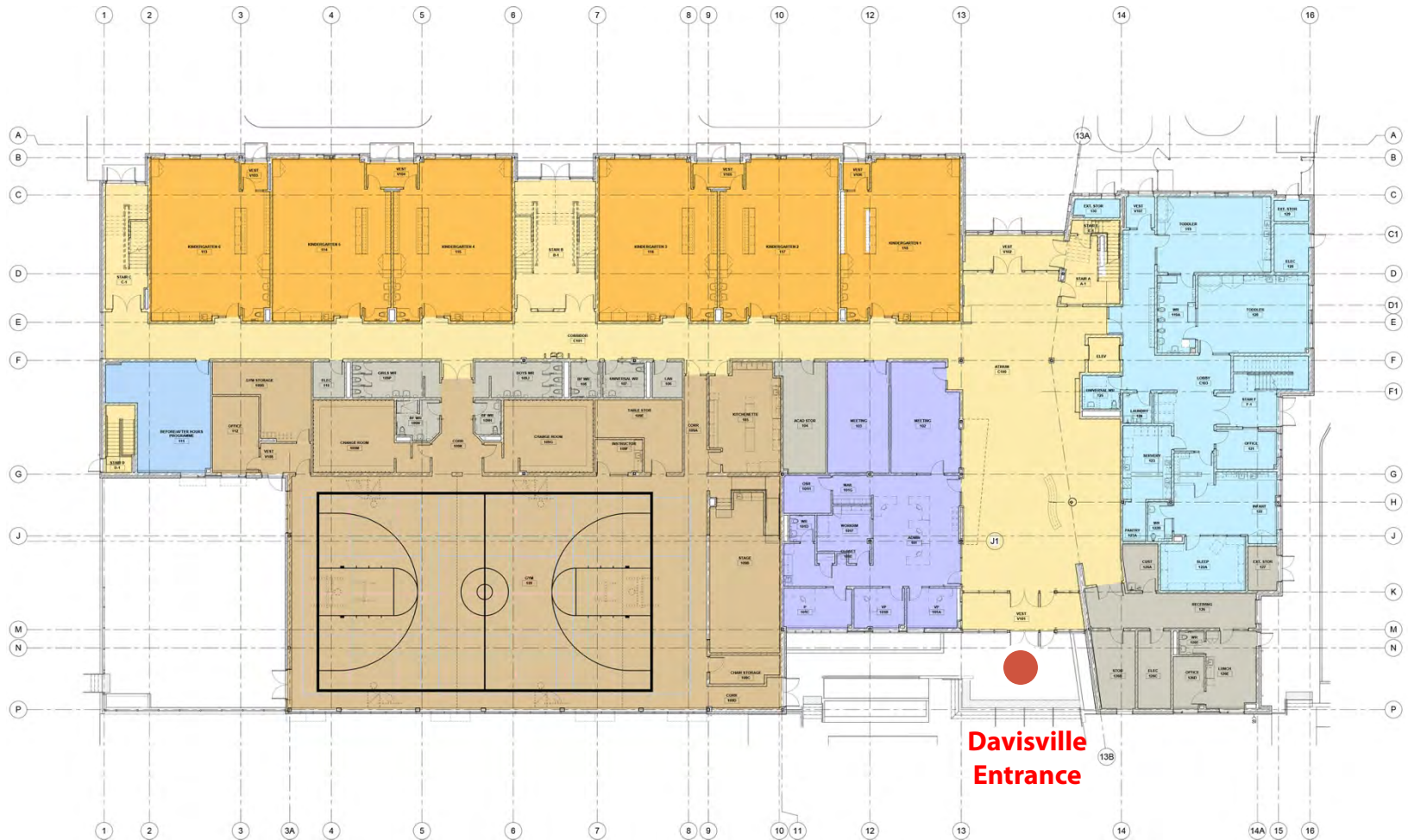


daylight & views

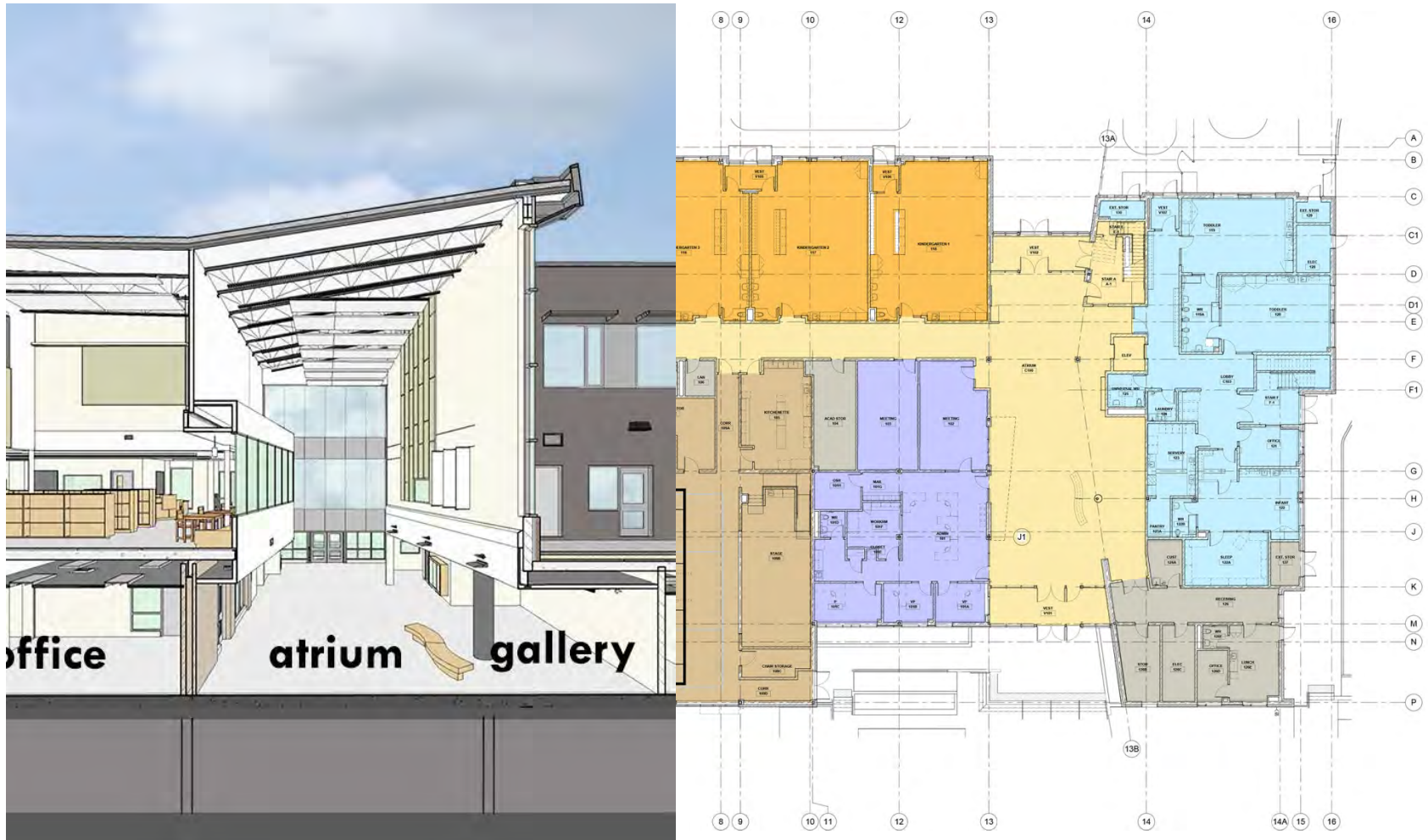


community

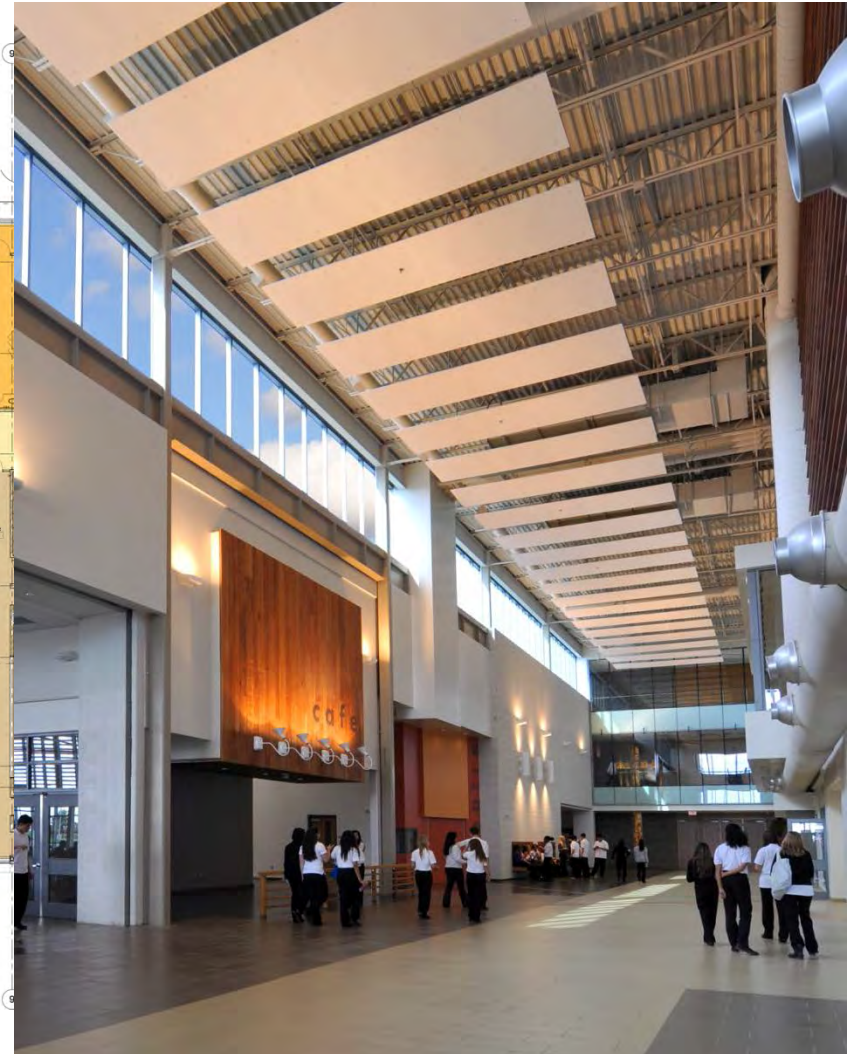
THE BUILDING: Ground Floor Plan



