



REPORT TO

STUDENT ACHIEVEMENT AND WELL
BEING, CATHOLIC EDUCATION AND
HUMAN RESOURCES COMMITTEESUMMARY OF PROJECTS FOR UTILIZATION OF
PROCEEDS OF DISPOSITION

*The fruit of the spirit is love, joy and peace.
Galatians 5:22*

Drafted

March 5, 2025

Meeting Date

March 20, 2025

T. Liu, Controller, Financial Accounting and Reporting

M. Zlomislic, Superintendent, Capital Development, Asset Management and Renewal

RECOMMENDATION REPORT

Vision: *IN GOD'S IMAGE: Growing in
Knowledge, with Justice and Hope.*

Mission: *Nurturing the faith development and academic
excellence of our Catholic learning community through the
love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



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A. EXECUTIVE SUMMARY

This report provides Trustees a summary of recommended projects for the utilization of Proceeds of Disposition (POD).

The Board's current POD balance, which excludes Ministry approved use of POD, is \$32,859,563. Based on current school needs and priorities expressed by the trustees, staff recommend that this balance be used to fund three major initiatives, namely:

- School Gyms, previously approved by the Ministry
- Ventilation Pilot Projects with Air-Conditioning
- Air-conditioning in new Capital Projects

These initiatives, if all approved, would require an additional investment of \$32,747,057 in POD funding and leave the Board with a balance of \$112,506. In some cases, the Board will require an exemption from the Ministry to utilize POD funds, while in others (renewal work), staff require the approval from the Board of Trustees to utilize the funds as recommended in the report.

The balance included in the amounts of POD available for projects does not include any potential recommendations by the Ministry appointed Special Assistance Team, related to our current deficit and accumulated debt positions.

B. PURPOSE

1. This report provides the Board of Trustees a recommendation of projects for utilization of the Proceeds of Disposition (POD), as requested at the February 20, 2025, Regular Board meeting.
2. Furthermore, this report also addresses the Board motion directing staff to complete a pilot project to install air conditioning in an existing school to evaluate the efficacy of installing air conditioning in older school structures, and that staff report on the feasibility of installing air conditioning at St. Gregory Catholic School.

C. BACKGROUND

1. In response to the September 2024 Corporate Services meeting, Trustees requested that staff provide an update report on the use of POD, tabled at Regular Board February 20, 2025.

2. On February 20, 2025, Trustees requested a follow-up report from staff with recommendations identifying projects for utilization of the remaining available POD to support other Board initiatives.
3. In March 2021, the Ministry of Education approved use of POD for a gym addition at St. Margaret and in July 2021, the Ministry of Education approved the Board's request, submitted January 2018, to use POD for gym additions at Fr. Serra, St. Kevin, St. Bernard. These gyms were recommended to the Ministry of Education, where childcare projects were approved, to leverage efficiencies in the construction process.
4. As noted in the last Proceeds of Disposition Status Update report, the projected POD balance could be impacted by the Ministry appointed Special Assistance Team report, as POD is part of the scope.
5. According to Ontario Regulation 193/10- Restricted Purpose Revenue, the POD from the sale, lease, or other disposition of surplus real property by school boards requires boards to use this funding for Renewal projects. The use of POD for purposes other than Renewal projects, require Minister approval for an exemption.

D. EVIDENCE/RESEARCH/ANALYSIS

1. Gymnasium Additions

- a) To address the Board's significantly undersized elementary school gyms, the Ministry of Education approved gym expansions at St. Margaret, Fr. Serra, St. Bernard and St. Kevin, to support physical fitness programming.
- b) The funding for these projects was submitted to the Ministry for approval in 2018 and 2019 based on the anticipated costs and market conditions at the time. The Board received approval for these projects in 2021. As a result, these projects require additional POD funding in the amount of \$17,497,057, as noted in Table 1.

2. Ventilation Pilot projects

- a) Out of 196 operational TCDSB schools, 28 lack dedicated mechanical ventilation systems. These schools rely on passive ventilation through air infiltration around doors and windows, supplemented by washroom and general exhaust fans. In contrast, mechanically ventilated schools use mechanical equipment to ensure regular air exchanges and supply air to rooms through diffusers based on building code standards.

