



Business Case:

Etobicoke City Centre Elementary School

Business Case for a new 823 Pupil Place School to Accommodate Growing Enrolment within a Provincially Designated Urban Growth Centre

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: Etobicoke City Centre Elementary School (Silverhill)

Project Ranking: 4

Project Description: e.g. A new 823 pupil place JK-8 elementary school and 5-Room Childcare Centre

Panel: Elementary

Municipality: Toronto (Etobicoke)

Project Category: Accommodation Pressure

Project Type: New School

Child Care: Yes

If yes, CMSM / DSSAB Name and number:

City of Toronto - CMSM (211)

Joint-Use School: None

If Site is EDC Eligible: No

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1.0 Rationale for Need

Part A: Project Rationale

This business case outlines the need for a new elementary school of 823 pupil places to accommodate current and future students residing within the Etobicoke City Centre area.

This new school is proposed to be constructed on an existing TDSB-owned site located at 160 Silverhill Drive in central Etobicoke. A map showing the location of the site along with the adjacent elementary schools can be found in Appendix A. The site accommodates a small building constructed in 1954 that houses Etobicoke Secondary Alternative School. The proposal is to demolish the existing building and construct the new elementary school in its place. Etobicoke Secondary Alternative School is the only occupant of the building, and they would be relocated to another TDSB site in advance of demolition. This planned relocation is a study identified in the Board's Long-Term Program and Accommodation Strategy, and was included to acknowledge the need for a new elementary school on the site to accommodate rapid population growth in the area.

Wedgewood JS (JK-5) and Bloorlea MS (6-8) are the designated elementary schools for the area. Residential intensification in the area has caused enrolment at both schools, particularly Wedgewood JS, to increase substantially over the past 5-7 years. In 2018, enrolment at Wedgewood JS was 459 students, as of September 30, 2023, enrolment at the school was 585 students, representing an increase of 126 students (27%). The school has a capacity of 438 pupil places, which equates to a current utilization rate of 134%.

To accommodate this growth, a total of 7 portables have been placed on-site at Wedgewood JS. While the site is of a sufficient size to accommodate these portables (7 acres), the facility itself is not well equipped to handle further growth. Facilities staff at the Board have determined that the site/school has reached the maximum number of portables and students that can be reasonably accommodated.

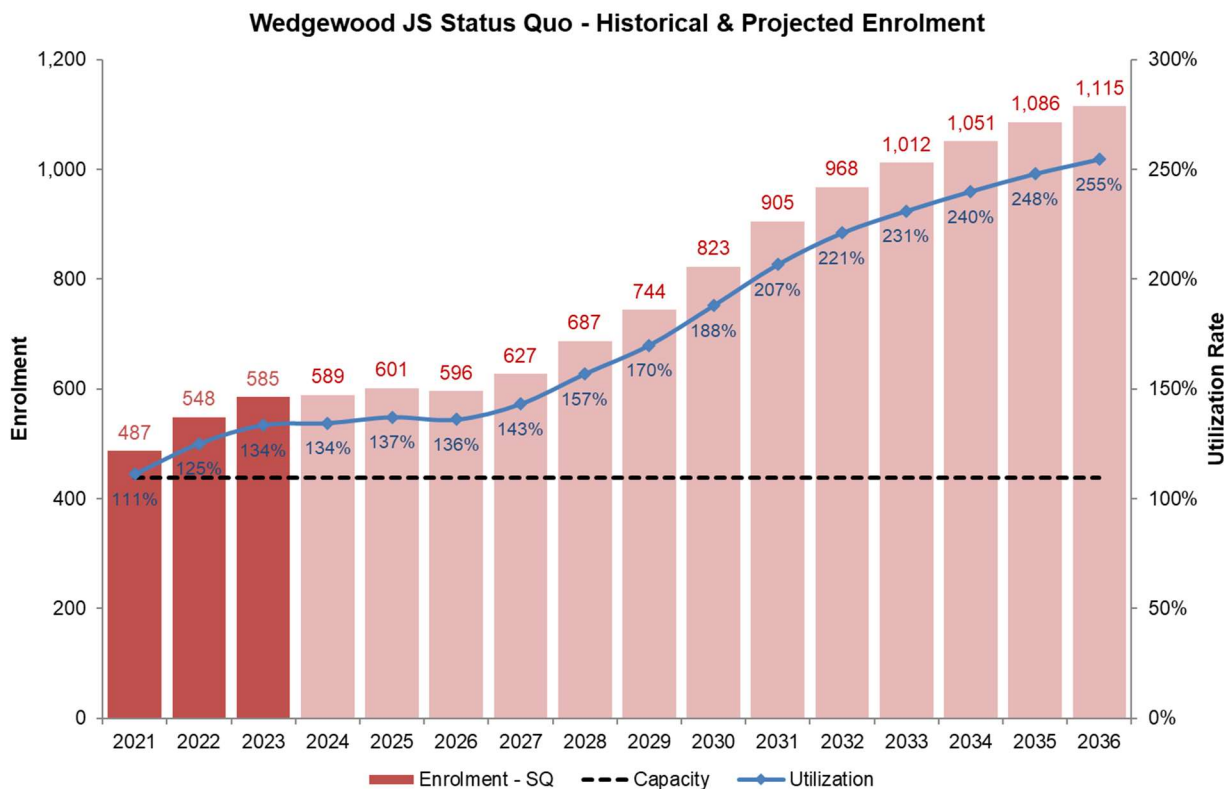
The school was constructed in 1950 (73 years old) and has a very small gymnasium at only 2,100 ft²; about half the size of a gymnasium prescribed by the Ministry for a school of nearly 600 students. Other facilities such as the library are undersized and insufficient to accommodate the needs of a rapidly growing population. This is the situation at many junior schools constructed by the former Etobicoke Board of Education.