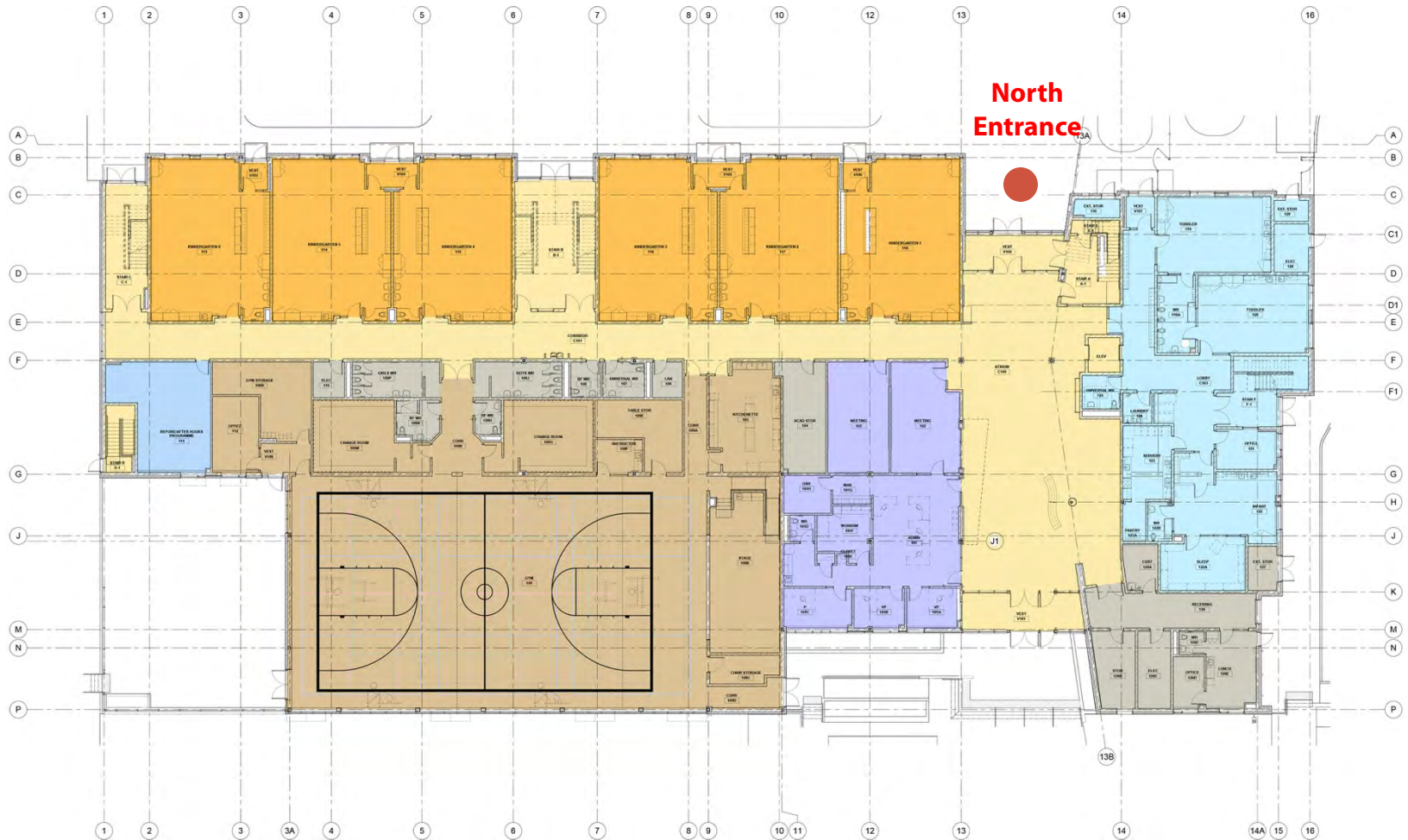
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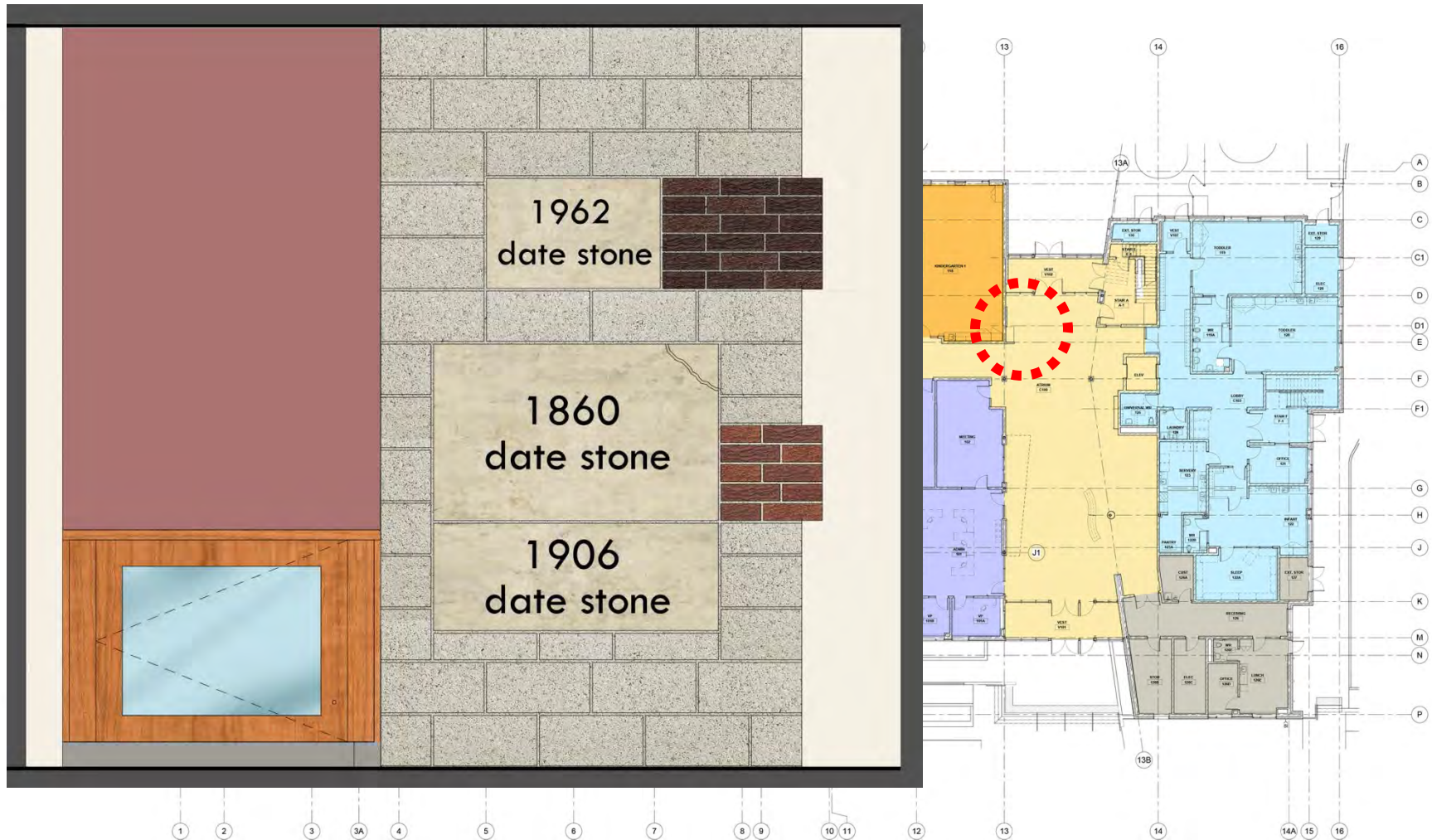
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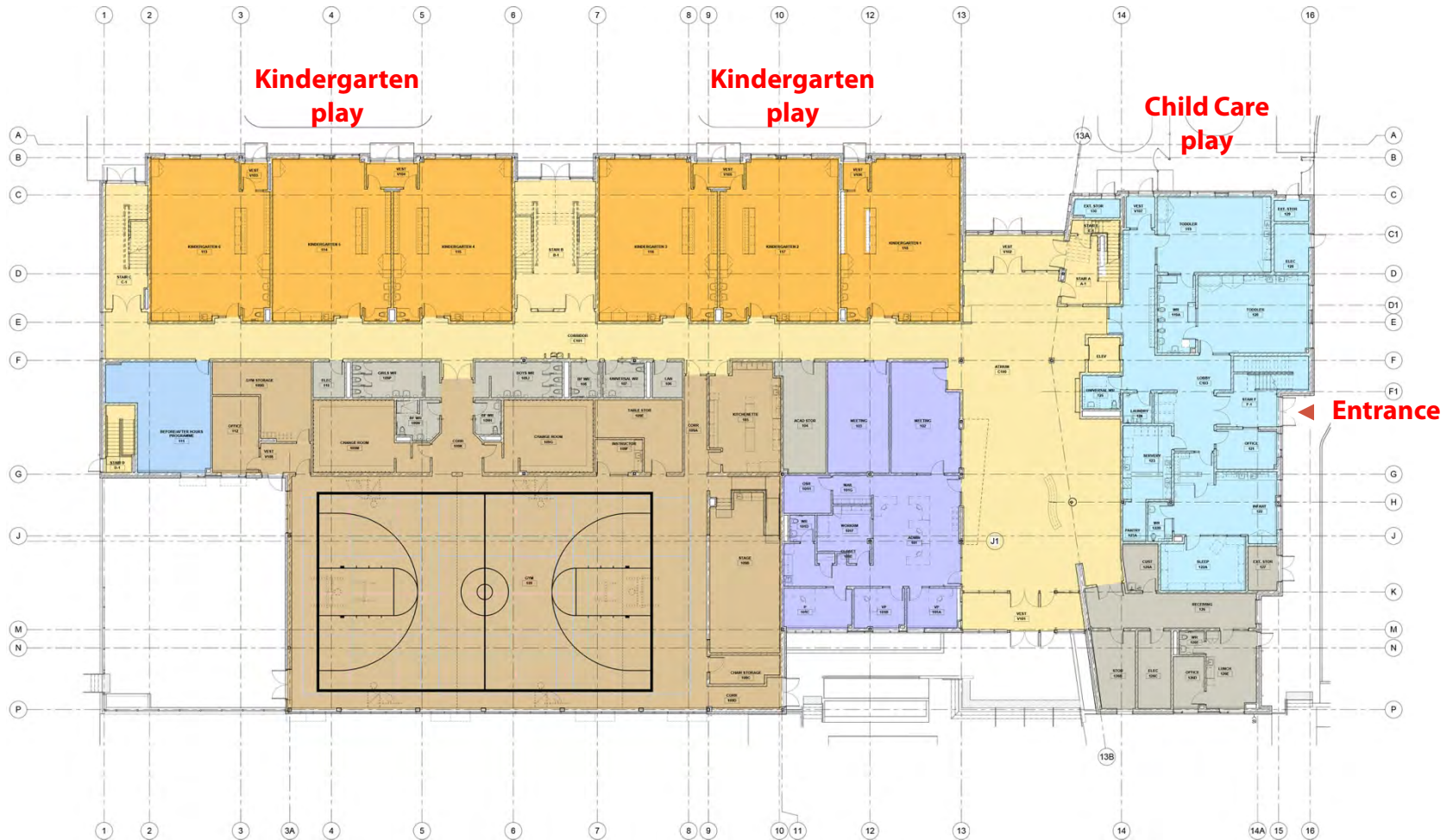