- b) A study by a mechanical engineer was completed to assess the feasibility to install new ventilation systems at the 28 schools lacking mechanical ventilation. The study also included cost estimates to add ventilation in these schools.
- c) Based on the study of the non-mechanically ventilated schools, staff recommend ventilation pilot projects at the three following schools:
 - St. Benedict
 - St. Cecilia
 - St. Lawrence
- d) The recommended schools are 3 stories or greater, and have high student enrolment.
- e) Installing new ventilation systems at these schools will be complex, potentially requiring asbestos abatement and upgrades to structural, heating, electrical services, and fire alarm systems.
- f) Construction is expected to take 6 to 8 months, necessitating either continuation into the school year or phasing over two summers.
- g) The installation of new ventilation systems will have several impacts on students and staff including:
 - **Disruption:** Construction activities may cause noise and limit access to certain areas of the school, potentially disrupting classes and daily routines;
 - **Relocation:** During summer periods, schools may be closed to permits, and childcare providers might need to be relocated;
 - **Safety:** Extensive asbestos abatement and other upgrades will require strict safety measures to ensure the well-being of everyone on site;
 - **Extended Timelines:** If construction continues into the school year, there could be ongoing disruptions, requiring careful planning to minimize impact on learning and the need to work after hours to complete the work.

3. Air-conditioning

- a) Newer buildings can be designed with ventilation systems that can be equipped with air-conditioning. The provision of air-conditioning in new school builds comes with additional capital costs. These additional costs to new Capital projects are currently being funded through POD.

- b) In response to a motion brought forth in June 2024, this report recommends including air conditioning as a separate price, along with provision of mechanical ventilation, in the recommended pilot schools as outlined above.
- c) In response to that same motion in June 2024, staff investigated the feasibility of installing air conditioning at St. Gregory School and confirmed that the original air handling systems were initially designed to include air conditioning, but this feature was removed for cost savings during construction.
- d) The site investigation further concluded that the existing air handling systems can be modified by adding cooling coils. The associated structural and electrical requirements are in place to support the addition of cooling. Most of the infrastructure is in place to support adding air-conditioning; however, some modifications will be required to the ductwork to accommodate cooling.
- e) The estimated budget for installing air conditioning at St. Gregory School was between \$400K and \$550K. There is a current a renewal project underway at this location. Staff have assessed whether the air-conditioning portion can be incorporated into this project, however, should additional funding be required, staff are also recommending permission to access Proceeds of Disposition funding.

Based on the current balance, the recommended POD allocations are summarized in Table 1:

Table 1:

| Description | \$ |
|--|-------------------|
| Opening Balance as of Sept. 1st 2024 | 55,216,838 |
| Less: Ministry Approved Use of POD | 22,357,275 |
| Current Balance | 32,859,563 |
| | |
| New initiatives: | |
| Air Conditioning (Capital projects + St. Gregory) | 2,860,000 |
| Ventilation (incl. AC) | 12,390,000 |
| Gyms | 17,497,057 |
| Total recommended use of POD (new initiatives) | 32,747,057 |
| Projected POD Balance as of March 20, 2025 | 112,506 |

1. Where possible staff will use Renewal funds to fund applicable projects
2. Board approved POD projects pending Ministry approval will be funded from future property disposition.

E. METRICS AND ACCOUNTABILITY

1. Staff shall continue to monitor the health of the POD funding balance and report back to the Board.
2. Staff shall report back to the Board following the completion of the ventilation projects with air-conditioning, to review a future plan for completing ventilation in the remaining non-mechanically ventilated schools.

F. STAFF RECOMMENDATION

1. That the Board of Trustees authorize staff to request an exemption from the Ministry and approve the use Proceeds of Disposition (POD) (current estimate of **\$17.5M**), to complete 4 previously approved gymnasium additions at St. Margaret, Fr. Serra, St. Kevin, and St. Bernard (Total POD investment of \$28.2M).
2. That the Board of Trustees approve the utilization of POD funding (current estimate of **\$12.4M**) for 3 ventilation pilot projects to add ventilation and air-conditioning to schools that currently are not mechanically ventilated (St. Benedict, St. Cecilia, St. Lawrence).
3. That the Board of Trustees approve the utilization of POD (current estimate of **\$460K**) to add air-conditioning to St. Gregory School, should funding be required.
4. That the Board of Trustees confirm that staff shall continue to request an exemption from the Ministry of Education to utilize POD (current estimate of **\$2.4M**) to add air-conditioning to the remaining Capital Priority projects (Buttonwood, Baycrest, St. Elizabeth, and St. Monica Catholic Elementary Schools).