A new elementary school has been proposed rather than an addition at Wedgewood JS due to the projected number of students anticipated from future development. Enrolment projections suggest that additional pupil places well beyond that of the new school is required to accommodate the full buildout of the known residential development in the area. To this end staff are currently exploring options to reserve an opportunity for a future elementary school within the Etobicoke City Centre area, or future addition at Islington JMS, located to the east of Wedgewood JS.

Staff are currently in the process of implementing measures to mitigate further growth at Wedgewood JS, specifically redirecting new residential development within the attendance area to holding schools with land available for portables. This is an interim measure until a new school on the Silverhill site can be constructed, thereby creating the capacity necessary to provide local accommodation for current and future students.

Redirecting these developments means that students residing in new dwellings within the Wedgewood JS attendance area will be bussed to schools outside of the area. This type of holding arrangement has been implemented in other areas of the city until new school capacity was funded and constructed, most recently at Avondale PS and McKee PS.

The graph below illustrates the current and projected enrolment at Wedgewood JS. The school's growth between 2021 and 2023 can be visualized, as can the projected increases due to the occupancy of nearly 18,000 new residential dwellings are proposed, approved or currently under construction within the school's attendance area. The enrolment in the graph below doesn't reflect any potential holding arrangement where students would be bussed to schools outside of the area.



Enrolment at the school is projected to remain relatively stable for the next three years as many residential development projects are in the pre-construction stage. These new dwellings are anticipated to become occupied beginning in 2027, at which time enrolment at Wedgewood JS begins to increase at a rapid pace. This pace reflects the actual enrolment increases between 2021 and 2023. The school's enrolment is projected to be 627 in 2027, resulting in a utilization rate of 143%. By 2029, the school's enrolment is projected to reach 744 students, which results in a utilization rate

of 170%. Enrolment is projected to continue to increase from that point, reaching 255% utilization with 1,115 students. Given that the site has reached its maximum carrying capacity (facility and portables), it will not be able to accommodate this level of growth and additional pupil places are required.

Future Residential Development and Alignment with Provincial Growth Plan

The Etobicoke City Centre (ECC) is designated as an Urban Growth Centre under the provincial growth plan. Urban Growth Centres are focal points for accommodating population and employment growth. In the City of Toronto, under the provincial plan, these areas are to be intensified and developed such that they reach a target of 400 residents and jobs, combined, per hectare by 2031. Residential development within the ECC has been underway for the past decade, and has historically been centered around Kipling Station, the western terminus of the Bloor-Danforth Subway Line. The area also encompasses two provincially designated Major Transit Station Areas (MTSA) – Kipling and Islington. MTSA's are areas where intensification is encouraged to leverage higher-order transit as per the provincial growth plan.