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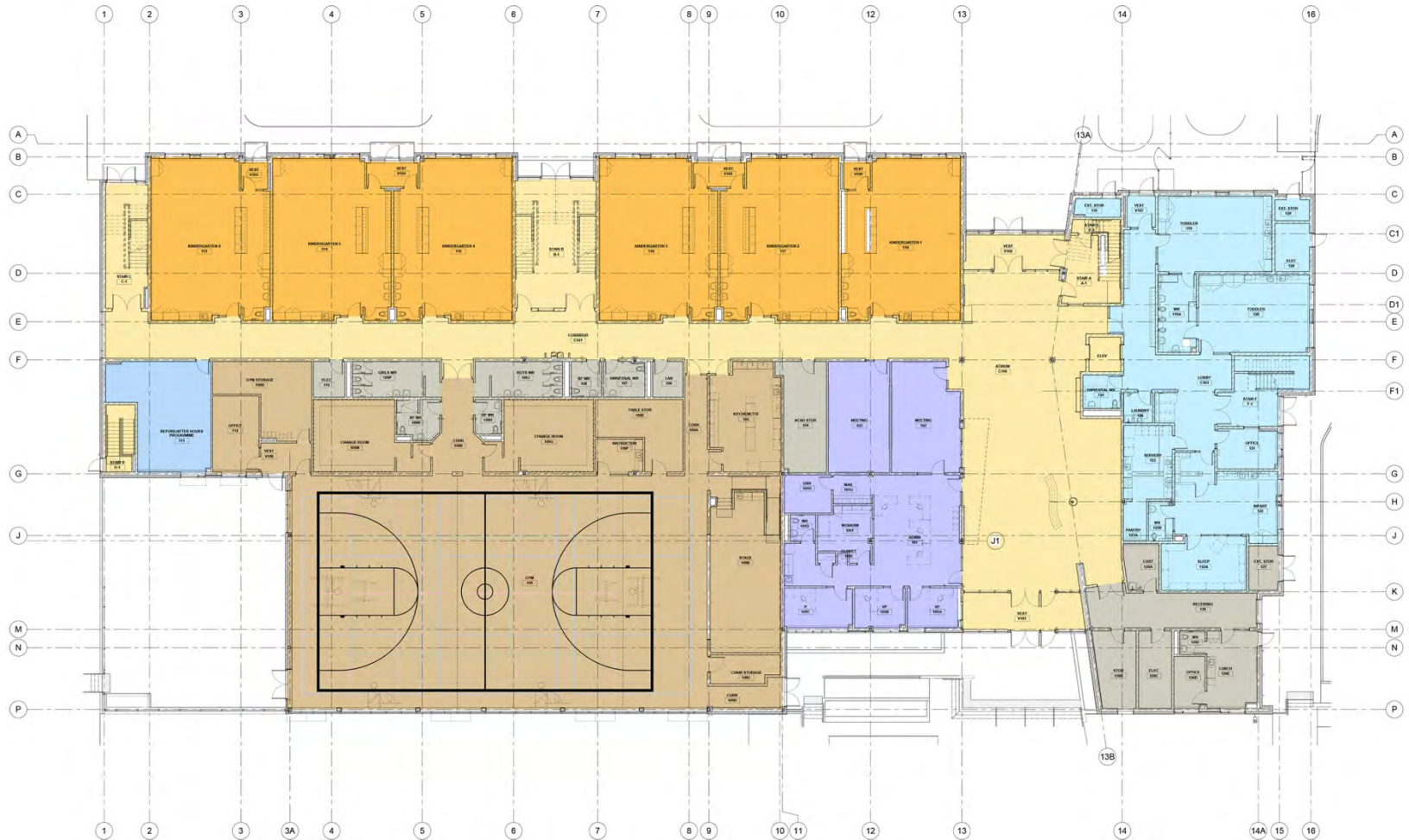
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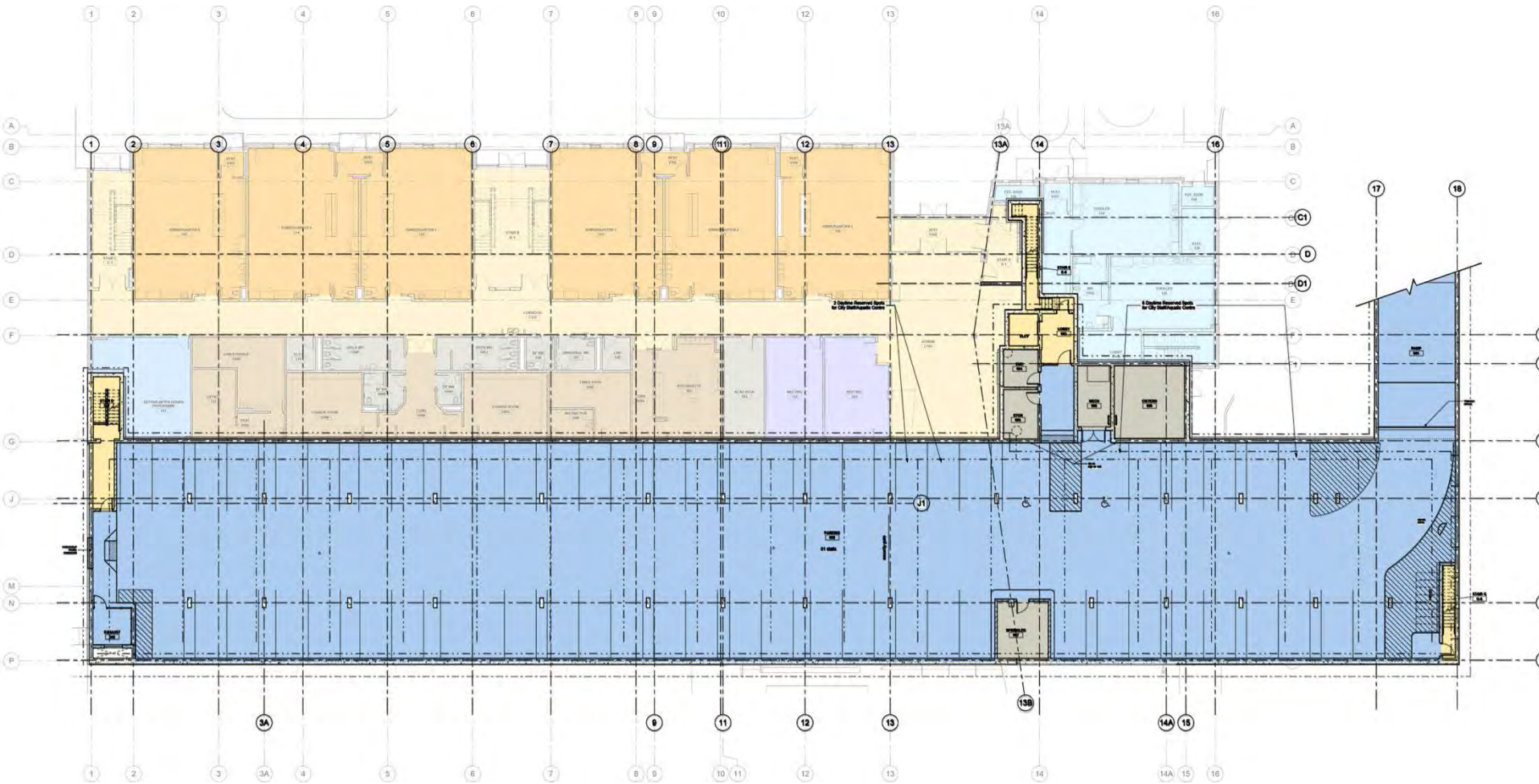
