



Business Case:

Davisville Jr. Public School / Spectrum Alternative Sr. School

**Business Case for a 5-Classroom Addition to
Accommodate Enrolment Growth within the
Midtown Community**

Toronto District School Board

October 19, 2023

2023-24 Capital Priorities Program

Business Case – Written Component

Using this document or by providing a separate submission please ensure your response considers all the aspects requested in the business case.

School Board Name: 12 - Toronto DSB

Project Name: Davisville Jr. PS / Spectrum Alternative Sr. School Addition

Project Ranking: 5

Project Description: Proposed 5-Classroom Addition to a Recently Completed Replacement School

Panel: Elementary

Municipality: Toronto

Project Category: Accommodation Pressure

Project Type: Permanent Addition

Child Care: No (*childcare already exists at the school*)

If yes, CMSM / DSSAB Name and number:

Choose an item.

Joint-Use School: Third Party Partner

If Site is EDC Eligible: No

Board Contact Information: *Daniel Castaldo, (416) 428-1857,
Daniel.castaldo@tdsb.on.ca*

1.0 Rationale for Need

Part A: Project Rationale

The new replacement school for Davisville Junior Public School / Spectrum Alternative Senior School was approved by the Ministry in November 2015 with a total capacity of 728 pupil places. This project was required to support enrolment growth in the area, as well as to address the school's facility condition and inadequate learning spaces.

The capacity of the project was revised in April 2016 to address higher-than-anticipated Full Day Kindergarten (FDK) enrolment at the school. A regular classroom was changed to an FDK classroom in the school's design, increasing the capacity from 728 to 731 pupil places. The school was constructed to this capacity and opened its doors in September 2021.

Revised and updated enrolment projections for Davisville Jr. PS / Spectrum Alt Sr. School indicates that the planned capacity of 731 pupil places will be insufficient to accommodate students over the long-term.

In 2021 the TDSB requested that the scope be changed to add five (5) additional classrooms, which would have increased the school's capacity from 731 to 849 pupil places. The additional scope included one FDK and four regular classrooms (118 pupil places). This project was submitted as a top ten Capital Priority project in August 2019 and again in May 2021 but was not supported by the Ministry. The accommodation requirements of the Davisville Jr. PS and the surrounding community have not changed, and as such the school remains an urgent capital project for the Board in 2023.

Like Hodgson MS where additional funding was allocated to support a larger addition than initially requested, Davisville Jr. PS is situated in Midtown Toronto, where rapid residential intensification and population growth has occurred over the past ten to 15 years. This trend has led to enrolment increases at local elementary and secondary schools, leading to significant accommodation challenges.

The additional pupil places at Davisville Jr. PS are required to support the long-term accommodation needs of the school. There are several reasons for the increased enrolment projection and space requirement, which are outlined below.

The projection suggests that the enrolment and corresponding number of classes will exceed the capacity of the school by 2025. As enrolment continues to grow, the school is projected to be short 1 classroom in 2025, 3 classrooms in 2027 and 8 classrooms in 2032.

The Davisville Jr. PS site is small at only 3.8 acres, which doesn't include approximately 1.0 acre to be used by the City of Toronto to construct a large aquatic centre. The Davisville site has been pre-planned for only two (2) portables, meaning that action must be taken to ensure that all students can be accommodated at the school.

Overview of Circumstances Leading to a Larger Project

1. Residential Development

Davisville Jr. PS is situated in an area of Midtown Toronto where the recently approved secondary plan permits a high degree and density of residential intensification. The school is situated within an 'apartment neighbourhood' which allows for much higher densities than the surrounding low-density 'neighbourhood' areas.

The number of new residential development applications within the attendance area of Davisville Jr. PS has increased since the business case was submitted in the summer of 2015. Since then, nearly 4,000 new residential units have been proposed within the catchment area of the school. These proposed residential units were not captured in the enrolment projections used to support 731 pupil place replacement school.

Given the rapid pace of new residential applications being submitted, the projection is surely to increase each year as these additional units are incorporated and reflected in the enrolment of the school.

2. Elementary Pupil Yields

Over the summer of 2018, TDSB Planning staff completed an extensive study of all existing high-rise condominium and rental apartment units within the catchment area of Davisville Jr. PS to better understand the shift in pupils emanating from new dwellings in the area. The study included approximately 7,300 condominium and apartment units and 15-years of elementary enrolment history.

The study discovered that since 2010 the elementary pupil yield factor per each unit has been increasing year over year within the Davisville Jr. PS attendance area. Although not as high as pupil yields within the Eglinton Jr. PS area to the north, the increase is noteworthy and must be reflected in the school's enrolment projection.

Also noteworthy is that the pupil yield factor has not peaked. If the pupil yield trend realized since 2010 continues, the pupil yield factor applied to new residential units will need to be adjusted again, likely increasing projected enrolment even further.

The combination of a higher number of units to be constructed and a higher pupil yield emanating from each unit results in a substantially higher enrolment projection than what had been submitted in 2015 with the original business case.

3. Midtown in Focus – Yonge-Eglinton Secondary Plan

The City of Toronto completed a three-year study of the Yonge-Eglinton community (Midtown Toronto) that has resulted in a new secondary plan (OPA 405). This process is a response to the impact of rapid residential development and intensification in the area.

The City of Toronto is also struggling to provide the infrastructure required to serve the degree of population growth in the Midtown Toronto area. The plan confirms that the population in the area will double, from 66,000 people to 127,000 by 2051.

The 'soft site' potential within the Davisville Jr. PS attendance area – meaning sites that have not yet been developed to their full potential – could result in 500 new residential units being developed between now and 2031, and nearly 3,000 more by 2051. This equates to a total of nearly 3,500 future residential units on top of the 2,000 already in the 'pipeline'.

The City's secondary plan was amended by the provincial government in June 2019, and now permits a much higher degree of intensification than what had been approved by City Council. This change amplifies the concern of future accommodation pressures at Davisville Jr. PS. The additional units outlined in the paragraph above reflect the City's approved plan. The changes made by the province to the plan will effectively result in these estimates as being minimums, rather than maximums. As an example, a proposed development at 1925 Yonge Street, directly abutting the Davisville Jr. PS site, was proposed to contain 450 residential units prior to the provincial changes to the secondary plan. The resubmitted application now proposes 880 units due to the higher density provisions allowed.

The approved secondary plan permits residential development activity that is over and above what is reflected in the revised enrolment projection for Davisville Jr. PS. This means that over the long-term the need for additional capacity at the site becomes even more critical.

Based on these population estimates and the corresponding density permissions, Planning staff at the TDSB forecasted a shortfall of approximately 800 elementary pupil places within the secondary plan area by the year 2051. This forecasted shortfall and the need for new elementary school capacity was recognized by City council as an urgent infrastructure priority when the secondary plan was approved. City Planning staff were then directed by council to work with TDSB Planning staff on identifying new and creative opportunities for new elementary schools in the area.

The City's secondary plan was amended by the provincial government in June 2019, and the 'in-force' plan permits a much higher degree of density and intensification than what had been approved by City Council in 2018. The final approval by the province is not subject to appeal and is now the in-force planning document that informs how the Yonge-Eglinton community will grow over the next 30 years.

A review of the redlined OPA 405 by city planning staff suggests that the residential population of the area will now increase to 156,000 residents by 2051, an increase of 20,000 residents over what had been estimated in 2018 under the City's plan.

Rapid residential development is the primary factor in these population increases. Based on the City's estimates there were over 8,000 new residential units constructed and occupied between 2016 and 2021. Moving forward, the City's estimates suggest that nearly 10,000 new units will be constructed and occupied between 2021 and 2026, another 10,000 between 2026 and 2036, and 22,000 from 2036 to 2051. Overall, this represents an additional 42,000 new residential units.

The City of Toronto estimates that the population of the Yonge-Eglinton Secondary Plan area was 72,000 people in 2021. Forecasted population growth to 2051 suggests an increase of 84,000 residents over the next 30 years.

TDSB Planning staff undertook a review of the revised density provisions and population forecasts and has determined that the shortfall of 800 elementary pupil places originally identified in 2018 has grown to approximately 1,100 pupil places. Planning staff and the TDSB, in partnership with the Toronto Lands Corporation and the City of Toronto, have been working collaboratively to identify creative opportunities for new elementary school capacity in the Yonge-Eglinton area.

Most recently, the redevelopment of Eglinton Jr. PS in partnership with a private sector developer was approved as an opportunity to create an additional 550 elementary pupil places. This additional capacity, along with the proposed 5-classroom addition at Davisville Jr. PS is still not sufficient to address the 1,100 pupil place gap by 2051; the Board continues to explore options in the area to create new pupil places.

Davisville Jr. PS / Spectrum Alt. Sr. School – Enrolment and Utilization

This school is currently operating at 91% utilization with 601 students (not including Spectrum Alt. Sr. School). The capacity of the Davisville Jr. PS area of the building is 662 pupil places; Spectrum Alt. Sr. School's capacity is 69 pupil places.

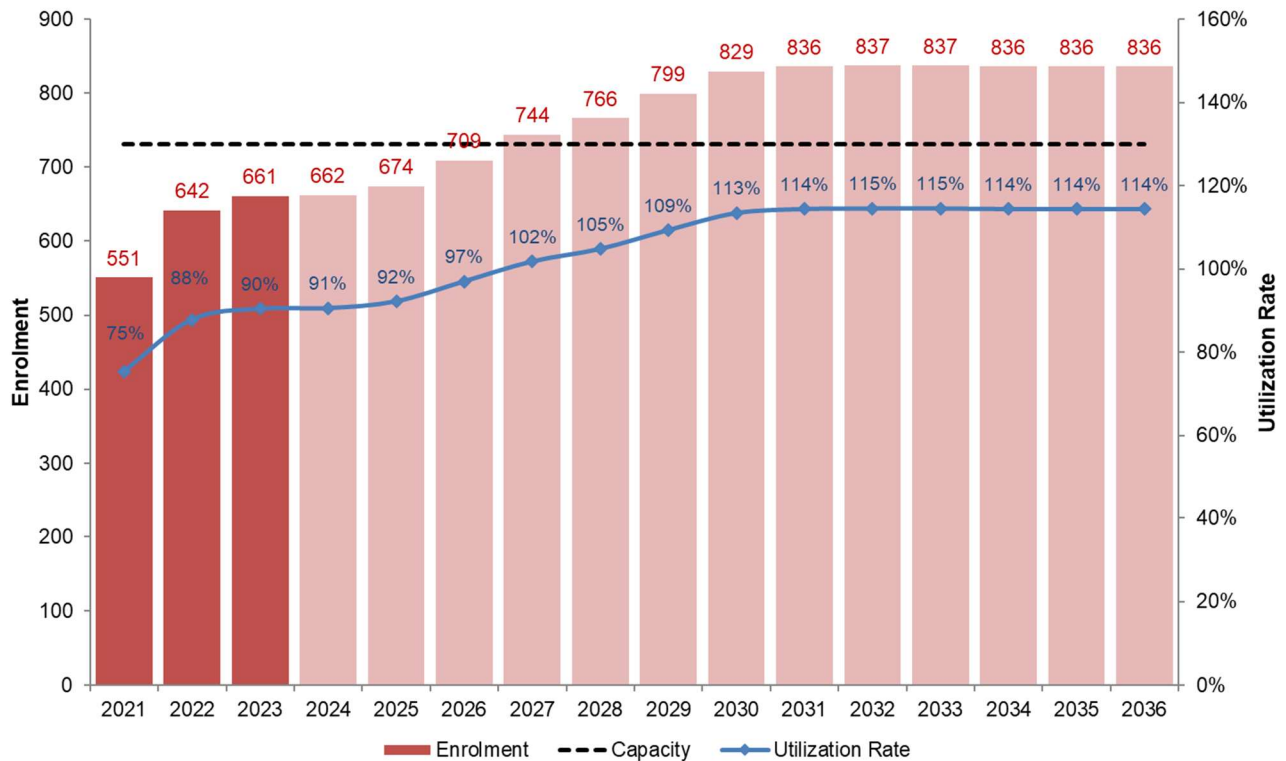
A small enrolment decline was experienced in the 2020-21 school year, which is due to the impact of the COVID-19 pandemic and families making different choices about their children's learning experience. Actual enrolment in 2019-20 was 553 students and in 2020-21 it had declined to 513 students, which amounts to a nominal decline of 40 students. Enrolment declined again in 2021-22 to 492 students.

Further, the relocation of the school into the 529 Vaughan Road building in 2018 had an impact on the school's enrolment. As an example, the school had 580 students enrolled in 2017-18, this decreased to 530 in 2018-19 – a decline of 51 students. Although there was bussing provided to the Vaughan Road building, there were many families who had expressed concerns with the distance and travel time. These families are exercising alternate options in the interim.

Despite these temporary factors, enrolment at Davisville Jr. PS has rebounded upon opening of the new school. For the 2022-23 school year enrolment at the school increase by nearly 100 students, from 492 to 581. Actual enrolment is currently 601 students, which exceeded the projection of the school by 16 – indicating a faster growth trend than expected.

The graph below outlines the current and projected enrolment at Davisville Jr. PS. The enrolment in the graph is inclusive of Spectrum Alt. Sr. PS. The school is projected to exceed capacity by 2027.

Davisville Jr. PS Status Quo - Historical & Projected Enrolment

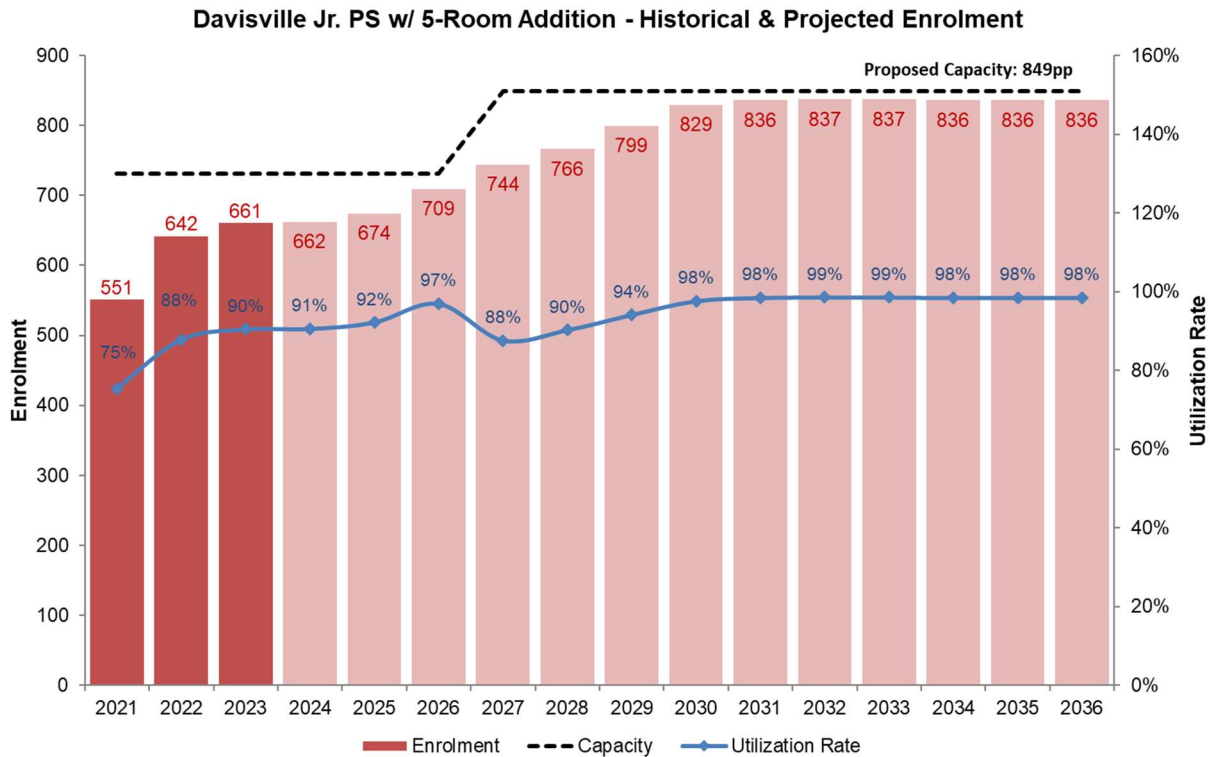


Long-Term Outlook

Projections for Davisville Jr. PS (absent of Spectrum Sr. Alt. School) suggest that by 2027-28 enrolment will reach 684 students, resulting in a utilization rate of 103%. By 2032-33, enrolment is projected to increase to 777 students, leaving the school at 117% utilization. Enrolment at Spectrum Sr. Alt. School is projected to be held at 60 students each year. As a result, the utilization rate for the entire building inclusive of both schools (731pp) is projected to be 102% by 2027 and 115% by 2032.