The image below demonstrates the level of density that is proposed for the Wedgewood JS area. The image below also identifies the Silverhill site, upon which the new elementary school would be constructed. The developments in the image are primarily located within the Urban Growth Centre, which extends west along Dundas Street from Islington Avenue. The proposed towers (pink) in addition to those already approved (blue) and constructed (grey) represent a dramatic shift in the urban structure of the area, which was predominantly low-density residential to the north and a mix of low-density residential and industrial/commercial uses to the south.



There are several residential development projects that are proposed, approved or under construction within the Wedgwood JS area. Examples of the development applications currently moving ahead within the area are identified below:

Six Points Plaza: A proposed 6-tower project to replace an existing strip plaza that would add nearly 2,400 new residential dwellings adjacent to Kipling Subway Station (north side of Dundas St. W). The towers range in height from 8 to 45-storeys.



Cloverdale Mall: A proposed 11-tower project to replace an existing mall that would add nearly 5,300 new residential dwellings to the area. The mall is situated at the northeast corner of Dundas Street West and Highway 427.



Pinnacle: A proposed 9-tower project, currently under construction, that would add nearly 2,800 new residential dwellings to the area. Tower heights range from 25 to 43-storeys. The Pinnacle development is adjacent to the KIP District, another significant project that consists of 5 towers ranging from 20 to 40-storeys and 1,900 units (*western edge in white in the adjacent image*).



Facility Condition at 160 Silverhill Drive

The existing building at 160 Silverhill Drive was constructed in 1954 as Cloverdale JS and sits on a 5.81 acre site. Cloverdale JS was closed by the former Etobicoke Board of Education in the 1980's but retained as a 'core holding' site to ensure an adequate distribution of sites were available to meet future accommodation needs.

The building is extremely small with only 6 classrooms. The first floor of the building was previously used by a childcare centre until it was closed by the City of Toronto.

Since 2005 the building has been occupied by the Etobicoke Secondary Alternative School (formally Etobicoke Year-Round Alternative School), which is a small secondary alternative school of approximately 30 students. The school is the only occupant of the building.

The existing building is not suitable for use as an operating elementary school, it is in poor condition and not of a sufficient size to meet the current or projected accommodation needs of the area. The building is also extremely small with correspondingly small program spaces like the gymnasium (1,937 ft²). Simply re-opening the school would require extensive renovations to the existing building as well as a large addition to provide the pupil places necessary – the addition would be significantly larger than the existing structure, meaning that the existing building systems would be insufficient to accommodate the additional load.

The current Facility Condition Index is 78%, growing to 80% within 5 years. Nearly all of the renewal work to be undertaken within the building has been identified as high and urgent. The building is prohibitive to repair and should be demolished. A floor plan of the building can be found in Appendix B.

Due to the need for the site to accommodate an elementary school, a study was identified in the Board's Long-Term Program and Accommodation Strategy to explore relocating the Etobicoke Secondary Alternative School to another TDSB building in the area. Burnhamthorpe CI is an adult learning centre that is closeby and has space available – this will be the focus of the relocation exercise. The potential relocation will be explored by TDSB staff during the 2023-24 school year and implemented prior to the existing building being demolished – subject to Ministry approval of this project.

Part B: Alternative Strategies

As described within this business case, the level of growth occurring within the Etobicoke City Centre area will require multiple capital projects to ensure that future students are accommodated. Schools within and outside of the area are all approaching, at or exceeding their respective capacities with multiple portables already in-place to meet the growing demand.

Boundary changes are challenging given the projected level of growth occurring at surrounding schools, but also due to the urban structure of the area; specifically, where the majority of students will reside. The majority of the Wedgewood JS area is comprised of low-density stable neighbourhoods, while the growth occurring within the Urban Growth Centre is located to the south of the school – within the proposed boundary of the future Etobicoke Centre Elementary School. This

future distribution of schools within the community is the most appropriate in terms of matching pupil places with density of students.

Shifting portions of Wedgewood JS' low-density areas to another school will not create nearly enough space to accommodate new students from residential development. The Board is currently exploring a boundary change with West Glen JS that would include higher density mid-rise and townhome developments along The East Mall. These dwellings, if moved from Wedgewood JS to West Glen JS, would provide short-term relief to Wedgewood JS, but would not result in available space within the building – only reducing the number of portables required for a short period of time. Further, the growth within the West Glen JS community will result in that school requiring portables. The boundary change with Wedgewood JS, while reducing the number of portables required there, will only increase the number of portables required at West Glen JS. A new school is needed to allow for a long-term accommodation plan evolve. Without this additional capacity there will be ongoing disruption to this community.

