



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

NEW ELEMENTARY SCHOOL AT BUTTONWOOD HILL SITE BUDGET APPROVAL (WARD 2)

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

Created, Draft	First Tabling	Review
June 1, 2021	June 8, 2021	

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RECOMMENDATION REPORT

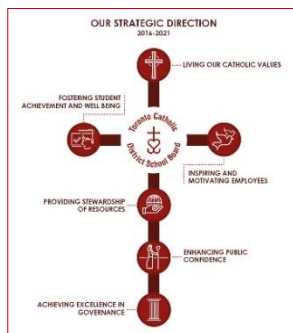
Vision:

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

The report recommends approval of a project budget of \$18,736,785 for the new elementary at the Buttonwood Hill site. Funding is available from the Ministry of Education Capital Priorities grant and Education Development Charges. Additional funding for unique site costs, estimated at \$719,250 will be requested following completion of preliminary design and costing.

A capital project budget for the new Etobicoke secondary school will be brought to the Board at a later date when a site has been acquired.

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

B. PURPOSE

The Board's Policy requires that capital budgets for new schools and major additions be approved by the Board of Trustees.

C. BACKGROUND

1. ***Funding was publicly announced in August 2020 for a new elementary school at the Buttonwood Hill site.*** The Ministry Education (EDU) approved Capital Priorities funding in the amount of \$15,800,000 for the construction of a new 600 pupil place elementary school.
2. ***The Space Plan Template (SPT) for the new school was submitted to EDU and received approval February 2, 2021.*** The SPT was prepared in consultation with the area superintendent.
3. ***A two-stage procurement process for architectural services is underway and a contract is anticipated to be awarded in July 2021.*** Four architectural firms were prequalified in stage one and a Request for Proposal (stage two) has been issued. Award of the consultant contract is expected to be approved in the summer of 2021 under Delegated Authority.
4. ***A project budget and consultant award for the new Etobicoke secondary school will be brought to the Board separately.*** Timelines for the acquisition of property for the construction of the secondary school require that the design and construction of the elementary school progress in advance of the secondary school.

D. METRICS AND ACCOUNTABILITY

1. *The preliminary project budget for the new Buttonwood Hill site elementary school is outlined in Table 1 below:*

Table 1: New Elementary School at Buttonwood Project Budget

	Funding Breakdown				Total Estimated Costs
	In Benchmark		Not in Benchmark		
	Capital Priorities	Child Care	Site Prep/ Demolition (EDC)	Unique Site Costs	
A. Estimated Pre-Design Costs			\$27,481		\$27,481
B. Estimated Consultant Fees	\$877,526	\$117,195	\$167,739	\$0	\$1,052,186
C.Estimated Municipal Fees	\$171,875	\$22,246	\$87,261	\$0	\$281,383
D. Estimated TCDSB Allowances	\$372,758	\$95,862	\$10,000	\$0	\$478,620
E. Estimated Construction Budget	\$11,192,960	\$2,376,246	\$1,750,000	\$685,000	\$16,004,206
F. Contingency Allowance	\$544,831	\$116,054	\$87,500	\$34,250	\$782,635
TOTAL PROJECT COST	\$13,159,951	\$2,727,603	\$2,129,981	\$719,250	\$18,736,785
APPROVED FUNDING	\$13,159,951	\$2,727,603			\$15,887,554

2. *EDU has in the past provided additional funding to address unique site costs for Capital projects.* A request for additional funding will be submitted to the EDU upon completion of a detailed Design Development costing by a certified Quantity Surveyor. This project is also eligible for Education

Development Charges (EDC) to cover the cost of site preparation and demolition.

3. ***Approval to Proceed to tender (ATP) is required from the Ministry of Education.*** Based on a detailed pre-tender cost estimate by a third party cost consultant, a request for ATP, identifying all funding sources, will be submitted prior to tendering the project. Following 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 tender.

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. ***Consultation with the school community and other stakeholders will continue throughout the design process.*** Following procurement of the architect, a Local Design Committee (LDC) will be struck to meet regularly with the design team and Capital staff. As this is a new school community, the LDC membership will be determined in consultation with Planning staff and the Area Superintendent.
2. ***Regular Capital project status updates will be provided quarterly to the new school community when that is identified and will also be posted on the TCDSB website.***
3. ***The current anticipated timeline for key project milestones is as follows:***

Architect Award	July 2021
Site Plan Application to City of Toronto	March 2022
Request for Ministry Approval to Proceed to Tender	March 2023
Construction Start	Spring 2023
School Opening	September 2024

F. STAFF RECOMMENDATION

That a project budget of \$18,736,785.00 for the construction of a new 600 pupil place elementary school at the Buttonwood Hill site, as detailed in Table 1, be approved.