These projections suggest that over the long term, enrolment will increase significantly and exceed the capacity of the new school. These projections are based upon all the inputs regularly factored into the calculation, but also reflect density and population targets established by the City of Toronto for this area. These long-term population and density targets developed by the City of Toronto were predicated upon the Council-approved Yonge-Eglinton Secondary Plan. The provincially approved version of the document allows for densities that are much larger than originally considered. This means that long-term enrolment projections for Davisville Jr. PS are likely to be even higher than what is reflected in this business case. This needs to be considered in the analysis of this proposal.

The following graph illustrates the impact of the 5 new classrooms on the utilization rate at Davisville Jr. PS / Spectrum Alt. Sr. School.



Upon opening of the addition in 2027, the utilization rate of the school would fall from 102% to 88%. Over the long-term, enrolment at the school is expected to reach but not exceed the capacity of the school. This mitigates the risk of needing to use portables on the site to accommodate projected increases in enrolment. Growth beyond 2036 (2041 to 2051) will be addressed through future capital projects in the Midtown area.

Part B: Alternative Strategies

As will be demonstrated in the sections below, existing schools in and around the Yonge-Eglinton area are operating at or above their capacities and are experiencing tremendous pressures related to enrolment growth.

There have been extensive accommodation studies that have been undertaken over the past ten years to address enrolment pressure at Davisville Jr. PS and area schools. As an example, there is a concurrent capital project underway that may see Eglinton Jr. PS redeveloped within the podium of a mixed-use development to double the school’s capacity.

Spectrum Alt. Sr. School cannot be relocated to another site at this time due to the inability of another elementary school in the area to accommodate it. If the school were to be relocated and students decided not to follow, then other intermediate programs in the area would experience even greater accommodation pressure – one of these schools would be Hodgson MS. However, enrolment at Davisville Jr. PS will be closely monitored given that the rate of growth projected for the school could exceed what the 5-classroom addition could provide.

2.0 School Enrolment and Capacity Overview

The schools identified in the table below were identified due to their proximity to Davisville Jr. PS, specifically this list reflect the schools with attendance boundaries contiguous with those of Davisville Jr. PS.

School Name	Current Utilization	Distance to Nearest School	School Summary
<p><i>Davisville Jr. PS / Spectrum Alt. Sr. School</i></p>	<p><i>90% (building utilization rate)</i></p>	<p><i>-</i></p>	<p><i>Davisville Jr. PS / Spectrum Alt. Sr. School has been rebuilt to a capacity of 731 pupil places. This project received Capital Priorities funding in 2016 to address the accommodation pressures at the school, the poor condition of the existing building, and the existence of multiple sub-standard classrooms.</i></p> <p><i>Davisville Jr. PS accommodates students in JK-5 (Regular Track) and SK-6 (French Immersion). Spectrum Alt. Sr. School is a small alternative school that accommodates local students in Grades 7 and 8. The enrolment of Spectrum Alt. Sr. PS is roughly 60 students annually.</i></p> <p><i>The new building was opened in September 2021. The COVID-19 pandemic and relocation to 529 Vaughan Road during construction resulted in temporary enrolment declines at the school. As predicted, enrolment at Davisville Jr. PS fully rebounded in 2022.</i></p> <p><i>The school is currently operating at 91% utilization with 601 students (662 capacity for Davisville Jr. PS portion of the building). Due to ongoing residential intensification in the area, enrolment is projected to increase year over year, with 1 portable being required by 2025, and up to 8 by 2032. Additional funding was requested to support a five-classroom expansion in 2018, 2019 and 2021, but was not supported by the Ministry.</i></p> <p><i>Given that the projected accommodation pressures at the school are anticipated increase, the case for the five-room increase has been resubmitted as the TDSB's number five project for the 2023 cycle of Capital Priorities.</i></p>
<p><i>Hodgson MS</i></p>	<p><i>85%*</i> <i>*(at 529 Vaughan Road)</i></p>	<p><i>900 m*</i> <i>*(from permanent location)</i></p>	<p><i>Hodgson MS is a Grade 6-8 school situated east of the Davisville site that accommodates students from surrounding junior schools, Eglinton Jr. PS, Davisville Jr. PS (Regular Track only), Maurice Cody Jr. PS and Oriole Park Jr. PS.</i></p> <p><i>In August 2020 the Ministry of Education announced additional funding to support a larger project at the school, which will increase the overall capacity to 838 pupil places. The additional capacity was approved in recognition of the extensive enrolment pressures being experienced at Hodgson MS.</i></p> <p><i>This school has a current enrolment of 576 students. As of September 2023, the school has been operating out of the 529 Vaughan Road building to allow construction of the large addition to take place. The project is anticipated to be complete for September 2025.</i></p>

			<p>Long-term enrolment growth at the school is due primarily to larger cohorts entering the school from the surrounding junior schools. The massive residential intensification in the Midtown Toronto area is a significant contributing factor to the rapid pace of growth. The capacity of the space being used at Hodgson MS is 680 pupil places, resulting in a current utilization rate of 85%.</p> <p>In 2025, upon completion of the addition (838pp), the school will be operating at 83% utilization with 692 students. The school's enrolment is projected to surpass the school's capacity of 838 pupil places in 2028, operating at 100% utilization with 841 students. Enrolment will continue to increase over the long-term, exceeding 900 students by 2032.</p> <p>Although a very large school and operating slightly above capacity, Hodgson MS serves students in Grades 6-8 and therefore will be running class sizes in excess of the loading assigned to each room (eg. 28 students in a classroom with a loading factor of 23). This means that there will be a sufficient number of rooms to accommodate all students, but no available space to accommodate any additional students for any reason.</p> <p>Hodgson MS does not offer any solutions to the emerging accommodation pressure at Davisville Jr. PS.</p>
Maurice Cody Jr. PS	84%	1.9 km	<p>Maurice Cody Jr. PS is a JK-5 elementary school situated northeast of Davisville Jr. PS. This school is fully utilized and is situated on a constrained school site that cannot accommodate portables (it has an artificial turf field). The school is currently operating at 84% utilization with 592 students. The capacity of the school is 709 pupil places.</p> <p>In June 2018, the Board of Trustees approved a small boundary change with Eglinton Jr. PS to mitigate severe accommodation pressures at that school.</p> <p>Enrolment projections suggest that the school will remain quite stable over the long-term. That said, there are stretches of major arterial roads within the attendance area of Maurice Cody Jr. PS like Bayview Avenue and Mount Pleasant Boulevard where residential intensification is encouraged. There are numerous mid-rise development applications currently proposed, approved or under construction within the school's attendance area. There is potential for more projects over the long-term as per the City's OPA 405 (amended by the province). Ensuring that Maurice Cody Jr. PS is positioned such that long-term development can be accommodated locally without disruption (such as redirecting new students to schools outside of the area) is critical.</p>
Eglinton Jr. PS	83%	1.7 km	<p>Eglinton Jr. PS is a JK-5 elementary school situated at the southwest corner of Mount Pleasant Boulevard and Eglinton Avenue, north of Davisville Jr. PS. The school's boundary encompasses the entirety of the provincially designated Yonge-Eglinton Urban Growth Centre, which has and continues to experience an incredible level of intensification.</p> <p>Eglinton Jr. PS is situated on a highly constrained 1.6-acre school site with no green space, and no opportunity for portables or future expansion. The school is consistently at the centre of perpetual accommodation studies to identify options for mitigating ongoing enrolment increases that cannot be accommodated on-site.</p>

		<p><i>The school is currently operating at 83% utilization with 457 students. The capacity of the school is 548 pupil places. Enrolment has decreased recently because of a large boundary change with John Fisher Jr. PS, a former French Immersion centre located north of Eglinton Jr. PS. This change will be described in detail below.</i></p> <p><i>Over the past decade, there have been multiple boundary changes, program relocations, grade changes, and redirections of residential development. There is no opportunity for this school to accommodate additional enrolment growth.</i></p> <p><i>Most recently, the Board approved a plan to change John Fisher Jr. PS from a single-track French Immersion Centre into a dual track school. Introducing a regular track at the school creates an opportunity for a large boundary change with Eglinton Jr. PS to reduce enrolment pressures at the school over the long-term. In September 2022 the boundary change was implemented, and John Fisher Jr. PS welcomed the first cohort of regular track Junior Kindergarten students. The regular track (JK to Grade 5) will be fully implemented for the 2028-29 school year.</i></p> <p><i>To ensure the continuity of French Immersion programming for this part of the city, the Board also approved that the Bannockburn building be re-opened in September 2024 as a single-track French Immersion centre. The school will open with JK to Grade 3 students next fall, then grow to full implementation (JK to Grade 6) by the 2027-28 school year. Bannockburn is located at 12 Bannockburn Avenue, approximately 4.5km from the intersection of Yonge St. and Eglinton Avenue. Many students that attend John Fisher Jr. PS for the French Immersion program reside north of the school, which makes Bannockburn site a feasible alternative from a geographic perspective.</i></p> <p><i>Further, the Board has approved that new residential development within the Eglinton Jr. PS - and now John Fisher Jr. PS' - attendance area be redirected and bused to schools far outside of the area to mitigate interim pressures at the schools. Whitney Jr. PS, located approximately 3km to the south and Rippleton PS, located approximately 7km to the north, have been identified as the two temporary holding schools. There are no schools within a closer distance of Yonge and Eglinton area with sufficient capacity and/or land (for portables) to accommodate redirected students.</i></p> <p><i>To allow the changes implemented at John Fisher Jr. PS and Eglinton Jr. PS to take effect and stabilize, residential developments will continue to be redirected until 2024-25, when a study will be undertaken to determine whether any of the redirected developments can be returned to their local school. Returning any residential developments to a local school will be subject to available space. Due to space pressures that emerged at Whitney Jr. PS, a number of developments were returned to Eglinton Jr. PS. Whitney Jr. PS' enrolment grew to a point where no further students could be accommodated at the school. The boundary change had provided Eglinton Jr. PS an opportunity to accommodate a small number of local students.</i></p> <p><i>At present there are 17 residential developments totalling 7,450 units currently being redirected. Within these developments there are currently 164 students in JK to Grade 5 currently being bused to</i></p>
--	--	--

			<p><i>Whitney Jr. PS. As occupancy of new dwellings within these developments continues, projections suggest that an additional 46 JK to Grade 5 students will need to be redirected to Rippleton PS. In total, there will be over 200 JK to Grade 5 students bussed out of the Yonge-Eglinton community at full occupancy of the 17 developments.</i></p> <p><i>Additionally, there are 29 more planned or approved residential developments within the Eglinton Jr. PS and John Fisher Jr. PS' attendance areas that will need to be redirected to schools outside of the area as they progress through the construction stages. These additional developments, 20 in Eglinton Jr. PS' attendance area and 9 in John Fisher Jr. PS' attendance area, are comprised of 12,350 additional units. These new units are projected to yield approximately 350 additional JK to Grade 5 students at full occupancy. The currently designated holding schools, Whitney Jr. PS and Rippleton PS do not have sufficient capacity to accommodate these students.</i></p> <p><i>Because of the ongoing growth in the Midtown area, the Board is actively pursuing a new elementary school opportunity – specifically redeveloping Eglinton Jr. PS to double the capacity of the school from 548pp to 1,100 pupil places. The school would be redeveloped in partnership with a private sector developer.</i></p>
Oriole Park Jr. PS	94%	1.6 km	<p><i>Oriole Park Jr. PS is a JK-5 elementary school located to the west of the Davisville site on the west side of Yonge Street. Oriole Park Jr. PS is operating at 94% utilization 228 students (242 capacity). The school has two portables on-site to address fluctuations in enrolment.</i></p> <p><i>Projections suggest that the school will grow to 263 students by the 2027-28 school year, operating at 110% utilization. Enrolment will continue to grow over the long-term, reaching 305 students by 2032 (126% utilization).</i></p> <p><i>Over time, Oriole Park Jr. PS will likely require measures to address this enrolment growth, which may include future requests for major capital investment such as an addition or replacement school.</i></p> <p><i>The situation emerging at Oriole Park Jr. PS further underscores the need for a new elementary school in the Midtown area. As mentioned, Board staff will keep the Ministry apprised of these discussions as they unfold.</i></p>
Deer Park Jr. & Sr. PS	99%	1.6 km	<p><i>Deer Park Jr. & Sr. PS is a JK-8 elementary school situated south of Davisville Jr. PS, north of St. Clair Avenue. Enrolment at the school is currently 596 students, and the school's capacity is 600 pupil places (99% utilization). Two classrooms were created in the school through internal renovations to address the pressures that were emerging at the school.</i></p> <p><i>Projections suggest that enrolment will continue to increase at the school over the mid to long-term. There is a significant amount of residential development underway within the school's catchment area that is causing the enrolment increases.</i></p> <p><i>Enrolment is projected to increase to 649 students by 2027-28, resulting in a utilization rate of 108%. The intersection of Yonge St. and St. Clair Avenue is situated within the attendance area of this school. This</i></p>

			<p><i>intersection and the surrounding area are also experiencing an influx of new residential development applications.</i></p> <p><i>Enrolment is projected to continue to grow over the long-term, reaching 739 students by 2032, resulting in a utilization rate of 123%. Board staff has identified a series of potential solutions to mitigate this growth, such as reclaiming space from one of the two childcare centres that operate at the school, and other operational efficiencies within existing space. There are also studies recently added to the Board's Long-Term Program and Accommodation Strategy that could include changes to feeder pathways for nearby junior schools.</i></p> <p><i>The site is constrained and cannot accommodate any portables. The school's playfield is owned by the City of Toronto and is constructed of an artificial turf surface.</i></p>
--	--	--	--

3.0 Proposed Scope of Work

Part A: School Project Scope

The additional five classrooms would increase the capacity of the school from 731 to 849 pupil places, which provides a much more appropriately sized building and eliminates the need for portables to at least 2041.

The drawings contained in Appendix B demonstrate the location of the proposed additional classrooms. The additional rooms would be constructed in the southwest corner of the building in a location that was originally to be occupied by a larger gymnasium funded by the City of Toronto (not constructed).