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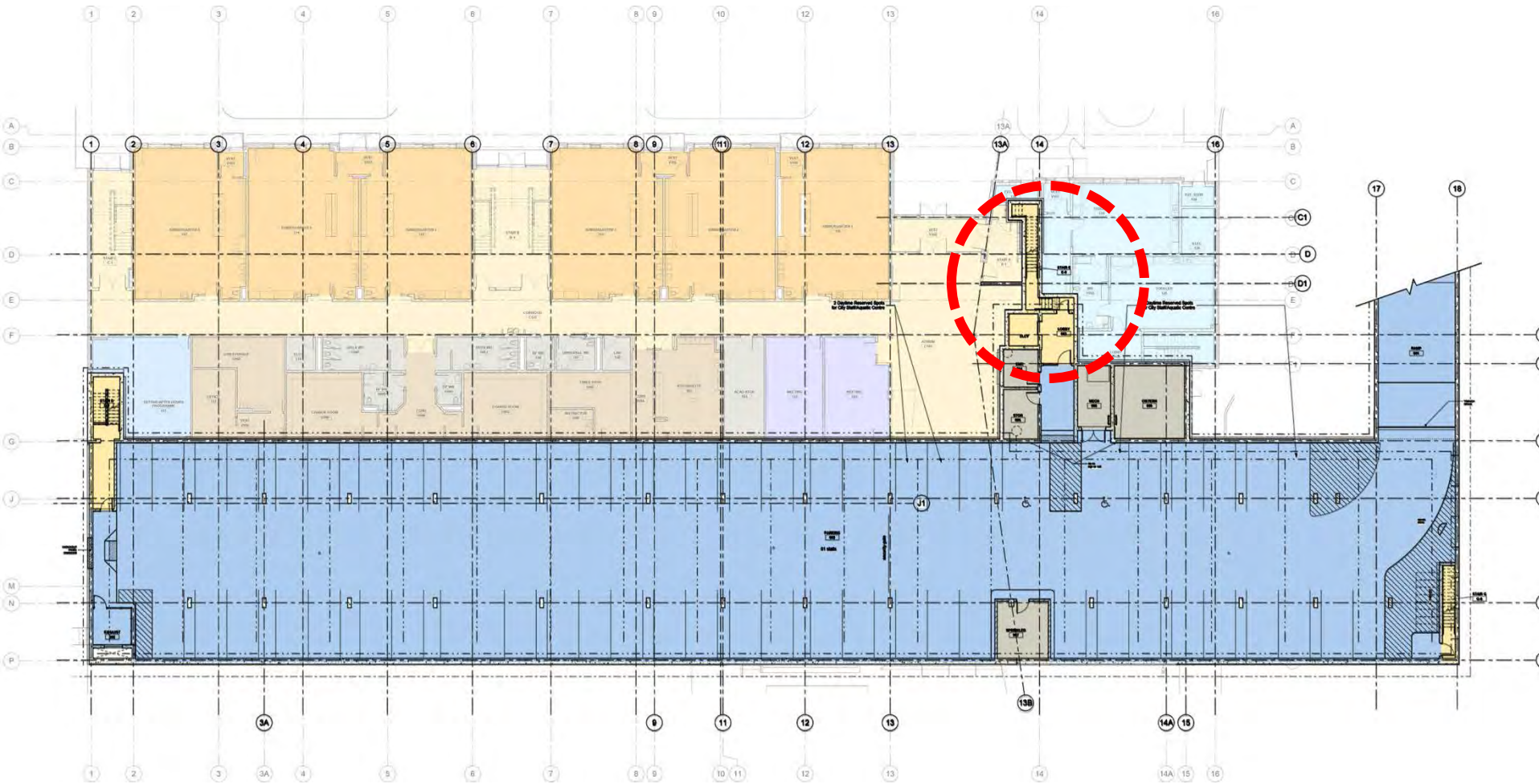
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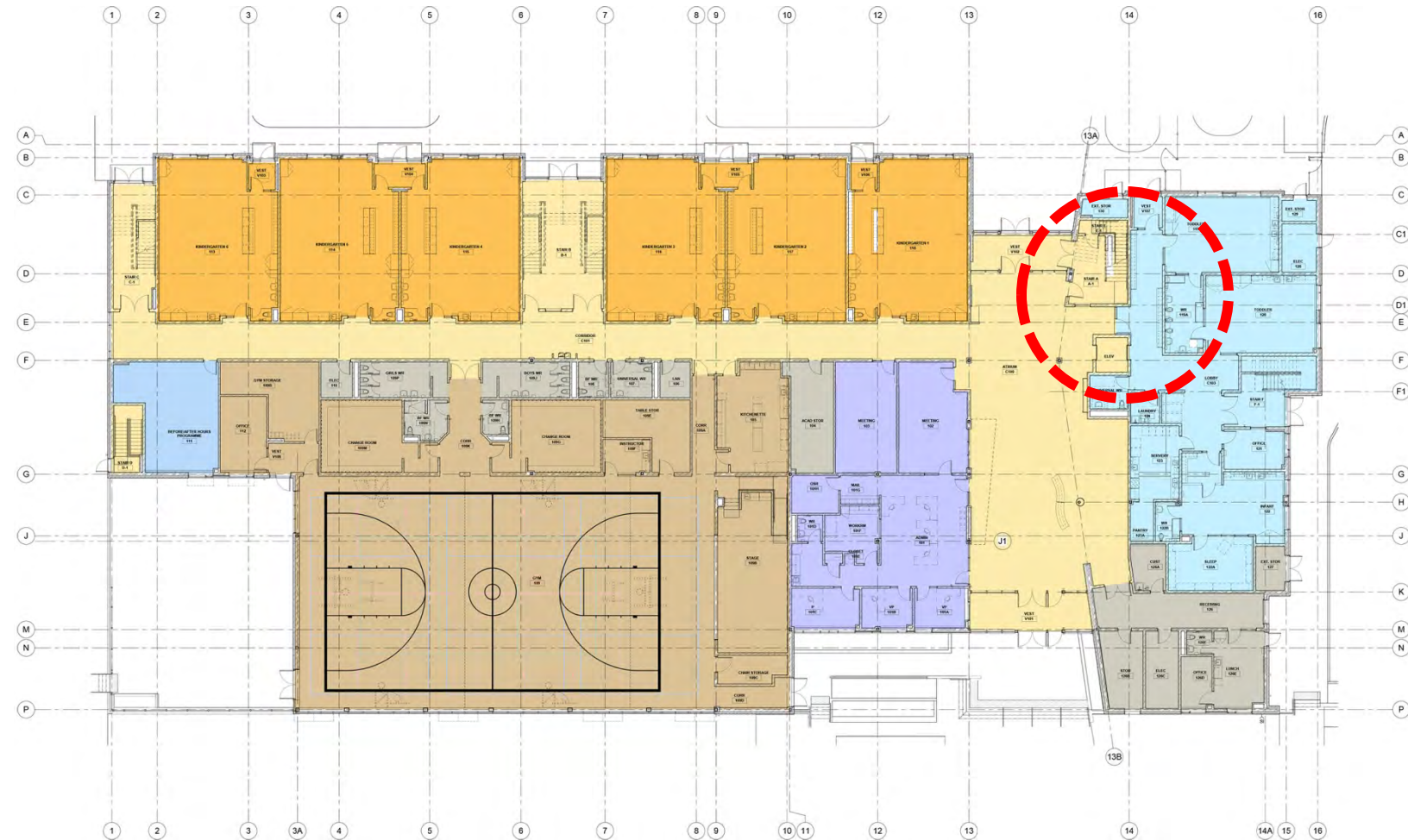
THE BUILDING: Parking Plan