Grade changes are also not going to resolve the pressure at Wedgewood JS. The adjacent middle school, Bloorlea MS is also projected to become overenrolled as new development within the area is occupied and larger cohorts of students enter the school. A new JK-8 school on the Silverhill site will provide the relief needed at both Wedgewood JS and Bloorlea MS.

As for program changes, there are no 'regional' programs at Wedgewood JS that could be moved to create additional capacity within the school.

The number of additional pupil places required to meet the long-term accommodation needs of the area greatly exceeds that of what an addition at Wedgewood JS would provide. Further, the facility condition of Wedgewood JS is approaching 65%. The current FCI of the school is 63.5%, increasing to 68% within 5-years. The current renewal backlog is \$5.5M and is projected to increase to \$8.7M.

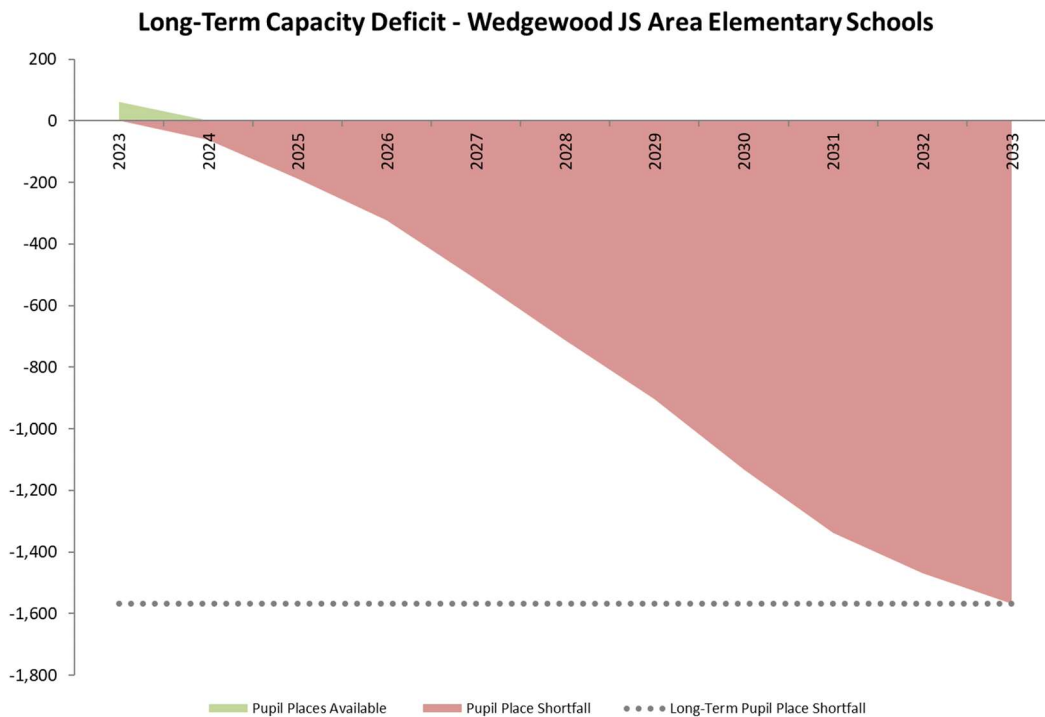
The Board is fortunate in that there is an existing property located within the community that could best meet the needs of the area. A new school on this site is the most appropriate capital intervention to ensure there is a long-term accommodation plan in-place for students and families within this community.

2.0 School Enrolment and Capacity Overview

The schools identified in the table below were identified due to their proximity to Wedgewood JS, specifically this list reflect the schools with attendance boundaries contiguous with those of Wedgewood JS. Of note is the fact that much of the density within the Wedgewood JS attendance area is occurring to the south of the school, whereas the area immediately surrounding the school is comprised mainly of low-density stable neighbourhoods. The schools located closer to where the intensification is underway, Norseman JMS and Islington JMS are both currently over-utilized and are projected to increase in enrolment over the long-term, resulting in their own accommodation challenges that will require a solution.