The proposed addition would consist of one FDK classroom constructed on the first floor and two regular classrooms on the second and third floors above. The capacity of the five-classroom addition is 118 pupil places.

The project would be three storeys in height to align with the rest of the school building. In addition to the five classrooms, this project would include stair access to all three storeys, as well as a small seminar room on each of the second and third floors.

The proposed opening date of the addition is 2027-28. The date reflects the timelines associated with the design, site plan approval and construction process associated with capital projects in the City of Toronto.

A cost consultant report was prepared by A.W. Hooker to support this business case. The estimated cost of the project is \$5.0M, which includes contingencies for Design & Pricing (15%), Escalation (14.7%) and Construction (5%). The full cost consultant report can be found in Appendix C.

Part B: Child Care Project Scope, if applicable

Is the board requesting child care funding to support child care space with the Capital Priorities project request? **No**

The rebuild of Davisville Jr. PS included a new 5-room childcare. No additional childcare space is being requested.

5.0 Joint-Use Project – if applicable

Part A: Co-terminus Boards

The proposed project is a 5-classroom addition to an existing school. There is no opportunity for a joint-use venture.

Part B: Other Partners

A portion of the Davisville Jr. PS will be leased to the City of Toronto to support the construction of a new aquatic centre.

6.0 Project Readiness Assessment

Part A: Site Ownership

Please elaborate about the school board's current status of site acquisition for the requested Capital Priority, including:

- Do you require Land Priorities funding or do you have other sources of funding available?

The Davisville Jr. PS site is owned by the TDSB and no land priorities funding is required.

- Has the board secured a site for the project? If not, what progress has been made? When does the board expect to have secured a school site?

The Davisville Jr. PS site is owned by the TDSB and is of a sufficient size to accommodate the proposed replacement school. No additional land is required to support the project.

- What is the status of the identified site?

Owned by the Board.

- Are all or some of the utilities connected? If not, when does the board expect this work to be complete?

Davisville Jr. PS is an operating school and all utilities are connected.

- Are the roads providing access to the site developed and usable? If not, when does the board expect this work to be complete?

Davisville Jr. PS is an operating school and is serviced by an existing road network.

- Has the board completed phase 1 of the environmental assessment? If not, when will the board be able to do so? If applicable, were there any issues identified that will influence the timelines or budget of the project and by how much?

N/A

- Has the board completed a geotechnical assessment of the site? If not, when will the board be able to do so? If applicable, were there any issues identified that will influence the timelines or budget of the project, and by how much?

N/A

- Is the site topography suitable for this project? If not, what are the board's plans to address this issue and what are the implications for project timelines and budget?

N/A

- Does the current zoning enable the construction of a school? If not, please provide details on the requirements for rezoning and any implications on timelines or budget.

The site is appropriately zoned; there are no implications on timelines or budget related to Zoning.

- Have all unique site costs been identified? If not, when does the board expect to have an estimate with ~80% confidence?

N/A

- For additions and renovations only: Does the board know with certainty whether the project will require relocating students currently enrolled at the school? If not, please provide additional information about how that decision is being made.

No relocation is required. The addition was pre-planned when the school was designed and can be undertaken with minimal disruption to the operation of the school.

- If alternative accommodation is required during the project, please provide information about the board's plan for relocating the students and any further steps you need to complete to finalize this plan.

N/A

- Please elaborate if the school board anticipates any challenges in securing a site for this project when working with municipalities or developers.

The site is owned; therefore no challenges are expected.

Part B: Project Design

This project is an addition to an existing school; therefore a repeat design was not an option.

This addition was planned for at the time when the existing building was in design and construction, so the required structural elements for the addition are accounted for within the existing building. Planning and sequencing of the addition construction were also considered to ensure this addition project would be feasible.

The design of the addition employs the Board's standardized design guidelines for room layouts and mechanical / electrical systems.

Part C: Project Milestones

The project milestone schedule is based on durations of key project activities and approvals. The schedule is largely affected by City of Toronto approval processes, such as Site Plan Approval, and by internal approval timelines.

The dates provided in this business case are the best high-level projections based on current and previous project experience and may be subject to change if projected activities are delayed, particularly those that are not within the Board's control.

Project completion is contingent on timely approvals from the City of Toronto, such as Site Plan and Building Permit. Furthermore, delays can also be due to unknowns during construction such as unforeseen soil condition, weather conditions, and labour/manufacturing delays.

Delays will be mitigated by ensuring the project team explores opportunities for pre-approvals such as partial building permits, undertaking early site works such demolition and by overlapping project activities where possible.

TDSB has undertaken an exercise to identify key project milestone durations such as internal reviews and approvals, which has been applied to the projected schedules and gives the project schedule a level of certainty as a result.

For project delays that cannot be mitigated, the schedule will be extended to suit in the future. Please refer to attached high level project schedule in Appendix D that identifies key milestones and durations. A critical element of the projected schedule is the Site Plan Approval (SPA) process, which has been estimated to be 18 months from submission to NOAC (Notice of Approval of Conditions) and is one of the key drivers for the overall completion date.

TDSB has engaged a City of Toronto Planner who will continue to assist the project team by advocating for a expedited SPA process, which can significantly improve the project timeline.

Part D: Predictors of On-Budget Completion

Estimated project costs are based on third party cost consultant reports by A.W. Hooker, along with soft cost estimates based on TDSB previous experience and additional third-party consultants.

The current estimate is significantly higher than previous tendered projects due to market volatility and cost consultant projections. The estimated project cost is based on the project milestone schedule and appropriate escalations as carried by the third-party cost consultant.

A 10% contingency has been carried for each project to protect against unknowns during project development and construction and has been added to the cost consultant estimate. Unique site costs have been identified based on TDSB past project experience, however as the project develops, further unique site costs may be identified that are unknown at this preliminary stage.

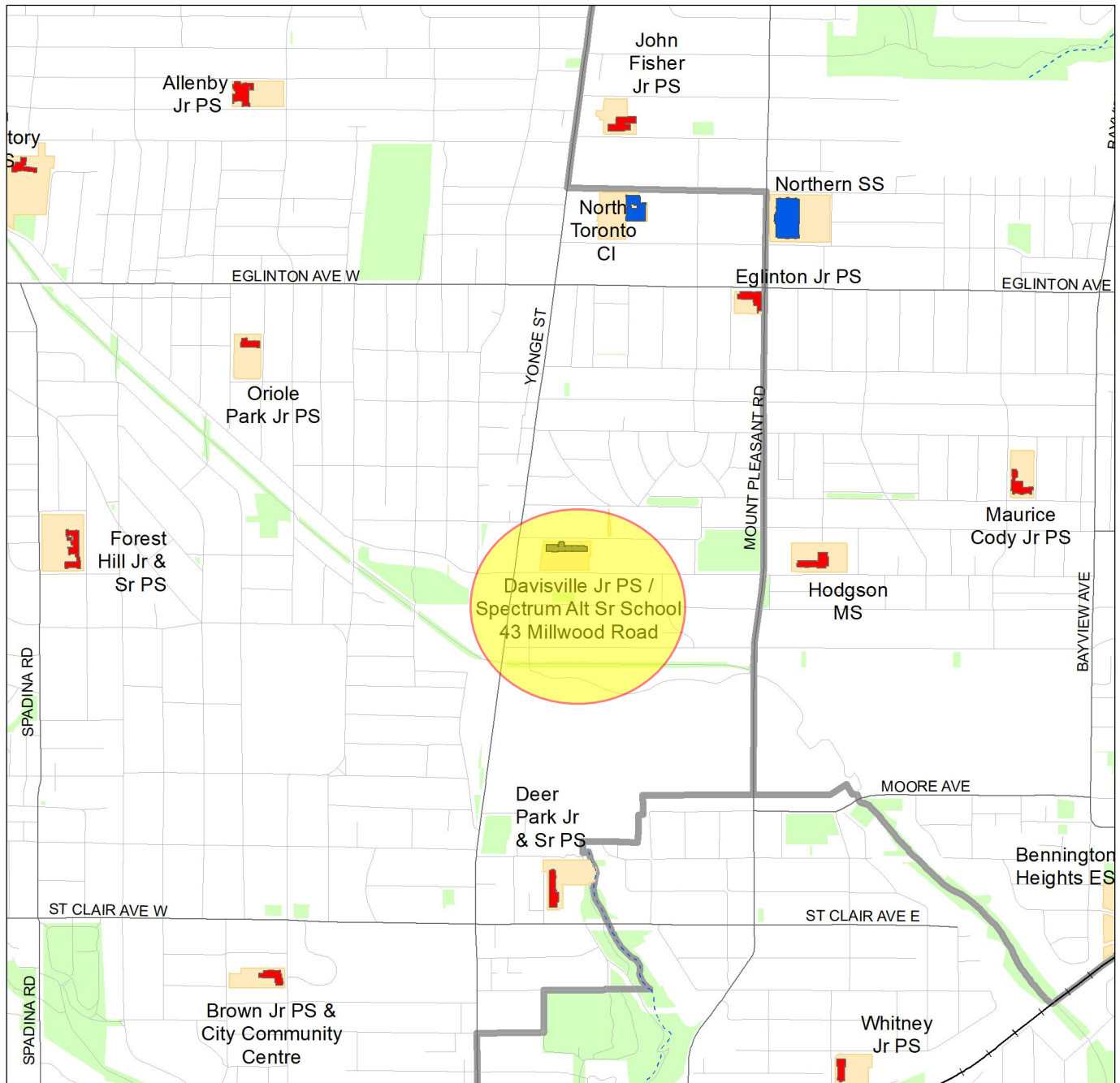
The childcare component of the project has been designed and identified in the drawings and cost report. If the project is not funded, the childcare will also not proceed.

Based on recent project experience, the construction market volatility is a significant factor for project cost increases. Previous TDSB capital priorities funding was not based on market prices and therefore resulted in budget shortfalls when projects were tendered on the open market.

If the project is funded based on the cost consultant report, which builds in escalation and contingencies, there is less risk of future budget increases. Increases in project timelines are also a risk to the project budget, therefore the project team will work to ensure projects are delivered as per the schedule to avoid incurring additional costs.

Appendices

- Appendix A: Location Map of Davisville Jr. PS / Spectrum Alt. Sr. School
- Appendix B: Schematic Designs – 5 Classroom Addition (Snyder Architect)
- Appendix C: Class D Cost Consultant Report (A.W. Hooker)
- Appendix D: Project Milestone Schedule

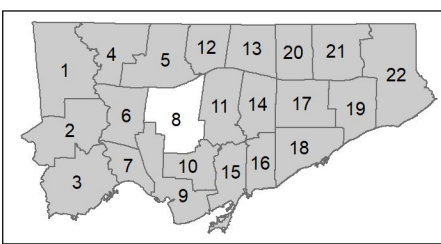


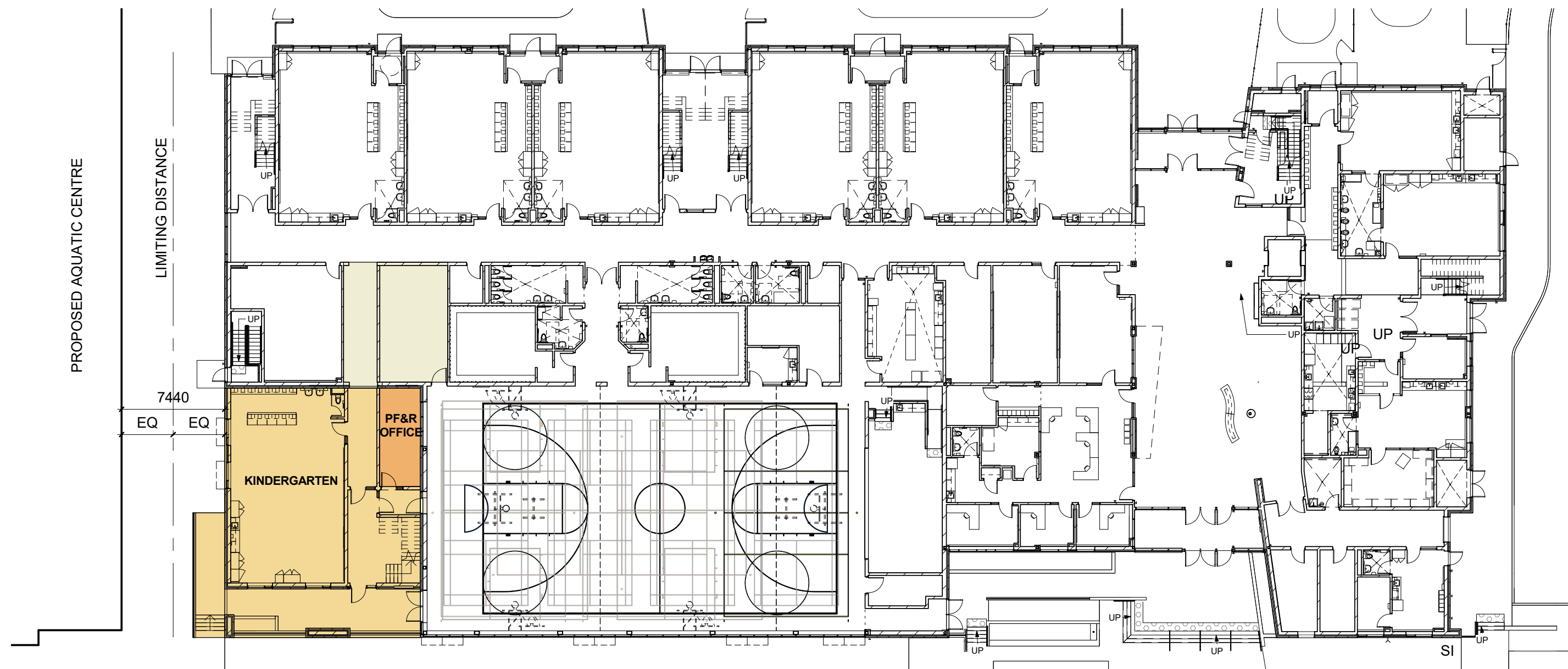
0 0.125 0.25 0.5 0.75 1 km


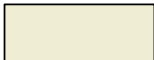

Produced by:
Planning Division, TDSB
September 2019
Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto