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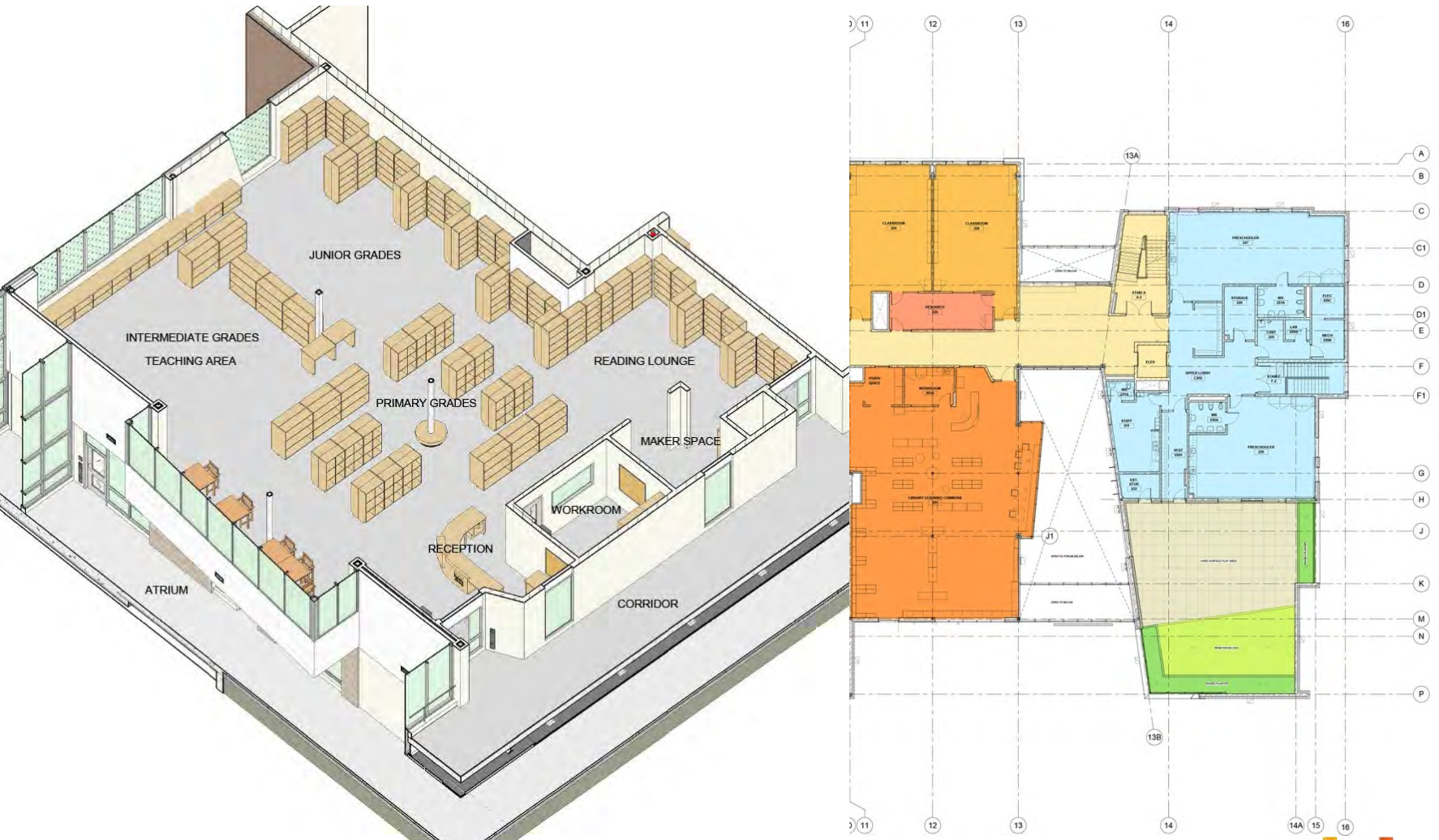
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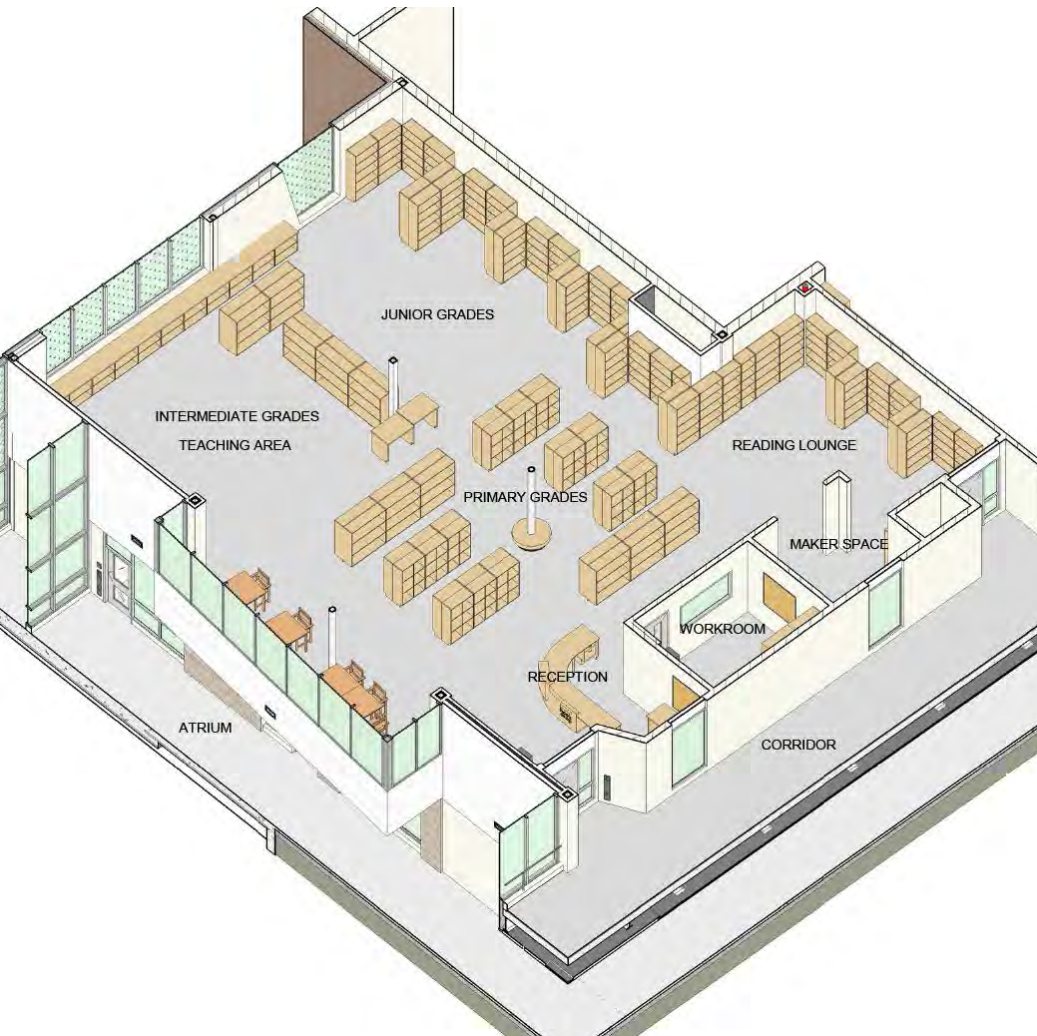
THE BUILDING: Second Floor Plan