Long-Term Capacity Deficit

The graph below illustrates the long-term capacity deficit of the group of schools including and surrounding Wedgewood JS. In the current school year there is a cumulative surplus of 61 pupil places throughout all schools (identified in green). The surplus is eliminated by 2024, moving in to a deficit of -63 pupil places. As enrolment grows at all schools, this capacity deficit is projected to increase to -513 pupil places by 2027 and to -1,469 pupil places by 2032. The purpose of illustrating the capacity deficit is to reenforce the importance of the Etobicoke Centre Elementary School to address the long-term needs of this community. This proposed school isn't the only capital intervention required to address the long-term needs either; future additions and/or new schools are also being explored as part of the comprehensive solution, making any interim changes to boundaries, grades or programs, not feasible.



School Name	Current Utilization	Distance to Nearest School	School Summary
Wedgewood JS	134%	N/A	<p>Wedgewood JS is a JK-5 school located north of the Etobicoke City Centre, an Urban Growth Centre designated by the province. Enrolment at Wedgewood JS has been growing year-over-year and is currently 134% utilized. Growth at the school is the result of significant residential development underway within the growth centre.</p> <p>To address the accommodation pressure at the school 7 portables have been placed on-site. The site is large and can accommodate portables, however the school building is not well suited to accommodate any additional growth due to the small size of spaces like the gymnasium and</p>

			<p>library. The site has reached its maximum carrying capacity and cannot accommodate any further growth.</p> <p>Projections suggest that enrolment will continue to increase as new residential dwellings are constructed and occupied within the attendance area. By 2027 enrolment is projected to reach 627 students (143% utilization), and 968 students by 2032 (221% utilization). Interim holding measures will need to be implemented to ensure that enrolment at Wedgewood JS does not increase to these levels. This is likely to require students to be bussed to other schools outside of the area until a new school can be constructed locally.</p>
Bloorlea MS	80%	1.7 km	<p>Bloorlea MS is a Grade 6-8 school located 1.7km southwest of Wedgewood JS. Bloorlea MS is the middle school for graduates of Wedgewood JS and West Glen JS. The school is currently operating at 80% utilization with 273 students (340pp capacity).</p> <p>As the Middle School serving the area, enrolment is projected to increase as larger cohorts of students graduate from Wedgewood JS and West Glen JS. The school's enrolment is also projected to increase as a result of new residential development yielding middle-school aged students, who would enter the school directly.</p> <p>The Bloorlea MS site is large at 9.49 acres and could accommodate portables into the future, when required. Projections suggest that enrolment will reach 353 by 2027 (104% utilization) and 531 by 2032 (156% utilization)</p> <p>A JK-8 school on the Silverhill site would not only provide accommodation relief to Wedgewood JS, but also to Bloorlea MS by removing the pathway into Bloorlea MS at Grade 6. Wedgewood JS and West Glen JS would continue to feed into the school.</p>
Islington JMS	107%	1.9 km	<p>Islington JMS is a JK-8 school located 1.9km east of Wedgewood JS. Islington JMS' boundary accommodates the eastern portion of the Urban Growth Centre, and as a result is also facing emerging accommodation pressures as a result of residential development. The school is currently operating at 107% utilization with 6 portables on-site. The capacity of the school is 658 pupil places.</p> <p>Due to the residential intensification underway within the eastern extent of the Urban Growth Centre, Islington JMS' enrolment is projected to grow over the mid and long-term, reaching 943 students by 2027 (143% utilization) and 1,025 students by 2032 (156% utilization).</p> <p>Due to the projected growth Islington JMS could be a candidate for a large capital project in the future. The Board is also exploring the potential for a new school site opportunity within a large development at the Etobicoke City Centre. The development initiative is currently being led by CreateTO, the City's real estate subsidiary, and may include both TDSB and TCDSB elementary schools. The potential school in the ECC may be of an urban school format, within the podium of a mixed-use development, or a standalone school with shared green space. The process is still in the early stages and a final design scheme has not yet been developed.</p>