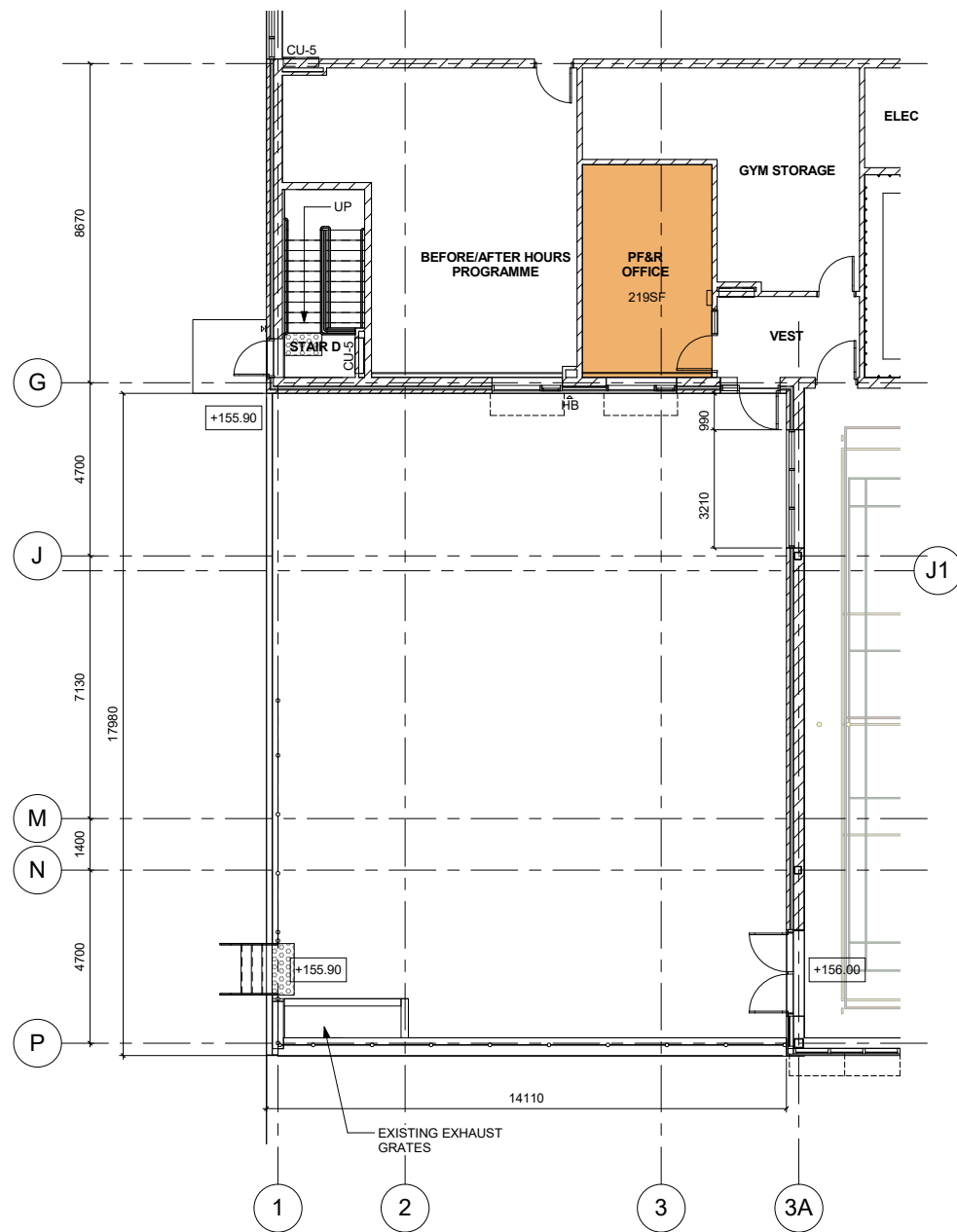
Legend:

- Elementary School
- Secondary School
- Elementary & Secondary School
- Other TDSB Facility
- Site
- Major Road
- Railway
- Utilityline
- Waterway
- Ward Boundary

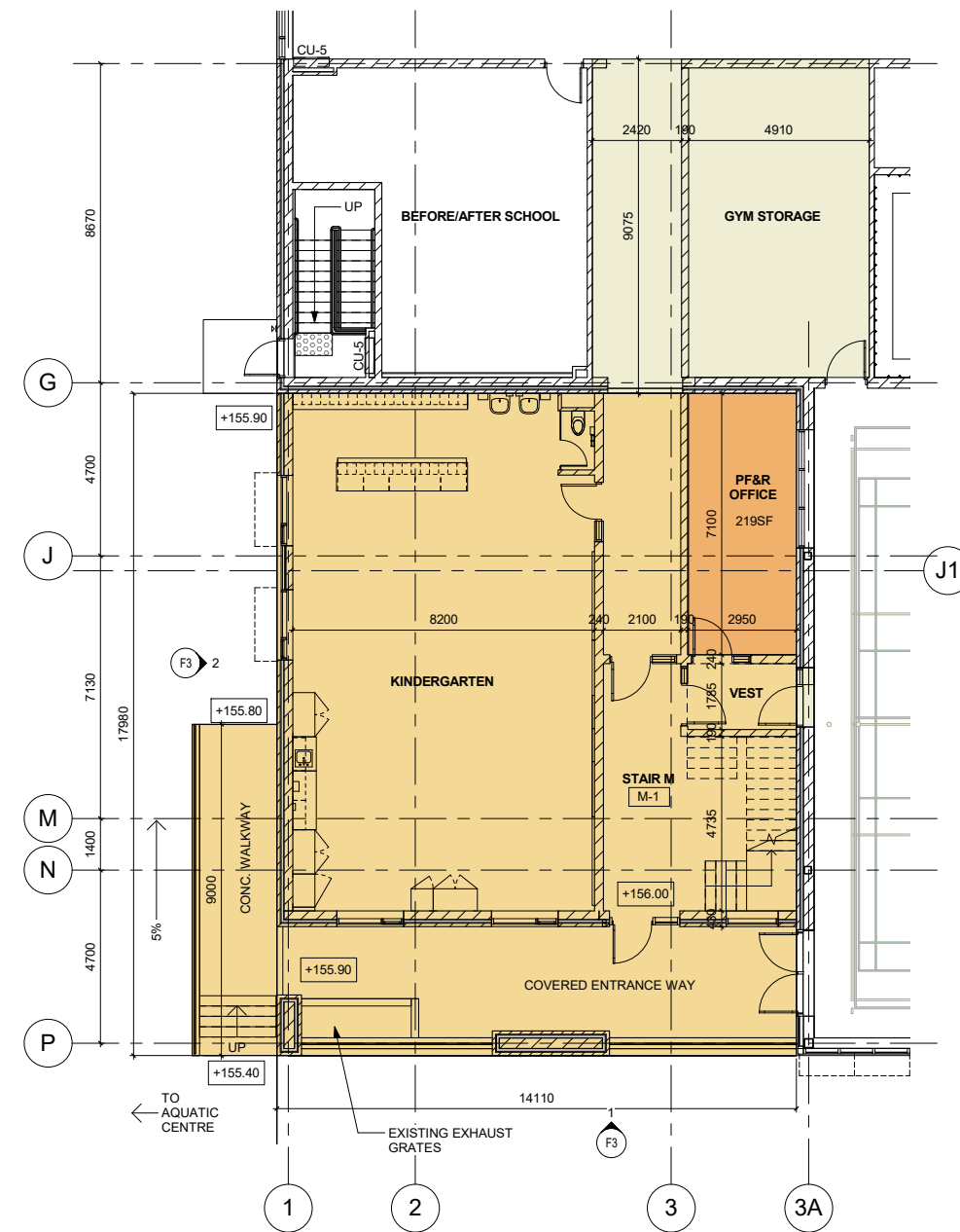




-  ADDITION
-  RENOVATION REQUIRED FOR ADDITION
-  PF&R OFFICE

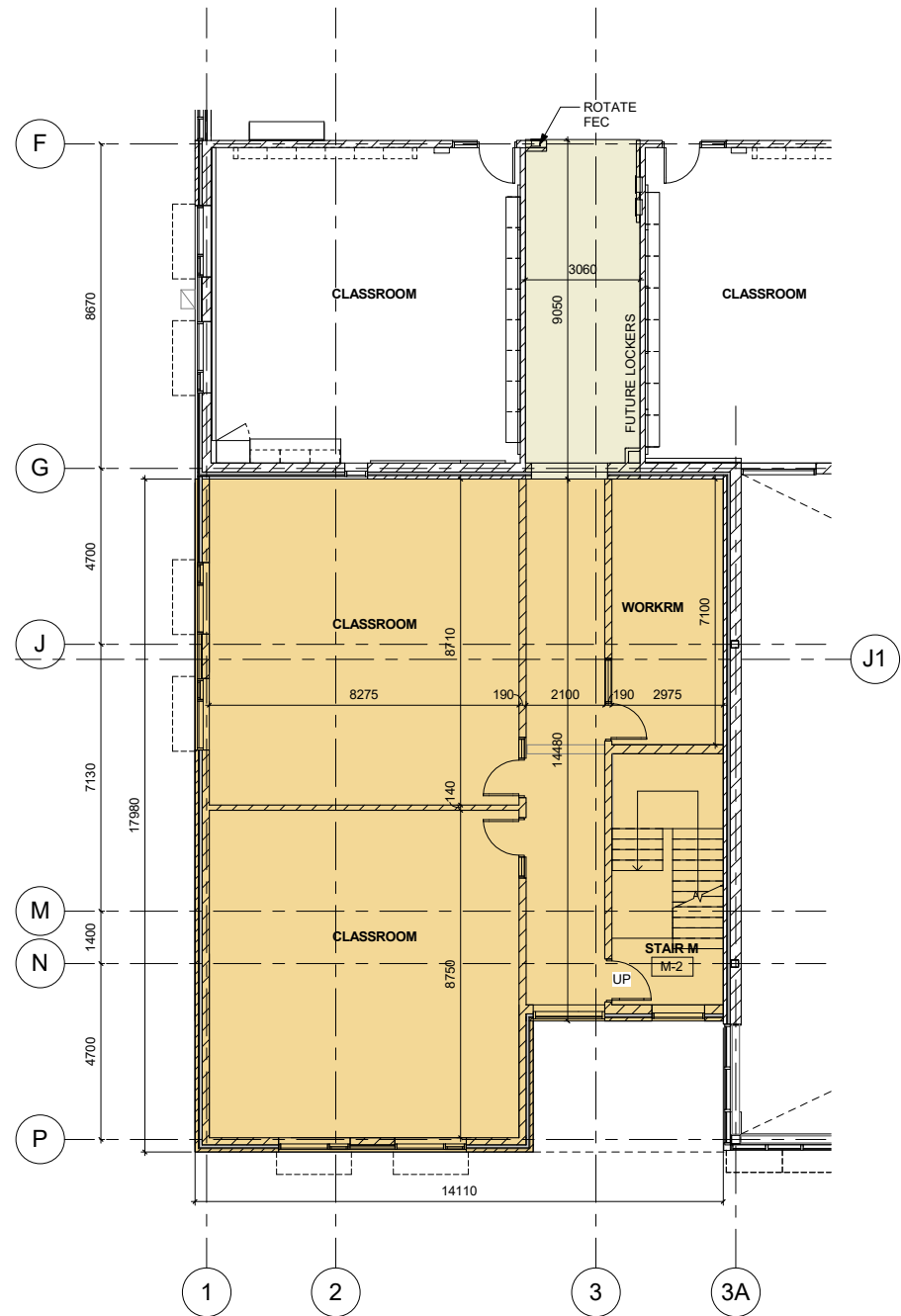


1 Level 1 Floor Plan - Existing

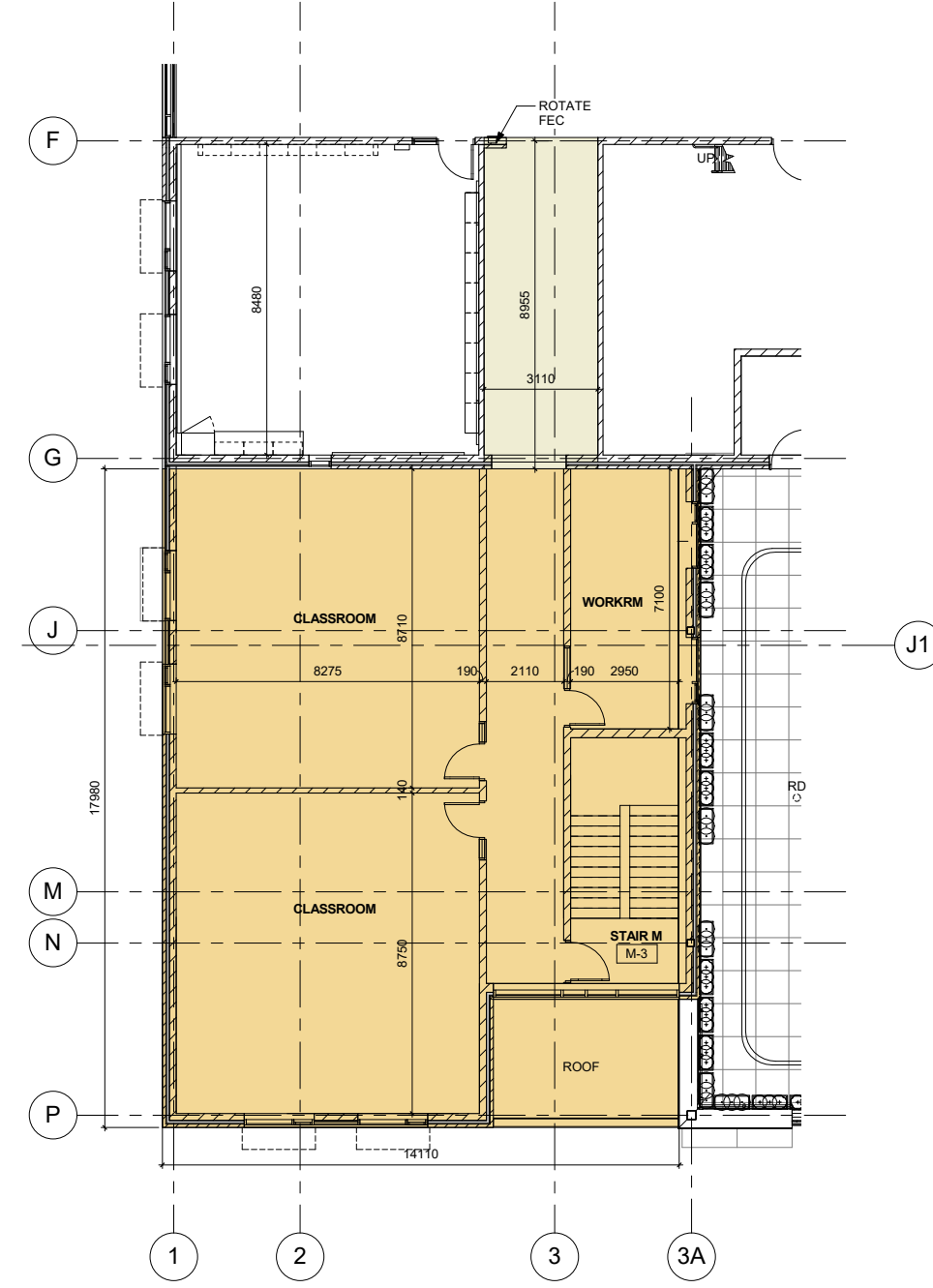


2 Level 1 Floor Plan - Future

- ADDITION
- RENOVATION REQUIRED FOR ADDITION
- PF&R OFFICE



1 Level 2 Floor Plan - Future



2 Level 3 Floor Plan - Future

- ADDITION
- RENOVATION REQUIRED FOR ADDITION
- PF&R OFFICE



① SOUTH ELEVATION - FUTURE



② WEST ELEVATION - FUTURE

PROPOSED WEST ELEV.

EXPOSING BUILDING FA
 OBC TABLE 3.2.3.1.D
 3m @ 22% = 90.7m² max.
 UNPROTECTED OPENING

EXISTING SCHOOL BUILDING



2 CONCEPT VIEW FROM SW



1 CONCEPT VIEW FROM SE

TDSB Davisville Public School Addition

Class D Estimate (Rev.0)



Prepared for:
Snyder Architects Inc.

