



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

DANTE ALIGHIERI ACADEMY FEASIBILITY STUDY UPDATE (WARD 5)

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

Created, Draft	First Tabling	Review
February 5, 2019	February 14, 2019	

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RECOMMENDATION 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.



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A. EXECUTIVE SUMMARY

Accommodation options for Dante Alighieri Academy, Regina Mundi Catholic Elementary School, and the Reggio Emilia child care centre have been analysed in order to move this important school community project forward.

Construction of a new Dante Alighieri Academy on the site of Regina Mundi and relocation of Regina Mundi to the existing Dante Alighieri building has been identified as the optimal option.

Based on the current high level costing and conceptual design of this option, additional funding will need to be sought from the Ministry to address inflationary pressures for the capital construction of the new Dante Alighieri and renewal needs at the existing Dante Alighieri before Regina Mundi can be relocated. Further refinements to design and/or budget will be required based on available funding and final design.

The cumulative staff time required to prepare this report was 21 hours

B. PURPOSE

This report provides an update and recommendations regarding the capital and renewal plans for Dante Alighieri, Regina Mundi and Reggio Emilia child care centre (“the project”).

C. BACKGROUND

1. ***The commitment to this project by both the Toronto Catholic District School Board (TCDSB) and the Province has existed for several years.*** In 2011, the TCDSB received Capital Priorities funding in the amount of \$32.8M from the Ministry of Education to construct a 1,300 pupil place replacement facility for Dante Alighieri Catholic Academy.
2. ***The project has undergone several consultations and iterations over the last several years.*** In 2012, the Board commenced discussions with different stakeholders about securing an appropriate site upon which to build a new Dante Alighieri Academy within the vicinity of the southwest corner of Dufferin Street and Lawrence Avenue West. These discussions lasted several

years and involved multiple stakeholders and scenarios. Several consultations were held, but it was decided not to move forward with any proposed plans.

3. ***TCDSB decided to move forward by considering only its school facilities in the plan.*** Early in 2018, the TCDSB decided to end discussions with other stakeholders and continue with a school community based project only considering Dante Alighieri, Regina Mundi and Reggio Emilia child care centre.
4. ***TCDSB retained CS&P Architects to lead a feasibility study.*** By May 2018 TCDSB, through a procurement process, retained CS&P Architects to consider four (4) redevelopment options to accommodate Dante Alighieri Academy and Regina Mundi Elementary School. The study was to include a high level “order of magnitude” cost estimate for the recommended option which could be used to submit a request for additional funding to the Ministry of Education.
5. ***CS&P Architects conducted a preliminary consultation session with parents and staff.*** On June 19, 2018 the following considerations were discussed with the school community:
 - Explain the scope of the study;
 - Define the objectives;
 - Provide background information about the project;
 - To acquire preliminary feedback from stakeholders on potential options;
 - To review priorities for planning,
 - To discuss concerns and suggestions for the configuration of traffic/drop-off/parking,
 - To review options for the use of the Sisters of the Good Shepherd building;
 - To discuss various options for the school configuration.
6. ***Throughout the summer of 2018 additional feedback was sought.*** Stakeholders were given an opportunity, via the Board’s website, to provide additional feedback related to the presentation and the various issues raised. All feedback was forwarded to the consultant team for incorporation into the various proposed options.
7. ***In the fall of 2018 the school community and residents were consulted on various options to move the project forward.*** A public meeting attended by the school community and neighbours was held on October 2, 2018. CS&P Architects presented all the feedback received through the surveys and

variations on three (3) options, each with two (2) sub-options, for redevelopment on TCDSB owned land:

- i. Retain Regina Mundi with renovations/additions & build new Dante on the existing Dante site (demolish existing Dante)
- ii. Retain Dante with renovations for Regina Mundi & build new Dante on the Regina Mundi site (demolish existing Regina Mundi)
- iii. Additions/renovations to both Regina Mundi & Dante (retain both existing schools)

The presentation was followed by a participatory design exercise in which the attendees were arranged at tables with large format sketches of each scheme. Participants were asked to provide pros and cons for each option then rank and prioritize the options. This information was gathered and reviewed by the consultants and is included in the final feasibility study.