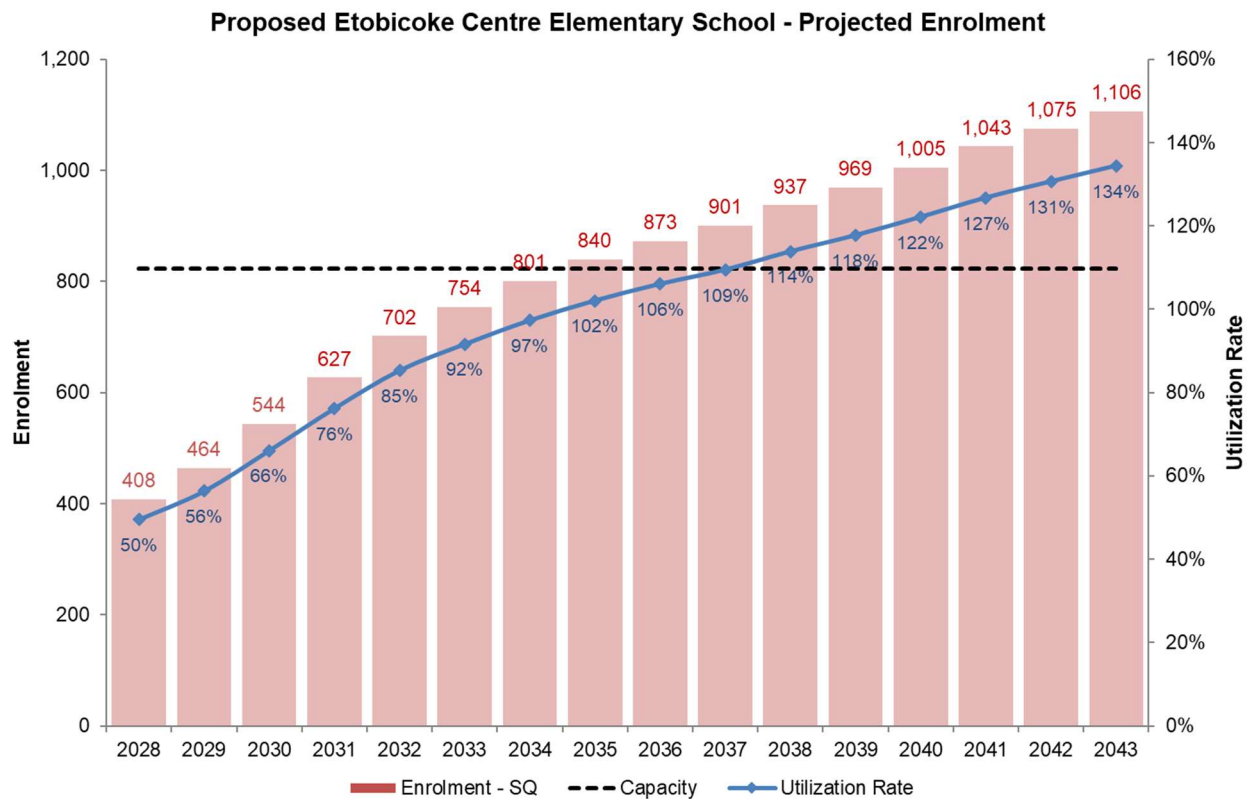
			<p><i>Given the current and projected accommodation pressures at Islington JMS, the need for a future capital project and/or an entirely new school to accommodate growing enrolment, the school does not provide any opportunity to address the pressures in the Wedgewood JS area.</i></p>
West Glen JS	76%	1.8km	<p><i>West Glen JS is a small JK-5 school located 1.8km north of Wedgewood JS. The school is currently operating at 76% utilization with 165 students. The capacity of the school is 217 pupil places.</i></p> <p><i>Given the proximity, West Glen JS may be considered as a temporary holding site for new residential development within the Wedgewood JS area. Although the building is small, the West Glen JS site is large at 6.47 acres, and could accommodate portables if required.</i></p> <p><i>Due to large residential developments that are proposed within the attendance area of West Glen JS, its enrolment is also projected to increase over the long-term. By 2027, the school is projected to be operating at 82% utilization with 179 students. By 2032, enrolment is projected to increase to 241 students, resulting in a utilization rate of 111%.</i></p> <p><i>The school's projected enrolment increase due to the conditions within its own attendance area will result in the need for portables over the long-term. If new residential development from Wedgewood JS is temporarily redirected to the school then a larger number of portables will be required on the site until new school capacity can be secured.</i></p>
Norseman JMS	104%	3.9 km	<p><i>Norseman JMS is a large JK-8 school located 3.9km southeast of Wedgewood JS. Norseman JMS is currently operating at 104% utilization with 816 students. The capacity of the school is 783 pupil places.</i></p> <p><i>The school has been faced significant accommodation pressures in the past due to the turnover of existing homes in the neighbourhood and new residential development. In 2014 the school received a Capital Priorities Grant for a 14-classroom addition to address the accommodation pressure.</i></p> <p><i>After the funding was approved by the Ministry enrolment at the school continued to grow beyond what had been projected and the 14-classroom addition was no longer sufficient to accommodate the projected number of students. As a response, the Board re-opened the Castlebar JS building, located due south of Norseman JMS. Like Cloverdale JS, Castlebar JS was a school closed by the former Etobicoke Board of Education in the 1980's but retained as a 'core holding' site to address future growth needs. The building was much larger than the Cloverdale JS building and required renovations prior to opening as a new elementary school. Castlebar JS was re-opened in 2019 and is now operating at 100% utilization with 247 students in JK to Grade 5.</i></p> <p><i>The attendance area of Norseman JMS also extends into the Urban Growth Center and is projected to grow as a result. The school's enrolment is projected to increase to 950 students by 2027 (121% utilization) and to 1,129 students by 2032 (144% utilization).</i></p>