Prepared by:

A.W. HOOKER®
QUANTITY SURVEYORS

2265 Upper Middle Rd. E Suite 400
Oakville, ON L6H 0G5

T 905.823.8111
F 905.823.5111
info@awhooker.com

www.awhooker.com

October 11, 2023

October 11, 2023

Snyder Architects Inc.
100 Broadview Ave, Suite 301
Toronto, Ontario M4M 3H3

Attn: Rochelle Moncarz, OAA, MRAIC, LEED AP
Principal

Re: TDSB Davisville Public School Addition Class D Est (R.0)

Dear Rochelle,

Please find enclosed our Class D Estimate for the above project. The estimate is based on design drawings and information provided by Snyder Architects Inc received on September 20, 2023 and October 11, 2023.

This estimate is meant to reflect the fair market value for the construction of this project; it is not intended to be the prediction of the lowest bid and should be representative of the median bid amount received in a competitive bidding scenario.

We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,
A W Hooker Associates Ltd



Josh Logan, C.Tech
Quantity Surveyor

Sincerely,
A.W. Hooker Associates Ltd



Partner

Encl. (Class D Estimate R.0 – October 11, 2023)

Table of Contents

1. Introduction to the Estimate	2
1.1 Project Description	2
1.2 Type of Estimate	2
2. Basis of the Estimate	2
2.1 General Information	2
2.2 Location Cost Base	3
2.3 Unit Rates.....	3
2.4 Taxes.....	3
2.5 Construction Schedule	3
2.6 General Requirements and Fees	3
2.7 Bonding and Insurance	3
2.8 Procurement.....	4
2.9 Specifications	4
2.10 Soft Costs.....	4
3. Contingencies	4
3.1 Design and Pricing Contingency	4
3.2 Escalation Contingency.....	5
3.3 Construction Contingency (Post Contract Changes)	5
4. General Liability	5
4.1 Statement of Probable Costs.....	5
4.2 Ongoing Cost Control.....	6
5. Estimate Scope Clarifications	6
5.1 List of Exclusions	6
5.2 List of Assumptions	6
6. Documentation Received	7
7. Gross Floor Area Summary	7
7.1 Summary of New and Renovation Area	7
7.2 Gross Floor Areas (graphical representations)	8
8. Elemental Estimate	A1 – A19

1. Introduction to the Estimate

1.1 Project Description

This project consists of the new addition and renovation to the existing TDSB Davisville Public School located at
Based on our review the renovation demolition GFA is 121 m² (1,302 SF) and the new school addition GFA is 688 m² (7,405 SF)

Refer to section 7.2 Gross Floor Areas (graphical representation) for area illustrations.

1.2 Type of Estimate

This Class D Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be +/- 20%. This accuracy is based on the definition for Estimate Classifications (Class D) outlined in the *Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions. This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

*Reference: <https://www.cca-acc.com/wp-content/uploads/2016/07/GuideCostPredictability.pdf>

2. Basis of the Estimate

2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on information prepared by the project engineers, historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

2.2 Location Cost Base

The location cost base for this estimate is Toronto, Ontario.

2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that non-union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed.

Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a 9 months construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor.

The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history.

The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at general contractor and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

2.10 Soft Costs

The estimated soft costs have been excluded in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

3. Contingencies

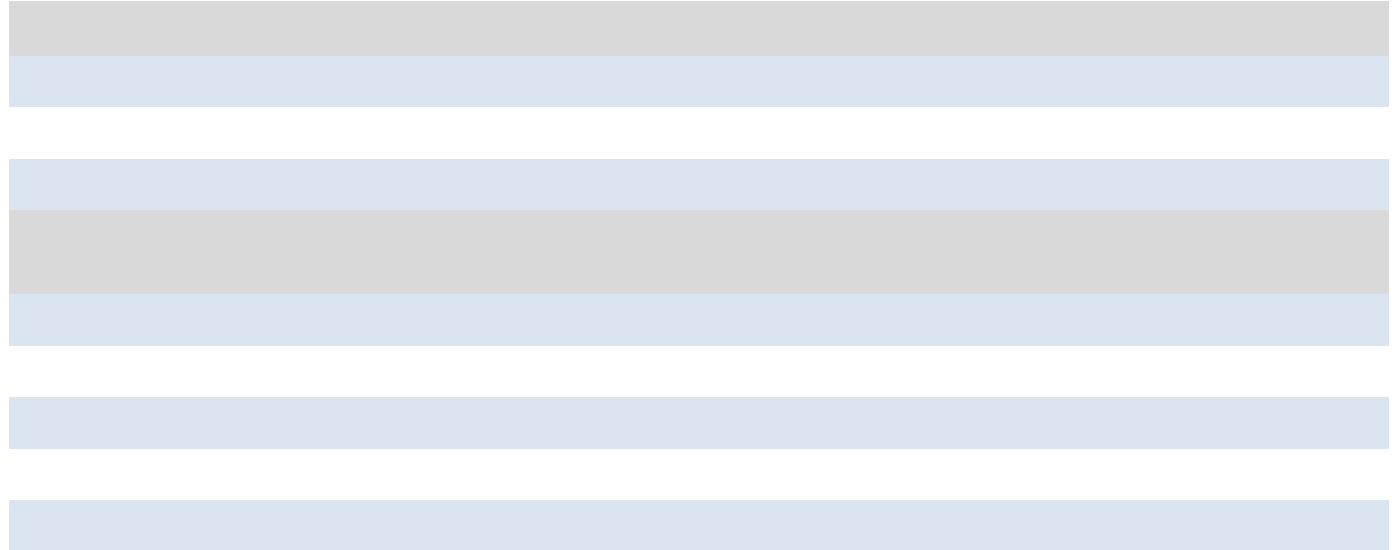
3.1 Design and Pricing Contingency

A design and pricing contingency of 15% has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

3.2 Escalation Contingency

The estimate includes an allowance for escalation. This allowance of is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

The table content is redacted with grey and light blue bars.

3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of 5% is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

4. General Liability

4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

5. Estimate Scope Clarifications

5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Project Soft Costs (as described in item 2.10 above)
3. Furniture, furnishings, and equipment (except as noted in the estimate)
4. Premium time / after hours work
5. Accelerated construction schedule
6. Abatement and handling of asbestos and other hazardous materials
7. Handling and removal of contaminated soils
8. Special foundation systems such as caissons or pile foundations
9. Premium for construction management or alternate approaches to procurement
10. Sole sourced equipment or building control systems
11. Consumption costs for any utilities used during construction (gas, water, hydro etc.)
12. Site pylon and traffic signage
13. Building Permit

5.2 List of Assumptions

Architectural / Structural / Landscaping:

1. The existing soils on the site are adequate to support standard strip and pad foundations to the minimum depth required for frost. No allowances have been made for larger or special foundations such as caissons or piles due to poor soil conditions.
2. The existing site is relatively flat and the finished floor and site elevations were set to work with the existing grades to avoid major cut and fill.

Mechanical:

3. Work will be performed by union labour during regular working hours.
4. Allowances for minor modifications/rerouting of existing services have been included.
5. Existing heating equipment will be sufficient capacity to serve new addition and will be extended to new perimeter heating.
6. New dedicated gas fired, DX cooled DOAS air handling unit will be required to provide fresh air to new addition.
7. New equipment will be integrated into existing building automation system.
8. Refer to estimate for further assumption of scope.

Electrical:

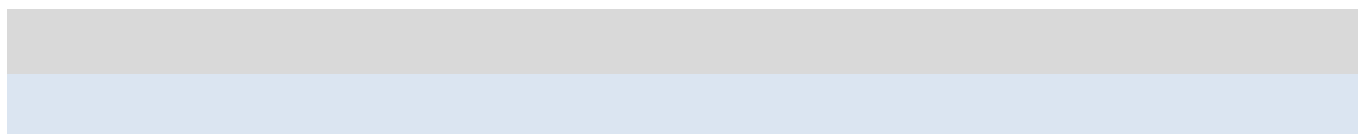
9. Work will be performed by union/fair wage labour during regular hours.
10. Main service will require remedial work to accommodate new addition.
11. Main service is assumed sufficient to accommodate for new addition.
12. Remedial work to existing grounding has been included.
13. Supply, programming, and installation of security equipment has been included; CCTV cameras included in cash allowances.
14. Supply and installation of communication cabling has been included in cash allowances.
15. Refer to estimate for further assumption of scope.

General:

16. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.

6. Documentation Received

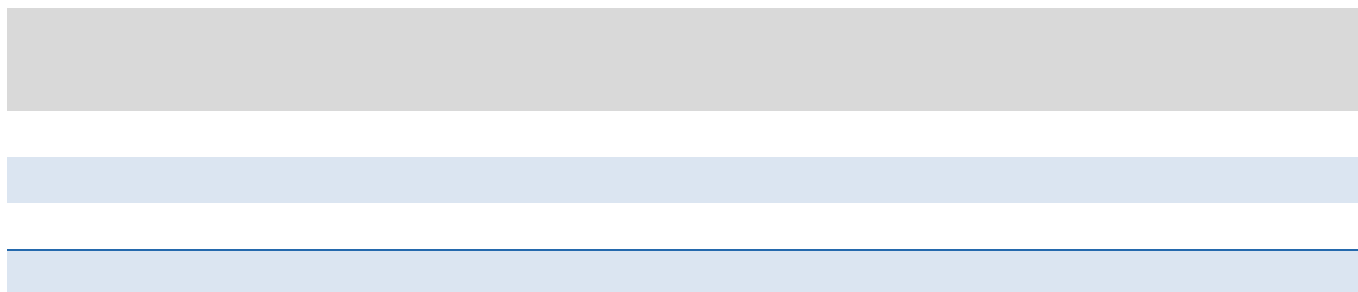
Drawings and design documentation were provided by Snyder Architects:



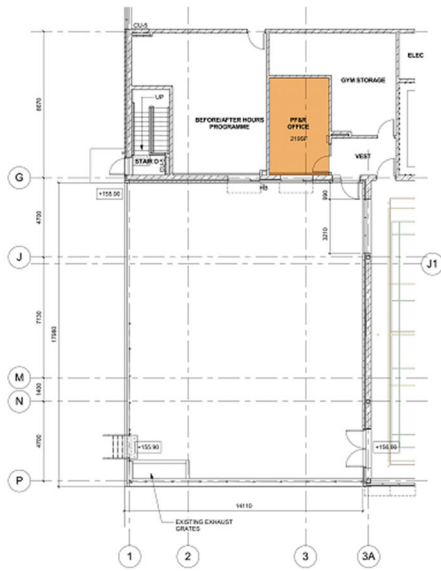
7. Gross Floor Area Summary

The following gross floor areas of new and renovation construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published by the Canadian Institute of Quantity Surveyors.

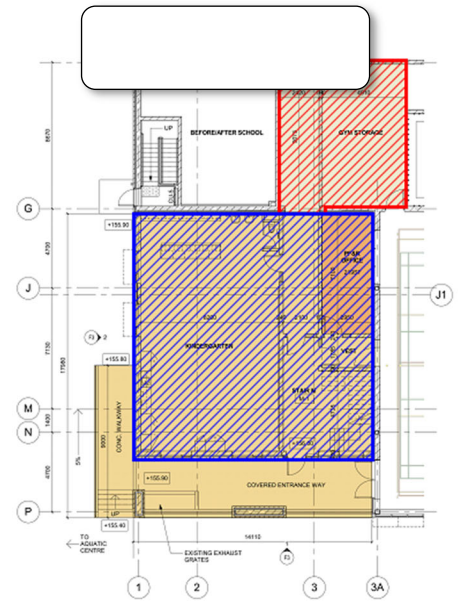
7.1 Summary of New and Renovation Area



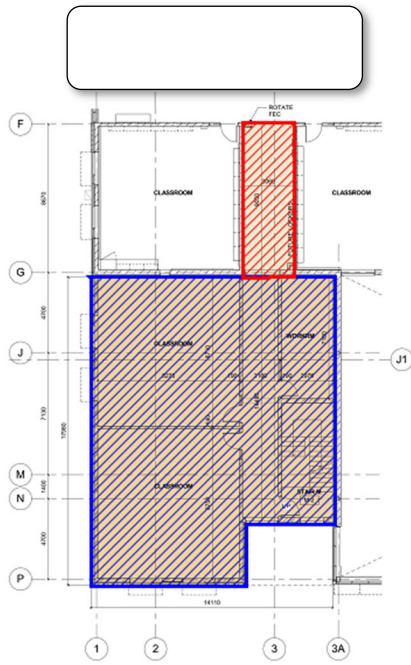
7.2 Gross Floor Areas (graphical representations)



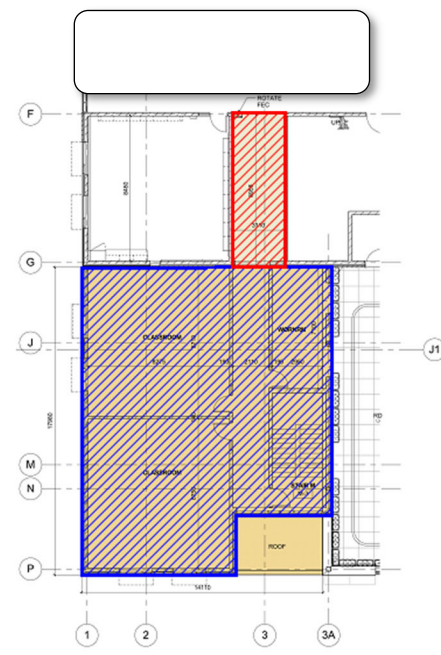
1 Level 1 Floor Plan - Existing



2 Level 1 Floor Plan - Future



1 Level 2 Floor Plan - Future



2 Level 3 Floor Plan - Future



MASTER ESTIMATE SUMMARY

DAVISVILLE PS ADDITION

CLASS D ESTIMATE (Rev.0)

OCTOBER 11, 2023

Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	810	\$1,339.64		\$1,085,108	21.6%
	- Sub Structure		\$21.60	\$17,500		
	- Structure		\$560.74	\$454,198		
	- Exterior Enclosure		\$757.30	\$613,410		
2	Building Interiors	810	\$830.49		\$672,700	13.4%
	- Partitions and Doors		\$448.57	\$363,340		
	- Finishes		\$232.21	\$188,090		
	- Fittings and Equipment		\$149.72	\$121,270		
3	Mechanical	810	\$1,048.59		\$849,360	16.9%
	- Plumbing and Drainage		\$116.96	\$94,740		
	- Fire Protection		\$42.28	\$34,250		
	- Heating, Ventilation, Air Conditioning		\$754.35	\$611,020		
	- Controls		\$135.00	\$109,350		
4	Electrical	810	\$319.85		\$259,079	5.1%
	- Service and Distribution		\$45.07	\$36,509		
	- Lighting, Devices, and Heating		\$147.91	\$119,805		
	- Systems and Ancillaries		\$126.87	\$102,765		
5	Site Work	810	\$137.43		\$111,315	2.2%
	- Site Development (prep, surfaces, landscaping)		\$121.71	\$98,585		
	- Mechanical Site Services		\$0.00	\$0		
	- Electrical Site Services		\$15.72	\$12,730		
6	Ancillary Work	810	\$36.92		\$29,905	0.6%
	- Demolition		\$25.19	\$20,405		
	- Alterations		\$11.73	\$9,500		
7	Contractor's General Requirements	16.2%	810	\$601.46	\$487,184	9.7%
8	Contractor's Fees (OH&P)	4.0%	810	\$172.84	\$140,000	2.8%
9	Design & Pricing Contingency	15.0%	810	\$673.21	\$545,300	10.8%
Sub Total (current dollars)		810	\$5,160.49		\$4,180,000	
10	Escalation Contingency	14.7%	810	\$758.64	\$614,500	12.2%
Sub Total (including escalation to JUNE 2026)		810	\$5,919.75		\$4,795,000	
11	Construction Contingency (Post Contract Changes)	5.0%	810	\$295.93	\$239,700	4.8%
Total Estimated Hard Construction Cost		810	\$6,216.05		\$5,035,000	
Imperial Conversion		8,719	\$577.49		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	810	\$5,923.46	\$4,798,000	95.3%
2	Alterations and Demolition	810	\$61.73	\$50,000	1.0%
3	Site Work (including M&E site services)	810	\$229.63	\$186,000	3.7%
4	Soft Costs	810	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		810	\$6,214.81	\$5,034,000	
Imperial Conversion		8,719	\$577.37	Per SF	