8. ***CS&P Architects recapped each previous public meeting then presented their final recommendation to stakeholders.*** On January 23, 2019, staff and CS&P Architects met with the school community and areas residents to provide recommendations on how to move the project forward. The presentation is attached as Appendix A.

D. EVIDENCE/RESEARCH/ANALYSIS

1. ***Alterations to the existing Dante Alighieri for a Regina Mundi location and building a new Dante Alighieri on the current Regina Mundi site was identified as the optimal option.*** This final recommendation from the consultant was on the combination of public feedback and alignment with the approved funding. The option represents the best utilization of the existing buildings, allows the Dante Arts/Drama wing to be retained, provides the best optimization of the outdoor play spaces, provides opportunities for distribution of parking with improved drop off, and allows the Regina Mundi students to remain on site during the redevelopment.
2. ***There is currently a funding shortfall for the Dante Alighieri portion of the project based on inflationary pressures.*** The consultant's 'order of magnitude' cost estimate indicates that the current cost of the secondary school would result in a \$5M shortfall for the replacement school, based on 'mid-range' costs of recently completed secondary schools and the benchmark funding level from 2011. However, the actual tendered price will depend on

market conditions at the time of tender, and may be higher or lower than the current estimate.

3. ***The Regina Mundi portion of the project is currently unfunded.*** The ‘order of magnitude’ costing for this portion of the work is estimated to be approximately \$6M. The Board will be submitting the feasibility study as part of a request for additional Renewal funding to the Ministry for this portion of the project.

E. METRICS AND ACCOUNTABILITY

1. ***Future updates and approvals are expected as a part of the process forward.*** A detailed project budget will be developed for approval by the Board of Trustees at the time of approval of award of the architectural services contract. Approval to Proceed to tender from the Ministry of Education, based on a detailed pre-tender estimate by a third party cost consultant, is required prior to tendering the project. This will include a request for additional funding for unique site costs. Following the tendering, the project budget will be revised to reflect the actual tender price and a report will be submitted for Board approval prior to award of the tender.

F. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. ***All public material is available online.*** All of the public presentations have been uploaded and are accessible to the public on the Dante Alighieri home page of the Board website at <https://www.tcdsb.org/schools/dantealighieri/dante-regina-redevelopment/Pages/default.aspx>.
2. ***The Ministry of Education will be formally engaged after approval is received by the Board.*** The Ministry of Education has already been informed of this project status, however, upon approval of the recommendations in this report, the feasibility study with all the consultants’ background information, stake holder feedback and recommendations will be submitted formally to the Ministry of Education to begin discussions on funding.
3. ***Consultation with the school community and other stakeholders has not ended.*** The architects will consult throughout the entire design process with Facilities and Early Learning staff, and the school’s Local Design Committee (LDC) comprising the principal, superintendent, trustee, parish priest, teachers and parents, as well as the City of Toronto’s child care projects

representative (in an advisory role) and two representatives from the area residents.

G. STAFF RECOMMENDATION

1. That staff proceed with issuing a Request For Proposal (RFP) for full architectural consulting services for development of the feasibility study's recommended option, which is the construction of a new Dante Alighieri Academy on the site of Regina Mundi and relocation of Regina Mundi to the existing Dante Alighieri building.
2. That staff proceed with submitting a request to the Ministry of Education for an increase in the capital funding for the new Dante Alighieri to cover the short fall as a result of inflationary pressures.
3. That staff proceed with submitting a request to the Ministry of Education for specific renewal funding to address the renovation of the existing Dante Alighieri, which will house Regina Mundi Elementary School.