



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. JOHN THE EVANGELIST CATHOLIC SCHOOL STATUS UPDATE (WARD 6)

*"I can do all things through Him who strengthens me."  
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
October 23, 2018	November 13, 2018	

M. Zlomislic, (Acting) Senior Coordinator, Capital Development  
 P. Keyes, Superintendent of Learning, Student Achievement and Well-Being  
 M. Loberto, Superintendent, Planning and Development  
 D. Friesen, (Acting) Executive Superintendent of Facilities Services

#### INFORMATION REPORT

**Vision:**

*At Toronto Catholic we transform the world through witness, faith, innovation and action.*

**Mission:**

*The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.*

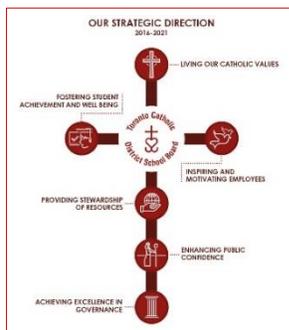
*We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.*

Rory McGuckin  
 Director of Education

D. Koenig  
 Associate Director of Academic Affairs

T. Robins  
 Acting Associate Director of Planning and Facilities

L. Noronha  
 Executive Superintendent of Business Services and Chief Financial Officer



## **A. EXECUTIVE SUMMARY**

This report provides the current project status to the Board of Trustees relating to the construction of the replacement school for St. John the Evangelist Catholic School. The original occupancy at the outset of the project was September 2018 and the current occupancy resulting from delays, due to building permit issuance and completion of legal agreement with Metrolinx, is planned for May 2019.

The entire site will not be complete by spring 2019. However, the contractor is working to ensure that Partial Building Occupancy can be achieved May 2019, so that the school can conduct graduation ceremonies only in the new gym in June, with full occupancy of the building for September 2019. This is subject to completion of the Metrolinx culvert.

*The cumulative staff time required to prepare this report was 5 hours.*

## **B. PURPOSE**

Arising from a Delegation at Corporate Services, Strategic Planning and Property Committee inquiring about the current delays on the project, Trustees requested that a status report on the progress of the project be brought to the Board at the Corporate Services, Strategic Planning and Property Committee meeting scheduled for November 13, 2018.

## **C. BACKGROUND**

1. On May 18, 2017, the Board approved award of a construction contract for the new St. John the Evangelist Catholic School to Pre-Eng Construction Limited in the amount of \$15,194,256.80.
2. At the time of the award, the project had not yet received full Site Plan Approval and began construction with a Conditional Building Permit. The original schedule, with occupancy for September 2018, was delayed to December 2018 as a result of the delay in acquiring the Conditional Permit.
3. The Site Plan Approval Agreement is yet to be signed due to complexities associated with legal agreements, both with the City of Toronto with respect to easements, as well as agreements with Metrolinx. As a result, the project continues to progress without a full Building Permit. A full Building Permit

can only be issued when the Site Plan Agreement process is complete. Approval to occupy the building will require execution of the Site Plan Agreement and issuance of a full building permit.

4. Further delays have resulted from finalization of the legal agreements with Metrolinx, related to the use of the Metrolinx deck, which will be used as part of the St. John the Evangelist play yard. Currently the final details are being resolved and the agreement is anticipated shortly.
5. The agreement with Metrolinx is required for Metrolinx to allow the contractors onto the property to complete the culvert. The contractor has confirmed that their schedule for the culvert and the ensuing site work would require a total of 5 months, 3 of which are directly related to the construction of the culvert commencing after the ground thaws, and subject to Metrolinx permitting access following execution of the agreement.
6. Based on the contractor's current schedule, the building will be complete in May, however the site work will be ongoing through the spring and summer. Completion of all the site work is not required for Partial Occupancy. As such, Capital staff are working with the contractor and architect to achieve Partial Occupancy, or Occupancy of a Building Under Construction in May for use of the Gymnasium and Atrium. The school principal and area superintendent can consider holding graduation ceremonies at the school in June 2019. This is all subject to execution of the Site Plan Agreement, which requires execution of the agreements with Metrolinx.
7. In May of 2019, the site work will not be complete. As a result, access around and within the building will be limited to the areas that the Building Department approves as part of the Partial Occupancy.
8. The purchase of furniture for the school gym, set up and other preparation will be organized with the school principal in the early spring.

#### **D. METRICS AND ACCOUNTABILITY**

1. Staff continue to monitor the schedule with the contractor and architect at bi-weekly construction meetings. As part of the construction process, the contractor also provides a monthly schedule. It is the contractor's responsibility to mitigate delays where possible and for activities over which he has control.

2. Use of the gym for graduation is subject to completion of the building and consultation with the Principal and CSPC regarding their plans for the graduation.

## **E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN**

1. Throughout the entire project, the Capital Department has issued monthly project status letters in order to update the school community and Board staff on the progress of the project. In addition, these letters along with current site photographs are posted on the Board's website. Staff are currently working on a new more efficient process to notify school communities on the progress of their projects arising from the high volume of projects (42 active projects) for which monthly status letters have been prepared.
2. On October 24<sup>th</sup>, Capital staff attended the school's CSPC meeting to review the current status of the project, update the community on the tabling of this report and answer their questions.
3. At this meeting, Board staff also presented the idea of engaging the students in a design competition. The design competition is for a yet to be determined site structure in the new school yard constructed from the bricks that were salvaged from the demolition of the former St. John the Evangelist School. Once selected, the consulting team will engineer the winning proposal which will be constructed with the remaining site work next summer.

## **F. CONCLUDING STATEMENT**

Facilities shall continue to monitor the schedule and will make every effort to achieve Partial Occupancy of the building in May 2019, so that, pending school decision, it can be used for Kindergarten and Grade 8 graduations in June 2019.