MECHANICAL ESTIMATE SUMMARY

DAVISVILLE PS ADDITION

CLASS D ESTIMATE (Rev.0)

OCTOBER 11, 2023

Gross Floor Area **810 m2**

Description Element\Sub-Element	Specialty Sub Break down	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C1 Mechanical						
C1.1 Plumbing & Drainage			\$94,740		\$116.96	11.2%
C1.11 - Plumbing Fixtures		\$8,200		\$10.12		
C1.12 - Domestic Water		\$24,300		\$30.00		
C1.13 - Sanitary Waste & Vent		\$11,340		\$14.00		
C1.14 - Storm		\$16,200		\$20.00		
C1.15 - Natural Gas		\$16,200		\$20.00		
C1.16 - Specialty Systems:		\$2,500		\$3.09		
- C1.16.1 - Medical Gases	\$0					
- C1.16.2 - Fine Gases	\$0					
- C1.16.3 - Compressed air	\$0					
- C1.16.4 - Vacuum	\$0					
- C1.16.5 - Oil Storage and Transfer System	\$0					
- C1.16.6 - Purified Water System	\$0					
- C1.16.7 - Specialty Drainage	\$0					
- C1.16.8 - Selective / General Demolition	\$2,500					
C1.17 - Miscellaneous Works and General Accounts		\$16,000		\$19.75		
C1.2 Fire Protection			\$34,250		\$42.28	4.0%
C1.21 - Standpipe		\$0		\$0.00		
C1.22 - Sprinklers		\$33,350		\$41.17		
C1.23 - Specialty Systems		\$0		\$0.00		
C1.24 - Fire Extinguisher		\$900		\$1.11		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
C1.3 Heating, Ventilation & Air Conditioning			\$611,020		\$754.35	71.9%
C1.31 - Liquid Heat Transfer (Heating)		\$128,000		\$158.02		
C1.32 - Liquid Heat Transfer (Cooling)		\$0		\$0.00		
C1.33 - Steam and Condensate		\$0		\$0.00		
C1.34 - Air Distribution		\$345,220		\$426.20		
C1.35 - Exhaust Systems		\$6,500		\$8.02		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$29,300		\$36.17		
- C1.37.1 - Noise and Vibration Isolation	\$8,100					
- C1.37.2 - Mechanical Wiring and Starters	\$0					
- C1.37.3 - Balancing and Commissioning	\$16,200					
- C1.37.4 - Heat recovery Systems	\$0					
- C1.37.5 - Laboratory Exhaust Systems	\$0					
- C1.37.6 - Generator Support	\$0					
- C1.37.7 - Humidification	\$0					
- C1.37.8 - Selective Demolition	\$5,000					
C1.38 - Miscellaneous Works and General Accounts		\$102,000		\$125.93		
C1.4 Controls			\$109,350		\$135.00	12.9%
C1.41 - Controls and Automation		\$109,350		\$135.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Building (C1) Mechanical			\$849,360		\$1,048.59 Per m2	
Imperial Conversion			8,719 SF		\$97.42 Per SF	
Total Building (C1) and Siteworks (D1.2) Mechanical			\$849,360		\$1,048.59 Per m2	
Imperial Conversion			8,719 SF		\$97.42 Per SF	

ELECTRICAL ESTIMATE SUMMARY

DAVISVILLE PS ADDITION

CLASS D ESTIMATE (Rev.0)

OCTOBER 11, 2023

Gross Floor Area **810 m2**

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C2 Electrical					
C2.1 Service & Distribution		\$36,509		\$45.07	13.4%
C2.11 - Main Service	\$2,000		\$2.47		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$9,720		\$12.00		
C2.14 - Feeders	\$6,804		\$8.40		
C2.15 - Motor Controls & Wiring	\$9,720		\$12.00		
C2.16 - Miscellaneous	\$2,835		\$3.50		
C2.17 - Electrical Contractors Overhead	\$5,430		\$6.70		
C2.2 Lighting, Devices & Heating		\$119,805		\$147.91	44.1%
C2.21 - Lighting	\$76,950		\$95.00		
C2.22 - Branch Devices & Wiring	\$24,705		\$30.50		
C2.23 - Heating	\$0		\$0.00		
C2.24 - Electrical Contractors Overhead	\$18,150		\$22.41		
C2.3 Systems & Ancillaries		\$102,765		\$126.87	37.8%
C2.31 - Fire Alarm System	\$14,175		\$17.50		
C2.32 - Security System	\$16,200		\$20.00		
C2.33 - Communications	\$18,215		\$22.49		
C2.34 - P.A. and A.V System	\$13,770		\$17.00		
C2.35 - Miscellaneous	\$25,675		\$31.70		
C2.36 - Electrical Contractors Overhead	\$14,730		\$18.19		
Total Building (C2) Electrical		\$259,079		\$319.85 Per m2	
Imperial Conversion		8,719 SF		\$29.71 Per SF	
D1.3 Siteworks - Electrical Summary					
D1.3 Electrical Site Services		\$12,730		\$15.72	4.7%
D1.31 - Site - Power	\$3,900		\$4.81		
D1.32 - Site - Communications	\$1,800		\$2.22		
D1.33 - Site - Lighting	\$5,190		\$6.41		
D1.34 - Site - Electrical Contractors Overhead	\$1,840		\$2.27		
Total Siteworks (D1.3) Electrical		\$12,730		\$15.72 Per m2	
Imperial Conversion		689 SF		\$18.48 Per SF	
Total Building (C2) and Siteworks (D1.3) Electrical		\$271,809		\$335.57 Per m2	
Imperial Conversion		8,719 SF		\$31.17 Per SF	

ELEMENTAL SUMMARY
DAVISVILLE PS ADDITION
 CLASS D ESTIMATE (Rev.0)
 OCTOBER 11, 2023

Gross Floor Area **810 m2**

Description Element/Sub-Element	Ratio	Quantity	Unit	Unit Rate	Elemental Cost		\$ per m2 Sub Element	\$ per m2 Element	%
					Sub Element	Element Total			
A. SHELL									
A1. Sub-Structure						\$17,500		\$21.60	0.3%
A1.1 Foundations	0.00	0	m2	\$0.00	\$0		\$0.00		
A1.2 Basement Excavation	0.25	205	m2	\$85.37	\$17,500		\$21.60		
A2. Structure						\$454,198		\$560.74	9.0%
A2.1 Lowest Floor Construction	0.25	205	m2	\$109.82	\$22,513		\$27.79		
A2.2 Upper Floor Construction	0.55	449	m2	\$697.87	\$313,345		\$386.85		
A2.3 Roof Construction	0.30	244	m2	\$485.00	\$118,340		\$146.10		
A3. Exterior Enclosure						\$613,410		\$757.30	12.2%
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.51	415	m2	\$867.76	\$360,120		\$444.59		
A3.3 Windows & Entrances	0.06	52	m2	\$1,401.73	\$73,100		\$90.25		
A3.4 Roof Finish	0.30	244	m2	\$287.30	\$70,100		\$86.54		
A3.5 Projections	1.00	810	m2	\$135.91	\$110,090		\$135.91		
B. INTERIORS									
B1 Partitions & Doors						\$363,340		\$448.57	7.2%
B1.1 Partitions	0.95	768	m2	\$365.68	\$280,840		\$346.72		
B1.2 Doors	0.03	26	m2	\$3,225.90	\$82,500		\$101.85		
B2 Finishes						\$188,090		\$232.21	3.7%
B2.1 Floor Finishes	0.90	731	m2	\$84.32	\$61,635		\$76.09		
B2.2 Ceiling Finishes	0.90	731	m2	\$115.64	\$84,535		\$104.36		
B2.3 Wall Finishes	2.45	1,984	m2	\$21.13	\$41,920		\$51.75		
B3 Fittings & Equipment						\$121,270		\$149.72	2.4%
B3.1 Fittings & Fixtures	1.00	810	m2	\$149.72	\$121,270		\$149.72		
B3.2 Equipment	0.00	0	m2	\$0.00	\$0		\$0.00		
B3.3 Conveying Systems	0.00	0	m2	\$0.00	\$0		\$0.00		
C. SERVICES									
C1 Mechanical						\$849,360		\$1,048.59	16.9%
C1.1 Plumbing & Drainage	1.00	810	m2	\$116.96	\$94,740		\$116.96		
C1.2 Fire Protection	1.00	810	m2	\$42.28	\$34,250		\$42.28		
C1.3 HVAC	1.00	810	m2	\$754.35	\$611,020		\$754.35		
C1.4 Controls	1.00	810	m2	\$135.00	\$109,350		\$135.00		
C2 Electrical						\$259,079		\$319.85	5.1%
C2.1 Service & Distribution	1.00	810	m2	\$45.07	\$36,509		\$45.07		
C2.2 Lighting, Devices & Heating	1.00	810	m2	\$147.91	\$119,805		\$147.91		
C2.3 Systems & Ancillaries	1.00	810	m2	\$126.87	\$102,765		\$126.87		
D. SITE & ANCILLARY WORK									
D1 Site Work						\$111,315		\$137.43	2.2%
D1.1 Site Development	0.08	64	m2	\$1,540.39	\$98,585		\$121.71		
D1.2 Mechanical Site Services	0.00	0	m2	\$0.00	\$0		\$0.00		
D1.3 Electrical Site Services	0.08	64	m2	\$198.91	\$12,730		\$15.72		
D2 Ancillary Work						\$29,905		\$36.92	0.6%
D2.1 Demolition	1.00	810	m2	\$25.19	\$20,405		\$25.19		
D2.2 Alterations	1.00	810	m2	\$11.73	\$9,500		\$11.73		
Z. GENERAL REQUIREMENTS & CONTINGENCIES									
Z1 General Requirements & Fees						\$627,184		\$774.30	12.5%
Z1.1 General Requirements	1.00	810	m2	\$601.46	\$487,184		\$601.46		
Z1.2 Fees	1.00	810	m2	\$172.84	\$140,000		\$172.84		
Z2 Allowances						\$1,399,500		\$1,727.78	27.8%
Z2.1 Design & Pricing Contingency	1.00	810	m2	\$673.21	\$545,300		\$673.21		
Z2.2 Escalation Contingency	1.00	810	m2	\$758.64	\$614,500		\$758.64		
Z2.3 Construction Contingency	1.00	810	m2	\$295.93	\$239,700		\$295.93		
TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)						\$5,034,000		\$6,215.00	100.0%

No.	Description	Quant.	Unit	Rate	Sub Total	Total
A. SHELL						
<u>A1.1 SUB-STRUCTURE - Foundations</u>						
<u>A1.11 - Standard Foundations</u>						
1	Foundations, (parking garage under new addition)					Excluded
TOTAL FOR SUB-STRUCTURE - Foundations		0.00	0	m2	\$0.00	\$0
<u>A1.2 SUB-STRUCTURE - Basement Excavation</u>						
2	Hand excavation assumed required to expose roof structure of underground parking to allow new building to be tied into structure	1	LS	\$7,500.00		\$7,500
3	Backfill trench with excavated imported material	1	LS	\$10,000.00		\$10,000
TOTAL FOR SUB-STRUCTURE - Basement Excavation		0.25	205	m2	\$85.37	\$17,500
<u>A2.1 STRUCTURE - Lowest Floor Construction</u>						
4	Level and compact subgrade	205	m2	\$2.50		\$513
5	Concrete slab on grade including:	205	m2	\$100.00		\$20,500
5.1	- granular sub base, assumed 300mm					
5.2	- wire mesh reinforcing					
5.3	- insulation					
5.4	- damproofing membrane					
5.5	- concrete, assumed 150mm					
5.6	- screed and cure					
5.7	- steel trowel finish					
6	Pits and trenches	1	LS	\$1,500.00		\$1,500
TOTAL FOR STRUCTURE - Lowest Floor Construction		0.25	205	m2	\$109.82	\$22,513
<u>A2.2 STRUCTURE - Upper Floor Construction</u>						
<u>A2.21 - Upper Floor Construction</u>						
7	Structural steel upper floor construction including:	449	m2	\$655.00		\$294,095
7.1	- base plates and anchor bolts					
7.2	- structural steel columns					
7.3	- structural steel beams					
7.4	- open web steel joists					
7.5	- bridging and bracing					
7.6	- metal deck					
7.7	- concrete topping, assumed 90mm thick					
7.8	- screed and cure					
7.9	- steel trowel finish					
8	Spray fireproofing to upper floor structure					
<u>A2.22 - Stair Construction</u>						
9	Metal pan concrete filled stairs	55	m	\$350.00		\$19,250
TOTAL FOR STRUCTURE - Upper Floor Construction		0.55	449	m2	\$697.87	\$313,345