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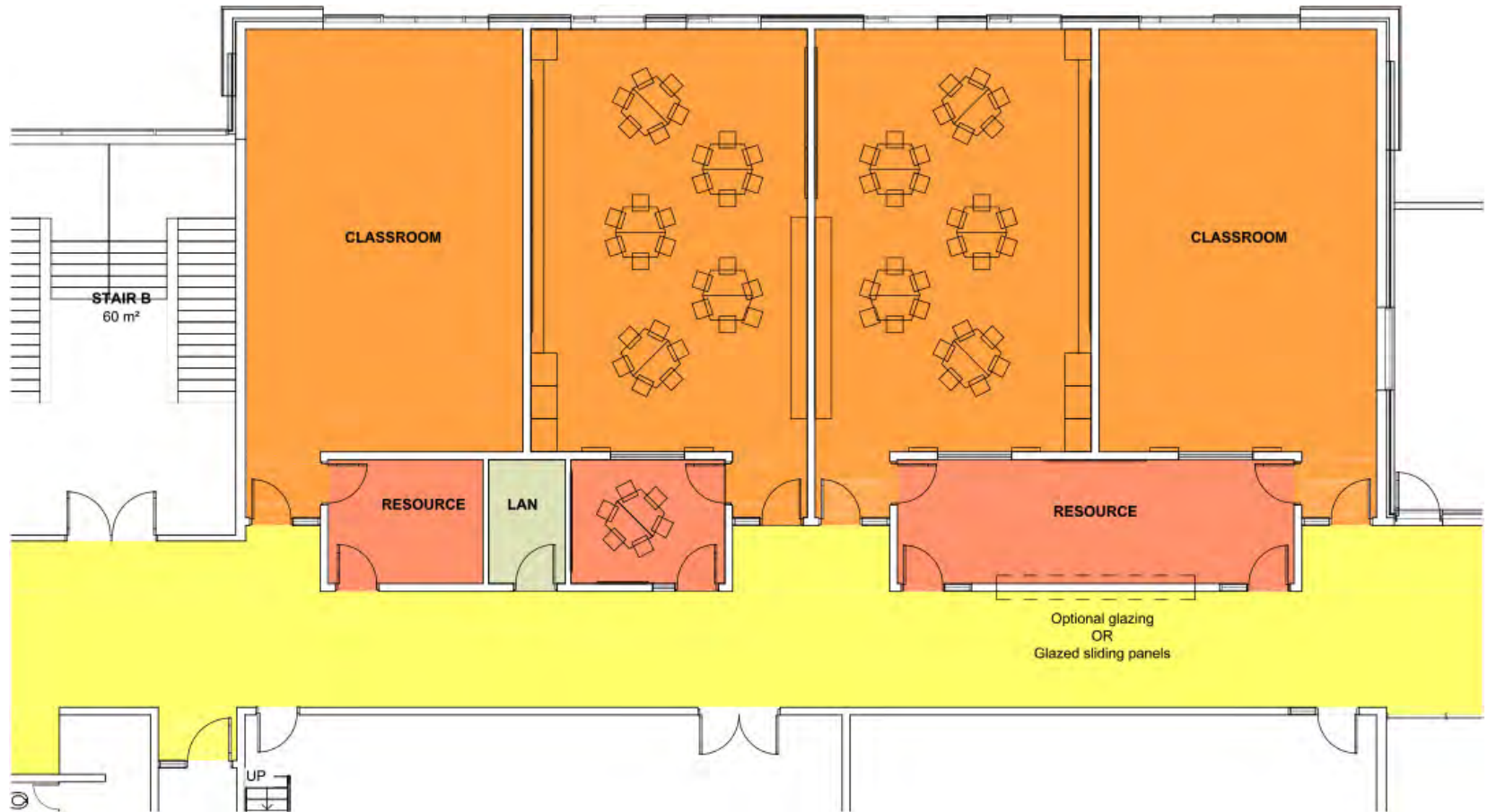
THE BUILDING: Third Floor Plan