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>A2.3 STRUCTURE - Roof Construction</u>						
<u>A2.31 - Roof Construction</u>						
10	Structural steel roof construction including:	244	m2	\$485.00	\$118,340	
10.1	- base plates and anchor bolts					
10.2	- structural steel columns					
10.3	- structural steel beams					
10.4	- open web steel joists					
10.5	- bridging and bracing					
10.6	- metal deck					
11	Framing to roof openings					Included above
TOTAL FOR STRUCTURE - Roof Construction		0.30	244	m2	\$485.00	
<u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u>						
<u>A3.21 - Walls Above Grade</u>						
12	Brick wall cladding including:	264	m2	\$690.00	\$182,160	
12.1	- brick					
12.2	- rigid insulation					
12.3	- air / vapour barrier					
12.4	- concrete block					
12.5	- metal furring					
12.6	- gypsum board					
13	Stone wall cladding including:	107	m2	\$720.00	\$77,040	
13.1	- stone					
13.2	- rigid insulation					
13.3	- air / vapour barrier					
13.4	- concrete block					
13.5	- metal furring					
13.6	- gypsum board					
14	Prefinished metal siding including:	32	m2	\$820.00	\$26,240	
14.1	- metal siding					
14.2	- rigid insulation					
14.3	- air / vapour barrier					
14.4	- concrete block					
14.5	- metal furring					
14.6	- gypsum board					
15	Structural wall bracing, assumed 5kg/m2	2.1	TN	\$7,000.00	\$14,525	
16	Extra over for grout fill and reinforcing to concrete block	403	m2	\$85.00	\$34,255	
17	Allowance to tie-in exterior into existing building	24	m	\$250.00	\$6,000	
<u>A3.23 - Glazed Curtain Wall</u>						
18	Aluminum framed curtain wall system, assumed double glazed, low e coating, and argon filled	12	m2	\$1,400.00	\$16,800	
19	Aluminum framed spandrel curtain wall system, assumed double glazed, low e coating, and argon filled	2	m2	\$1,550.00	\$3,100	
TOTAL FOR EXT. ENCLOSURE - Walls Above Grade		0.51	415	m2	\$867.76	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>A3.3 EXTERIOR ENCLOSURE - Windows & Entrances</u>						
<u>A3.31 - Windows & Louvers</u>						
20	Aluminum framed windows, assumed double glazed, low e coating, and argon filled	50	m2	\$1,000.00	\$50,000	
21	Extra over for operable units	16	NO	\$850.00	\$13,600	
<u>A3.33 - Exterior Doors</u>						
22 22.1	Aluminum framed fully glazed doors including installation and finish - single	1	NO	\$5,000.00	\$5,000	
23	Door hardware supply allowance				Included Above	
24	Barrier free operators	1	NO	\$4,500.00	\$4,500	
TOTAL FOR EXT. ENCLOSURE - Windows & Entrances		0.06	52	m2	\$1,401.73	
<u>A3.4 EXTERIOR ENCLOSURE - Roof Covering</u>						
<u>A3.41 - Roofing</u>						
25	2 ply modified bitumen roofing including membrane, vapour barrier, insulation, and sheathing	244	m2	\$275.00	\$67,100	
26	Flashing to vertical surfaces	15	m	\$100.00	\$1,500	
27	Flashing to openings	1	LS	\$1,500.00	\$1,500	
TOTAL FOR EXT. ENCLOSURE - Roof Covering		0.30	244	m2	\$287.30	
<u>A3.5 EXTERIOR ENCLOSURE - Projections</u>						
<u>A3.51 - Projections</u>						
28	Exterior wall parapets including roofing membrane, cant strip, blocking, and prefinished cap flashing (exterior wall assembly included A3.2)	65	m	\$200.00	\$13,000	
29 29.1 29.2 29.3 29.4	Canopy at third floor including - structure - roof finish - soffit finish - fascia	18	m2	\$1,750.00	\$31,500	
30	"Exterior wall type" wing walls, brick cladded	32	m2	\$495.00	\$15,840	
31	Soffit to roof overhangs	35	m2	\$850.00	\$29,750	
32	Sun shade screen	16	NO	\$1,250.00	\$20,000	
33	Exterior building signature signage				Excluded, assumed not required	
TOTAL FOR EXT. ENCLOSURE - Projections		1.00	810	m2	\$135.91	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
B. INTERIORS						
<u>B1.1 PARTITIONS & DOORS - Partitions</u>						
<u>B1.11 - Fixed Partitions</u>						
34	Concrete block partitions, 90mm	18	m2	\$140.00	\$2,520	
35	Concrete block partitions, 140mm	72	m2	\$220.00	\$15,840	
36	Concrete block partitions, 190mm	315	m2	\$300.00	\$94,500	
37	Concrete block partitions, 240mm	93	m2	\$380.00	\$35,340	
38	Extra over for grout fill	498	m2	\$85.00	\$42,330	
39	Furring and gypsum board to face of existing exterior face of building where new class rooms adjacent	270	m2	\$135.00	\$36,450	
40	Extra over for reinforcing steel and grout fill	498	m2	\$85.00	\$42,330	
40.1	- 90mm block					
40.2	- 140mm block					
40.3	- 190mm block					
40.4	- 240mm block					
41	Tie-in partitions into existing	2	NO	\$500.00	\$1,000	
42	Rough carpentry	810	m2	\$8.00	\$6,480	
43	Caulking, sealing, and firestopping	810	m2	\$5.00	\$4,050	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Partitions		0.95	768	m2	\$365.68	
<u>B1.2 PARTITIONS & DOORS - Interior Doors</u>						
<u>B1.21 - Interior Doors & Hardware</u>						
44	Aluminum framed fully glazed doors including installation and finish					
44.1	- single	13	NO	\$5,000.00	\$65,000	
45	Door hardware supply allowance	13	NO	\$1,000.00	\$13,000	
46	Barrier free operators to corridors	1	NO	\$4,500.00	\$4,500	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Doors		0.03	26	m2	\$3,225.90	
<u>B2.1 FINISHES - Floor Finishes</u>						
<u>B2.11 - Floor Finishes</u>						
47	Prepare floor to receive new finish in existing corridors	62	m2	\$30.00	\$1,860	
48	Porcelain tile to washrooms	2	m2	\$140.00	\$280	
49	Carpet tile to offices	20	m2	\$65.00	\$1,300	
50	Resilient sheet flooring to remaining areas	709	m2	\$75.00	\$53,175	
51	Flooring bases including:					
51.1	- porcelain tile	3	m	\$30.00	\$90	
51.2	- rubber	493	m	\$10.00	\$4,930	
TOTAL FOR FINISHES - Floor Finishes		0.90	731	m2	\$84.32	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>B2.2 FINISHES - Ceiling Finishes</u>						
<u>B2.21 - Ceiling Finishes</u>						
52	Suspended gypsum board with paint finish	226	m2	\$180.00	\$40,680	
53	Extra over for water resistant gypsum board	2	m2	\$15.00	\$30	
54	Suspended acoustical tile	505	m2	\$65.00	\$32,825	
55	Allowance gypsum board bulkheads	1	LS	\$11,000.00	\$11,000	
TOTAL FOR FINISHES - Ceiling Finishes		0.90	731	m2	\$115.64	
<u>B2.3 FINISHES - Wall Finishes</u>						
<u>B2.31 - Wall Finishes</u>						
56	Paint	1,970	m2	\$20.00	\$39,400	
57	Ceramic tile	14	m2	\$180.00	\$2,520	
TOTAL FOR FINISHES - Wall Finishes		2.45	1,984	m2	\$21.13	
<u>B3.1 FITTINGS & EQUIPMENT - Fittings & Fixtures</u>						
<u>B3.11 - Miscellaneous Metals</u>						
						\$21,450
58	Miscellaneous metals including lintels, bracing, and so forth	810	m2	\$10.00	\$8,100	
59	Wall mounted handrails, assumed painted metal	13	m	\$350.00	\$4,550	
60	Floor mounted handrails and balustrades, assumed painted metal	16	m	\$550.00	\$8,800	
<u>B3.12 - Millwork</u>						
						\$63,600
61	Kitchen type counter with upper and lower cabinets	3	m	\$2,000.00	\$6,000	
62	Full height closets	5	m	\$1,200.00	\$6,000	
63	Cubbies with upper shelving	8	m	\$1,450.00	\$11,600	
64	Allowance for millwork to classrooms	4	NO	\$10,000.00	\$40,000	
<u>B3.13 - Specialties</u>						
						\$36,220
65	Washroom partitions,					
65.1	- standard	1	NO	\$2,500.00	\$2,500	
66	Washroom accessories including:					
66.1	- toilet paper dispenser	1	NO	\$50.00	\$50	
66.2	- soap dispenser	3	NO	\$40.00	\$120	
66.3	- paper towel dispenser	3	NO	\$100.00	\$300	
66.4	- mirrors	2	NO	\$400.00	\$800	
67	Tack boards and white boards	6	NO	\$450.00	\$2,700	
68	Window shades	50	m2	\$95.00	\$4,750	
69	Allowance for unknown specialties to classrooms	5	NO	\$5,000.00	\$25,000	
70	Interior signage (doors only)					Included in cash allowance

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	B3.14 - Furniture					\$0
71	NIL					
	TOTAL FOR FITTINGS & EQUIP. - Fittings & Fixtures	1.00	810	m2	\$149.72	
	C1. SERVICES - MECHANICAL					
	C1.1 Plumbing & Drainage					
	C1.11 - Plumbing Fixtures					\$8,200
72	Commercial quality, water conserving fixtures and fittings serving new area c/w drain/waste assembly fittings, hoses, mounting accessories and hardware for fully functional operation:					
72.1	- Water closet - wall mounted c/w electronic flush valve	1	NO	\$1,300.00	\$1,300	
72.2	- Lavatories - wall hung c/w electronic no touch faucet	2	NO	\$1,300.00	\$2,600	
72.3	- Counter sinks - single compartments sinks	1	NO	\$1,300.00	\$1,300	
73	Rough-in for above fixtures	4	NO	\$750.00	\$3,000	
	C1.12 - Domestic Water					\$24,300
74	Allowance to provide new domestic cold/hot/recirculation piping to serve the building new washrooms including all necessary valving and accessories.	810	m2	\$30.00	\$24,300	
74.1	- Connect to existing water services					Included Above
74.2	- Domestic water piping, copper type "L" c/w joints, fittings and supports					Included Above
74.3	- Thermal insulation for above piping					Included Above
74.4	- Non-freeze hose bib					Included Above
74.5	- Isolation, check and balancing valves					Included Above
74.6	- Piping accessories such as shock absorbers, vents, drain valves, etc.					Included Above
74.7	- Electronic trap seal primers c/w PVC tubing					Included Above
	C1.13 - Sanitary Waste & Vent					\$11,340
75	Allowance to provide new sanitary sewer piping to serve the building washrooms and shower areas including all necessary drains.	810	m2	\$14.00	\$11,340	
75.1	- Connection to existing sanitary services c/w clean out					Included Above
75.2	- Below grade sanitary sewer piping, PVC / DWV copper c/w fittings					Included Above
75.3	- Excavation, trenching, bedding and backfilling					Included Above
75.4	- Above grade vent piping, copper DWV c/w joints, fittings and supports					Included Above
75.5	- Floor / Funnel Floor drains c/w trap primer assembly					Included Above
75.6	- Cleanouts and line items					Included Above
	C1.14 - Storm					\$16,200
76	Allowance for extension of existing rain/storm water drainage system serving new roof c/w roof drains, leaders and laterals	810	m2	\$20.00	\$16,200	
	C1.15 - Natural Gas					\$16,200
77	Allowance to extend existing natural gas service to new air handling unit serving addition	810	m2	\$20.00	\$16,200	
	<i>Assumed natural gas service is of sufficient capacity to serve new addition requirements.</i>					Info Only
	C1.16 - Specialty Systems:					\$2,500
	C1.16.8 - Selective / General Demolition					\$2,500
78	Allowance for demolition of existing plumbing and drainage distribution and equipment including obsolete piping, valving, and accessories	1	LS	\$2,500.00	\$2,500	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.17 - Miscellaneous Works and General Accounts</u>						\$16,000
79	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.	1	NO	\$16,000.00	\$16,000	
TOTAL FOR MECHANICAL - Plumbing & Drainage		1.00	810 m2	\$116.96		
<u>C1.2 Fire Protection</u>						
<u>C1.21 - Standpipe</u>						\$0
80	No work required					
<u>C1.22 - Sprinklers</u>						\$33,350
81	Extension of existing sprinkler system to ordinary hazard NFPA 13 standards consisting of supervised valve & alarm check valve assembly, sch.40 black steel piping c/w joints, fittings, supports, drops and/or sprigs, & upright/concealed sprinkler heads will be provided.	810	m2	\$35.00	\$28,350	
82	Dry sprinkler heads serving covered entrance way	1	LS	\$5,000.00	\$5,000	
<u>C1.24 - Fire Extinguisher</u>						\$900
83	Fire extinguishers will be provided and located in accordance with Ontario Fire Code and City of Toronto requirements	3	NO	\$300.00	\$900	
<u>C1.25 - Miscellaneous Works and General Accounts</u>						\$0
84	Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D co-ordination drawings				Included in above	
TOTAL FOR MECHANICAL - Fire Protection		1.00	810 m2	\$42.28		
<u>C1.3 Heating, Ventilation & Air Conditioning</u>						
<u>C1.31 - Liquid Heat Transfer (Heating)</u>						\$128,000
85	Allowance to extend existing heating system to new addition including:					
85.1	- Hot water distribution piping Sch.40 black steel, fittings and insulation	350	m	\$160.00	\$56,000	
85.2	- Supplementary heating such perimeter radiators and cabinet/unit heaters	16	NO	\$2,000.00	\$32,000	
86	Hook-up connection assemblies for equipment					
86.1	- Supplementary heating such perimeter radiators and cabinet/unit heaters	16	NO	\$2,500.00	\$40,000	
	<i>Assume existing heating plant will be able to meet new demand</i>					Info Only
<u>C1.32 - Liquid Heat Transfer (Cooling)</u>						\$0
	<i>Cooling will be provided by DX cooling from new air handling unit</i>					Info Only
<u>C1.34 - Air Distribution</u>						\$345,220
87	DOAS Air handling unit - variable air volume unit consisting of dampers, heat recovery wheel, filters, gas fired heating section, DX cooling coil, supply fan with VSD, return fan with VSD, safeties and accessories - equal to Engineered Air	7,600	CFM	\$30.00	\$228,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
88	Allowance for air distribution system including:					
88.1	- Galvanized steel sheet metal distribution	2,600	KG	\$26.00	\$67,600	
88.2	- Thermal insulation	400	m2	\$50.00	\$20,000	
88.3	- Air diffusion devices	810	m2	\$22.00	\$17,820	
88.4	- Motorized dampers	1	LS	\$2,500.00	\$2,500	
88.5	- Fire dampers	1	LS	\$2,500.00	\$2,500	
88.6	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$6,800.00	\$6,800	
<u>C1.35 - Exhaust Systems</u>						\$6,500
89	Allowance for kindergarten washroom exhaust system including exhaust fan c/w backdraft damper, local control, ductwork, insulation, grilles and wall termination kit	1	LS	\$6,500.00	\$6,500	
<u>C1.37 - Support Systems and Works</u>						\$29,300
<u>C1.37.1 - Noise and Vibration Isolation</u>						\$8,100
90	Vibration isolators and ductwork silencers will be provided to ensure quiet operation and to ensure noise levels from operation do not exceed above the required levels	810	m2	\$10.00	\$8,100	
<u>C1.37.3 - Balancing and Commissioning</u>						\$16,200
91	HVAC systems are balanced to design flow rates and equipment placed into prime operating condition via enhanced commissioning practices	810	m2	\$20.00	\$16,200	
<u>C1.37.8 - Selective Demolition</u>						\$5,000
92	Allowance for demolition of existing HVAC distribution and equipment including obsolete ductwork, hydronic piping, terminal units, etc.	1	LS	\$5,000.00	\$5,000	
<u>C1.38 - Miscellaneous Works and General Accounts</u>						\$102,000
93	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.	1	NO	\$102,000.00	\$102,000	
TOTAL FOR MECHANICAL - HVAC		1.00	810	m2	\$754.35	
<u>C1.4 MECHANICAL - Controls</u>						
<u>C1.41 - Controls and Automation</u>						\$109,350
94	Allowance to integrate new HVAC equipment into existing BAS including:	810	m2	\$135.00	\$109,350	
94.1	- Programming and graphics upgrades					
94.2	- Air handling unit					
94.3	- Supplemental heaters					
94.4	- Motorized damper					
<u>C1.42 - Miscellaneous Works and General Accounts</u>						\$0
95	No work required					
TOTAL FOR MECHANICAL - Controls		1.00	810	m2	\$135.00	
Total Mech Unit Rate					\$1,048.59	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C2. SERVICES - ELECTRICAL						
<u>C2.1 ELECTRICAL - Service & Distribution</u>						
<u>C2.11 - Main Service</u>						\$2,000
96	Remedial work to existing main service including adding/modifying breakers, tracing circuitries, and updating directors to accommodate new addition	1	LS	\$2,000.00	\$2,000	
<u>C2.12 - Emergency Power</u>						\$0
97	Not in scope of work. Life safety lighting provided through emergency battery units, remote heads, and exit signs				See C2.21 - Lighting	
<u>C2.13 - Distribution</u>						\$9,720
98	Normal power distribution system with 347/600V distribution panels, 120/208V power and lighting panels and associated transformers	810	m2	\$12.00	\$9,720	
<u>C2.14 - Feeders</u>						\$6,804
99	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	810	m2	\$8.40	\$6,804	
<u>C2.15 - Motor Controls & Wiring</u>						\$9,720
100	Power connection with line and load side wiring for mechanical equipment	810	m2	\$12.00	\$9,720	
<u>C2.16 - Miscellaneous</u>						\$2,835
101	Extend existing building grounding system to accommodate new addition	810	m2	\$3.50	\$2,835	
<u>C2.17 - Electrical Contractors Overhead</u>						\$5,430
102	Supervision	1	LS	\$2,010.00	\$2,010	
103	Premium time, etc.				N/A	
104	Job set-up, etc.	1	LS	\$2,280.00	\$2,280	
105	Rentals, small tools, etc.	1	LS	\$650.00	\$650	
106	Permits & inspections	1	LS	\$420.00	\$420	
107	Insurance	1	LS	\$70.00	\$70	
TOTAL FOR ELECTRICAL - Service & Distribution		1.00	810		m2	\$45.07
<u>C2.2 ELECTRICAL - Lighting, Devices & Heating</u>						
<u>C2.21 - Lighting</u>						\$76,950
<i>Fixture costs include the supply and installation of fixtures with associated wiring and supports</i>						
108	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	810	m2	\$95.00	\$76,950	
109	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<u>C2.22 - Branch Devices & Wiring</u>						\$24,705
<i>Device costs include the supply and installation of devices and associated wiring and supports</i>						
110	Receptacles and power connections c/w branch wiring	810	m2	\$18.00	\$14,580	
111	Lighting control system consisting of devices, panels, conduits, and wires	810	m2	\$12.50	\$10,125	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.23 - Heating</u>						\$0
112	Power connection to supplementary heating equipment included above				See C2.15	
<u>C2.24 - Electrical Contractors Overhead</u>						\$18,150
113	Supervision	1	LS	\$6,940.00	\$6,940	
114	Premium time, etc.				N/A	
115	Job set-up, etc.	1	LS	\$7,470.00	\$7,470	
116	Rentals, small tools, etc.	1	LS	\$2,140.00	\$2,140	
117	Permits & inspections	1	LS	\$1,390.00	\$1,390	
118	Insurance	1	LS	\$210.00	\$210	
TOTAL FOR ELECTRICAL - Lighting, Devices & Heating		1.00	810	m2	\$147.91	
<u>C2.3 ELECTRICAL - Systems & Ancillaries</u>						
<u>C2.31 - Fire Alarm System</u>						\$14,175
119	Extending existing fire alarm system including adding/modifying devices, updating passive graphic, reworking control panel, and verification support to accommodate new addition	810	m2	\$17.50	\$14,175	
<u>C2.32 - Security System</u>						\$16,200
120	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	810	m2	\$8.00	\$6,480	
121	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	810	m2	\$12.00	\$9,720	
<u>C2.33 - Communications</u>						\$18,215
122	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	810	m2	\$9.50	\$7,695	
123	Communication cabling				See Cash Allowances	
124	Data rack c/w backbone cabling	1	LS	\$10,520.00	\$10,520	
<u>C2.34 - P.A. and A.V System</u>						\$13,770
125	Public Address system c/w equipment devices and wiring	810	m2	\$12.00	\$9,720	
126	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	810	m2	\$5.00	\$4,050	
<u>C2.35 - Miscellaneous</u>						\$25,675
127	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	810	m2	\$3.50	\$2,835	
128	Provisional allowance to rework existing-to-remain electrical equipment	1	LS	\$2,380.00	\$2,380	
129	Interspec classroom control panel	6	NO	\$3,410.00	\$20,460	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C2.36 - Electrical Contractors Overhead						\$14,730
130	Supervision	1	LS	\$5,020.00	\$5,020	
131	Premium time, etc.				N/A	
132	Job set-up, etc.	1	LS	\$6,470.00	\$6,470	
133	Rentals, small tools, etc.	1	LS	\$1,850.00	\$1,850	
134	Permits & inspections	1	LS	\$1,200.00	\$1,200	
135	Insurance	1	LS	\$190.00	\$190	
TOTAL FOR ELECTRICAL - Systems & Ancillaries		1.00	810	m2	\$126.87	
				Total Elec Unit Rate	\$319.85	

D. SITE & ANCILLARY WORK

D1.1 SITEWORK - Site Development

D1.11 - Preparation						\$25,850
136	Site protection and erosion control (fast fence)	50	m	\$75.00	\$3,750	
137	Demolition of existing site elements including:					
137.1	- play pads	252	m2	\$75.00	\$18,900	
137.2	- remove, savage and reinstall existing grate	3	m2	\$250.00	\$750	
137.3	- stair construction	5	m	\$150.00	\$750	
137.4	- stair handrail	4	m	\$150.00	\$600	
137.5	- chainlink fence	22	m	\$50.00	\$1,100	
D1.12 - Hard Surfaces						\$72,735
138	Walkway and ramps including:					
138.1	- excavation to foundations	70	m3	\$18.00	\$1,260	
138.2	- backfill with excavated material	29	m3	\$20.00	\$580	
138.3	- backfill with imported granular	29	m3	\$50.00	\$1,450	
138.4	- dispose excess excavated material off site	41	m3	\$20.00	\$820	
138.5	- exterior strip footings including:	19	m	\$242.11	\$4,600	\$4,600
138.6	- hand trim	12	m2	\$10.00	\$120	
138.7	- formwork	12	m2	\$220.00	\$2,640	
138.8	- reinforcing steel	0.2	TN	\$3,750.00	\$750	
138.9	- concrete, 25 MPa, exposure class 'N'	3	m3	\$300.00	\$900	
138.10	- keyway	19	m	\$10.00	\$190	
138.11	- interior foundations including:	18	m2	\$665.28	\$11,975	\$11,975
138.12	- formwork	35	m2	\$220.00	\$7,700	
138.13	- reinforcing steel	0.5	TN	\$3,750.00	\$1,875	
138.14	- concrete, 25 MPa, exposure class 'N'	8	m3	\$300.00	\$2,400	
138.15	- perimeter weeping tile and granular, assumed required	19	m	\$40.00	\$760	
138.16	- perimeter insulation	18	m2	\$85.00	\$1,530	
138.17	- perimeter dampproofing	18	m2	\$45.00	\$810	
138.18	- miscellaneous embedded metal	1	LS	\$700.00	\$700	
138.19	- concrete paving to walkways	43	m2	\$250.00	\$10,750	
138.20	- concrete paving to paving	21	m2	\$500.00	\$10,500	
138.21	- tactile surface indicator	2	NO	\$2,500.00	\$5,000	
138.22	- extra over for stairs	10	m	\$250.00	\$2,500	
138.23	- floor mounted handrails	19	m	\$500.00	\$9,500	
139	Allowance to make good to existing site conditions upon completion of work	1	LS	\$10,000.00	\$10,000	
TOTAL FOR SITE WORK - Site Development		0.08	64	m2	\$1,540.39	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D1.2 SITEWORK - Mechanical Site Services</u>						
<u>D1.21 - Water</u>						
140	No work required					\$0
<u>D1.22 - Sanitary</u>						
141	No work required					\$0
<u>D1.23 - Storm</u>						
142	No work required					\$0
<u>D1.24 - Natural Gas</u>						
143	No work required					\$0
<u>D1.25 - Specialty Systems</u>						
144	No work required					\$0
<u>D1.26 - Miscellaneous Works and General Accounts</u>						
145	No work required					\$0
TOTAL FOR SITE WORK - Mechanical Site Services		0.00	0	m2	\$0.00	
<u>D1.3 SITEWORK - Electrical Site Services</u>						
<u>D1.31 - Site - Power</u>						
146	Remedial work to existing electrical site services to accommodate new addition	1	LS	\$3,900.00	\$3,900	\$3,900
<u>D1.32 - Site - Communications</u>						
147	Allowance for exterior mounted CCTV cameras	1	LS	\$1,800.00	\$1,800	\$1,800
<u>D1.33 - Site - Lighting</u>						
148	Exterior mounted LED wall pack	4	NO	\$1,200.00	\$4,800	\$5,190
149	Remedial work to existing lighting control system	1	LS	\$390.00	\$390	
<u>D1.34 - Site - Electrical Contractors Overhead</u>						
150	Supervision	1	LS	\$640.00	\$640	
151	Premium time, etc.					N/A
152	Job set-up, etc.	1	LS	\$800.00	\$800	
153	Rentals, small tools, etc.	1	LS	\$230.00	\$230	
154	Permits & inspections	1	LS	\$150.00	\$150	
155	Insurance	1	LS	\$20.00	\$20	
TOTAL FOR SITE WORK - Electrical Site Services		0.08	64	m2	\$198.91	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D2.1 ANCILLARY WORK - Demolition</u>						
<u>D2.11 - Demolition</u>						
156	Remove and dispose the following:					
156.1	- exterior cladding	8	m2	\$250.00	\$2,000	
156.2	- windows including sunshades	7	m2	\$200.00	\$1,400	
156.3	- single doors (exterior and interior)	2	NO	\$150.00	\$300	
156.4	- masonry partitions	60	m2	\$100.00	\$6,000	
156.5	- floor finishes	62	m2	\$15.00	\$930	
156.6	- ceiling finishes	62	m2	\$25.00	\$1,550	
156.7	- miscellaneous specialties	1	LS	\$2,500.00	\$2,500	
157	Temporary partitions and hoarding	27	m2	\$175.00	\$4,725	
158	Garbage bins and dumping fees	1	LS	\$1,000.00	\$1,000	
<u>D2.12 - Hazardous Materials</u>						
159	This estimate excludes allowances for asbestos abatement and the handling of hazardous materials					Excluded
TOTAL FOR ANCILLARY WORK - Demolition		1.00	810	m2	\$25.19	
<u>D2.2 ANCILLARY WORK - Alterations</u>						
<u>D2.21 - Alterations</u>						
160	Infill existing door openings including allowance to patch, repair and make good	1	NO	\$2,500.00	\$2,500	
161	Infill existing window openings including allowance to patch, repair and make good	2	NO	\$3,500.00	\$7,000	
TOTAL FOR ANCILLARY WORK - Alterations		1.00	810	m2	\$11.73	
Z. GENERAL REQUIREMENTS & CONTINGENCIES						
<u>Z1.1 GENERAL REQUIREMENTS & FEES - General Requirements</u>						
<u>Z1.11 - Supervision & Labour Expenses</u>						
162	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$301,000	\$301,000	10.0%
162.1	- supervision and coordination of subcontractors					
162.2	- site superintendent and vehicle					
162.3	- general labour expenses					
<u>Cash Allowances</u>						\$129,500
163	Supply and Install Cash Allowances as provided by Snyder Architects including	1	LS	\$100,000.00		\$100,000
163.1	- Interior Signage	1	LS	\$5,000.00	\$5,000	
163.2	- Unforeseen / concealed conditions	1	LS	\$50,000.00	\$50,000	
163.3	- Fire safety plan & related graphics	1	LS	\$10,000.00	\$10,000	
163.4	- Security camera system (CCTV)	1	LS	\$20,000.00	\$20,000	
163.5	- Fire Alarm monitoring panel (Owner to provide and program FA monitoring panel)	1	LS	\$5,000.00	\$5,000	
163.6	- LAN connection	1	LS	\$10,000.00	\$10,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
164	Testing and Inspection Cash Allowances as provided by Snyder Architects including:	1	LS	\$29,500.00		\$29,500
164.1	- Inspection of excavations and verification/testing of earth bearing capacity, engineered fill and regular fill*					
164.2	- Concrete and reinforcing steel inspection and testing	1	LS	\$25,000.00	\$25,000	
164.3	- Precast hollow-core concrete slab inspection					
164.4	- Masonry and mortar testing					
164.5	- Structural steel, steel joists, and steel deck inspection					
164.6	- Building envelope and air barrier inspection					
164.7	- Roofing inspection and testing (incl. green roof and flood testing letter)					
164.8	- Window and curtain wall inspection and testing					
164.9	- Fireproofing (incl intumescent) inspection and testing					
164.10	- Fire stopping and smoke seal inspection and testing					
164.11	- Steel door, frames and screens inspection and steel door testing					
164.12	- Painting and high build glazed coatings inspection					
164.13	- Asphalt paving inspection and testing					
164.14	- Moisture testing					
164.15	- Pedestrian concrete / pedestrian hardscape sub-base compaction test	1	LS	\$4,500.00	\$4,500	
Z1.13 - Permits, Insurance & Bonds						\$56,684
165	Building permit				Excluded	
166	General Liability and Builder's Risk insurance	1	LS	\$21,000	\$21,000	
167	Labour & Material and Performance bonding	1	LS	\$35,684	\$35,684	
TOTAL FOR GEN. REQ'MENTS & FEES - Gen. Req'ments		1.00	810	m2	\$601.46	
Z1.2 GENERAL REQUIREMENTS & FEES - Fees						
Z1.21 - General Contractor's Fees						
168	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$140,000	\$140,000	4.0%
TOTAL FOR GEN. REQ'MENTS & FEES - Fees		1.00	810	m2	\$172.84	
Z2.1 ALLOWANCES - Design & Pricing Contingency						
169	Design & Pricing Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase (applied to measured works plus general requirements and fees)					
169.1	- Architectural	1	LS	\$238,600	\$238,600	15.0%
169.2	- Structural	1	LS	\$85,500	\$85,500	15.0%
169.3	- Siteworks	1	LS	\$20,200	\$20,200	15.0%
169.4	- Mechanical Services	1	LS	\$154,000	\$154,000	15.0%
169.5	- Electrical Services	1	LS	\$47,000	\$47,000	15.0%
TOTAL FOR ALLOWANCES - Design & Pricing Contingency		1.00	810	m2	\$673.21	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Z2.2 ALLOWANCES - Escalation Contingency</u>						
170	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)	1	LS	\$614,500	\$614,500	14.7%
TOTAL FOR ALLOWANCES - Escalation Contingency		1.00	810	m2	\$758.64	
<u>Z2.3 ALLOWANCES - Construction Contingency</u>						
171	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)	1	LS	\$239,700	\$239,700	5.0%
TOTAL FOR ALLOWANCES - Construction Contingency		1.00	810	m2	\$295.93	

Appendix D

Davisville Jr. PS - Addition

		Start	Finish
Pre-Design	Ministry Project Approval	April 2024	
	Architect Selection	May 2024	July 2024
Design	Schematic Design	July 2024	Nov 2024
	Background Site Studies	Oct 2024	
	Class C Estimate	Dec 2024	Jan-25
	Design Development	Feb 2025	Apr-25
Approvals	SPA Pre-Consultation Meeting	October 2024	
	Zoning Certificate	October 2024	November 2024
	Site Plan Approval	January 2025	June 2026
	NOAC		January 2026
	Building Permit	January 2026	June 2026
	Conditional Permit (if required)		
Construction Documents	Construction Documents	April 2025	December 2025
	40% Submission	July 2025	
	85% Submission	October 2025	
	Class A Estimate and Board Review	October 2025	November 2025
Bidding & Negotiation	Tender	January 2026	March 2026
	Award Construction Contract	April 2026	May 2026
Construction	Construction (incl ex school demolition)	July 2026	April 2027
	Occupancy	March 2027	
	School Opening	April 2027	