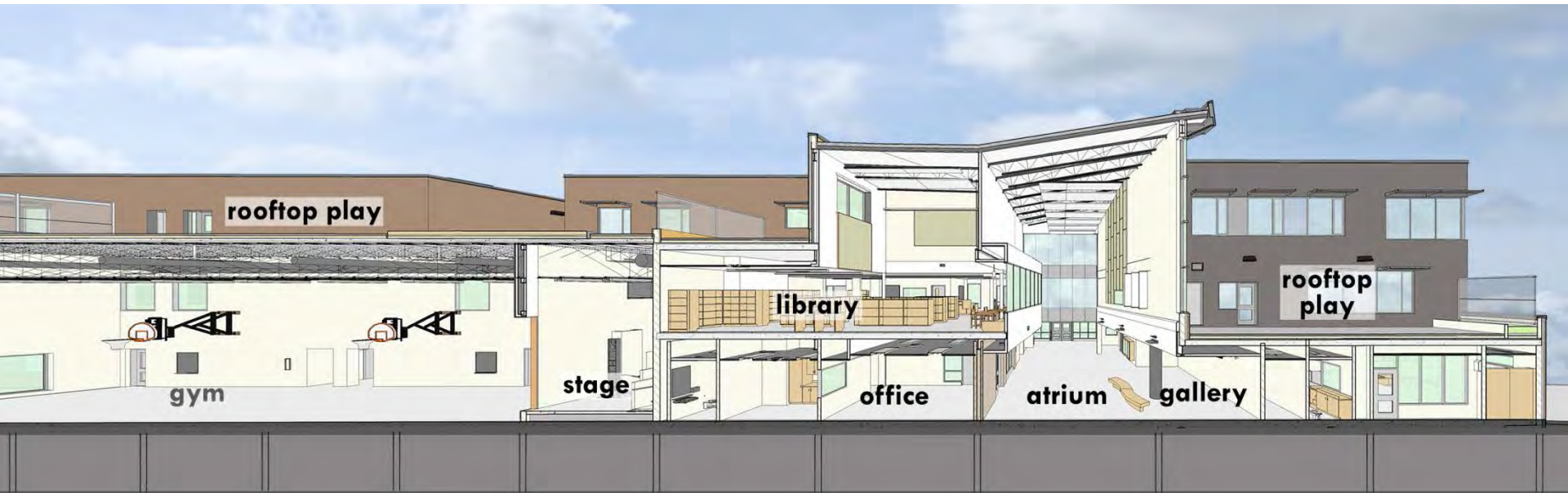
THE BUILDING: Third Floor Plan



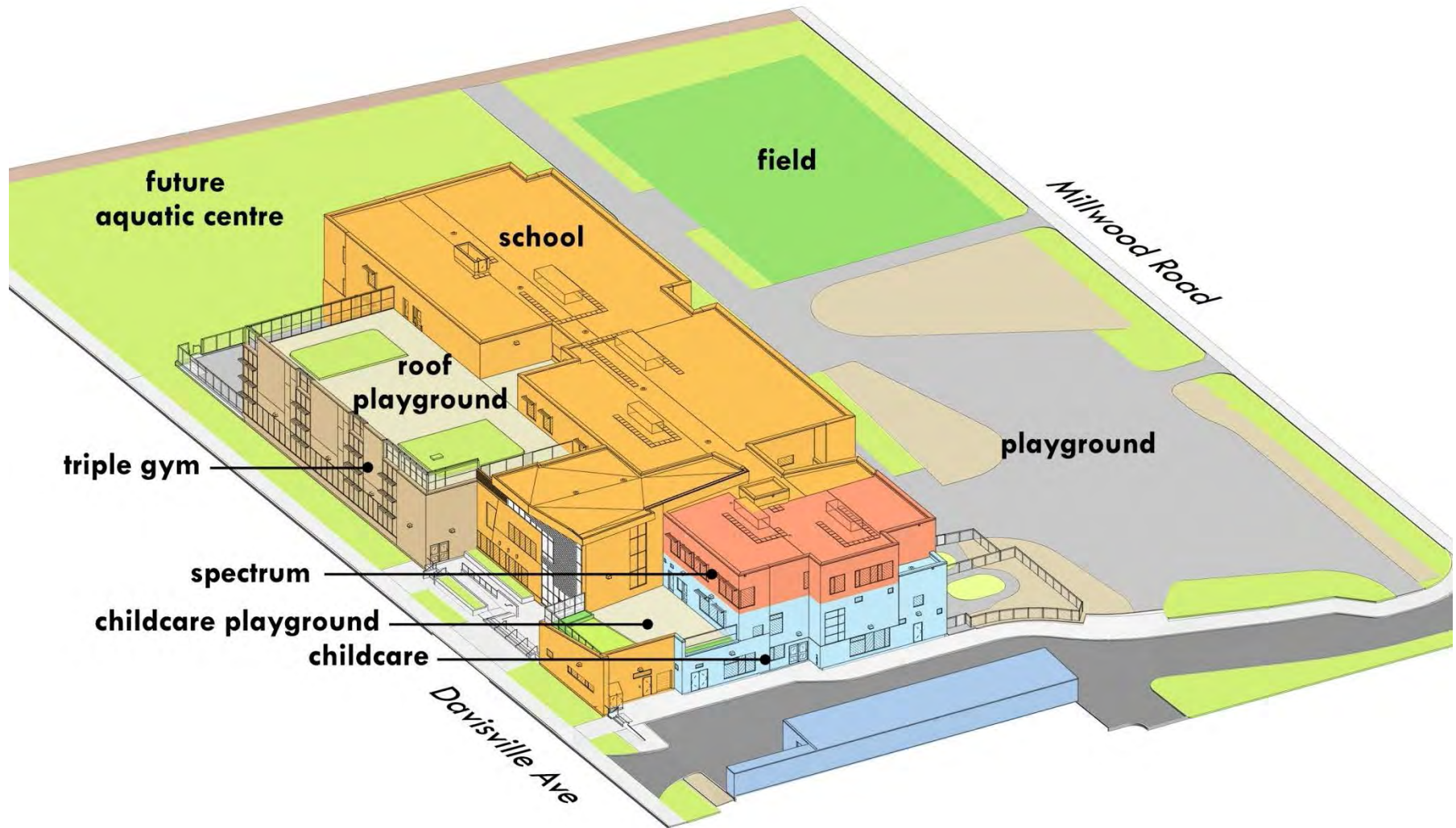
THE BUILDING: Classroom Configuration



THE BUILDING: Cross-Sectional Perspective



THE BUILDING: Massing Model



THE BUILDING: South-West 3D View



THE BUILDING: South Elevation



THE BUILDING: North-East 3D View



THE BUILDING: North Elevation



THE BUILDING



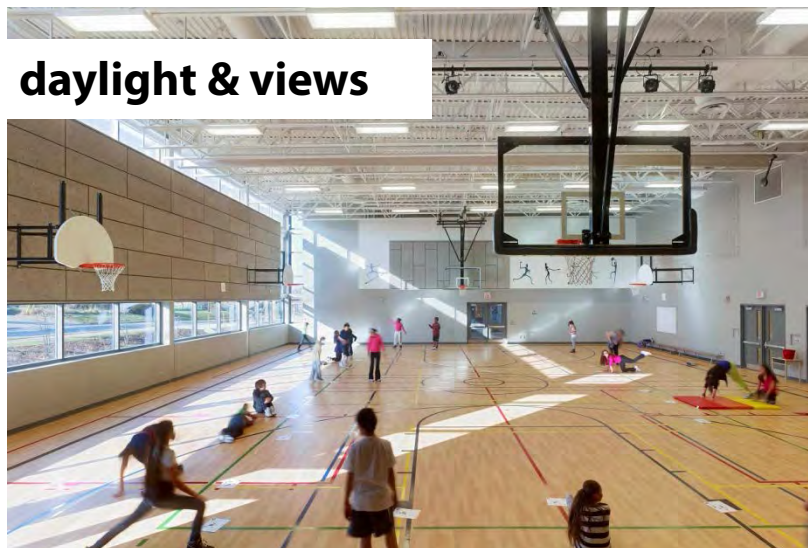
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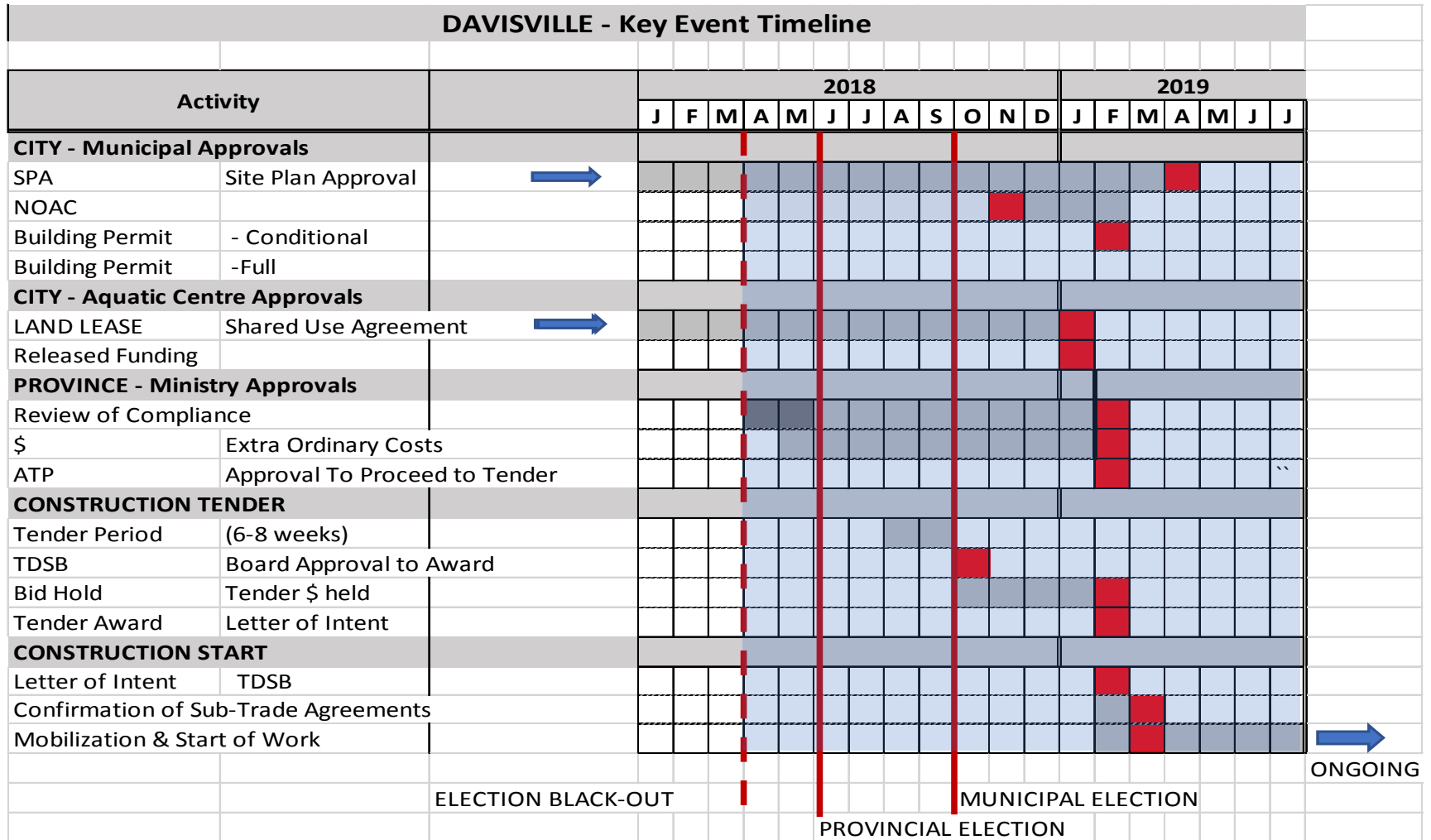
community

KEY EVENTS – PROJECT TIMELINE: For the replacement JK-8 school; integrated Childcare - with provision for a future Aquatic Centre

These events affected the approval and delivery of the new replacement school:

- **CITY OF TORONTO** – Municipal Approvals – Site Plan Approval & Building Permit
 - Notice of Approval Conditions (NOAC)
 - Demolition Permit
 - Conditional Building Permit
 - Formal Site Plan Agreement and Full Building Permit
- **CITY OF TORONTO** – Future Aquatic Centre – Land Lease & Shared Use Agreements
 - Use Agreements
 - Release of Identified Funding
- **PROVINCE OF ONTARIO** – Ministry of Education (EDU) – Approval to Proceed to Tender
 - Review of Cost and Program Compliance Submission
 - Review of Extra Ordinary Costs
 - Formal Release of “Approval to Proceed” (ATP) to Construction Tender
- **CONSTRUCTION TENDER** –
 - Tender Period – 6-8 weeks
 - Tender Review & TDSB Board Approval to Award
- **TENDER AWARD – MOBILIZATION & CONSTRUCTION START**

Key Events Timeline:



TIMELINE:

Key Stages of Construction – Identified per the Contractor's Preliminary Schedule:

- Anticipated duration of construction – 24 months from start of work
 - 3 storey structure with below-grade garage
 - Complex site in an urban context

CONSTRUCTION COMPONENTS:

- Shoring, Excavation & Substructure – 100 Days
- Superstructure – 165 Days
- Building Envelope – 140 Days
- Interior Finishes – 190 Days
- Site Development-Exterior & Landscape Features – 135 Days

Note: These are the major stages of construction and anticipated duration. Overlaps in schedule & efficiencies are currently being evaluated.

TDSB Staff will be involved in regular construction meetings & will provide updates to the Trustee, Superintendent and Principal.

What does completion look like?

Lessons learned from previous, recent projects –

AVONDALE PS:

Replacement School - 860 pupil place school:

This replacement school was opened at the beginning of April, 2019 – School occupied; landscape development & Childcare to follow for September occupancy



GEORGE WEBSTER ES:

Replacement School - 840 pupil place school:

This replacement school was opened in September, 2018 – School occupied; landscape development & Childcare to follow for September occupancy



NEXT STEPS:

- Communication Plan – TDSB Facility staff will provide regular updates to the School Principal (who will also be involved in construction meetings).
- As the work proceeds we will confirm the nature and timing of construction through updates that will be posted on the school's website
<https://schoolweb.tdsb.on.ca/davisville/> click on "The New Build". There is also a link to the parent page at <https://davisvilleparents.com/redevelopment/> ; we will be getting quarterly construction reports which will also be posted.

HEALTH & SAFETY:

- All work will be done per industry standards, and per the City guidelines for environmental protection, noise suppression and dust control.

IN AN EMERGENCY:

- If you notice anything you can reach our Security Operations Centre at **416-395-4620**

**THANK YOU FOR COMING –
QUESTIONS & ANSWERS:**