			<p><i>Norseman JMS is facing growth pressures due to residential development in the northern part of the attendance area (Urban Growth Centre) and in the southern part of its attendance area along The Queensway. Multiple solutions will be required to ensure that enrolment growth at Norseman JMS is mitigated to the greatest extent possible. Solutions to address the pressures at Norseman JMS include a potential capital project at Islington JMS or a new elementary school in the Etobicoke City Centre to the north, and a potential future addition at Castlebar JS to the south. These will be submitted to the Ministry for funding consideration once a preferred option is determined by Board staff.</i></p> <p><i>Given the current and projected accommodation pressures at Norseman JMS and the need for future capital projects to address its own growing enrolment, the school does not provide any opportunity to address the pressures in the Wedgewood JS area.</i></p>
<i>Eatonville JS</i>	<i>77%</i>	<i>3.1 km</i>	<p><i>Eatonville JS is a JK-5 school located 3.1km west of Wedgewood JS. The school is located on the west side of Highway 427. Eatonville JS is currently operating at 77% utilization with 232 students. The capacity of the school is 303 pupil places.</i></p> <p><i>Enrolment at Eatonville JS is also projected to increase over the long-term due to new residential development within its attendance area. There are numerous large-scale projects currently underway and proposed along the western edge of Highway 427 that will increase enrolment at the school as new dwellings are occupied.</i></p> <p><i>Enrolment at the school is projected to remain relatively stable until 2027, after which it is projected to increase. By 2032 the school's enrolment is projected to be 327 students, resulting in a utilization rate of 111%.</i></p> <p><i>Eatonville JS may provide an opportunity to serve as a holding site for new development within the Wedgewood JS area until new capacity can be secured. Over the long-term the school will be facing it's own accommodation challenges and would not provide any opportunities to address the long-term growth needs of the Wedgewood JS area.</i></p>
<i>Broadacres JS</i>	<i>78%</i>	<i>3.1 km</i>	<p><i>Broadacres JS is a JK-5 school located 3.1km northwest of Wedgewood JS. The school is currently operating at 78% utilization with 364 students. The capacity of the school is 464 pupil places.</i></p> <p><i>Enrolment at Broadacres JS is projected to increase over the mid and long-term due to larger cohorts moving through the grades of the school's French Immersion program as well as some residential development within the school's attendance area.</i></p> <p><i>By 2027 the school's enrolment is projected to increase to 429 students, resulting in a utilization rate of 92%. By 2032, enrolment is projected to increase to 451 students, resulting in a utilization rate of 97%. The school will have become fully utilized. The geography of the area would also be challenging to accommodate any potential boundary changes. Broadacres JS is separated from the Wedgewood JS community by Highway 427 (east/west) and Burnhamthorpe Road (north/south).</i></p>

Enrolment Projection for the New School

The graph below illustrates the projected enrolment for the new Etobicoke City Centre Elementary School. The building is expected to open in 2028 (far left of the graph) with a total enrolment of 408 students. With a total capacity of 823 pupil places, the utilization rate of the school would be 50% upon opening. With rapid residential intensification underway within the future school's attendance area, enrolment is projected to increase year-over-year, reaching 702 students by 2032 (five years from the opening date). This results in a 2032 utilization rate of 85%. The school is projected to reach 100% utilization by 2035.

Over the longer-term, enrolment is projected to continue to increase, reaching 901 students by 2037 (109% utilization) and 1,075 students by 2042 (131% utilization). Ongoing growth within this area, and in adjacent areas like Norseman JMS and Islington JMS will be addressed through future capital interventions.

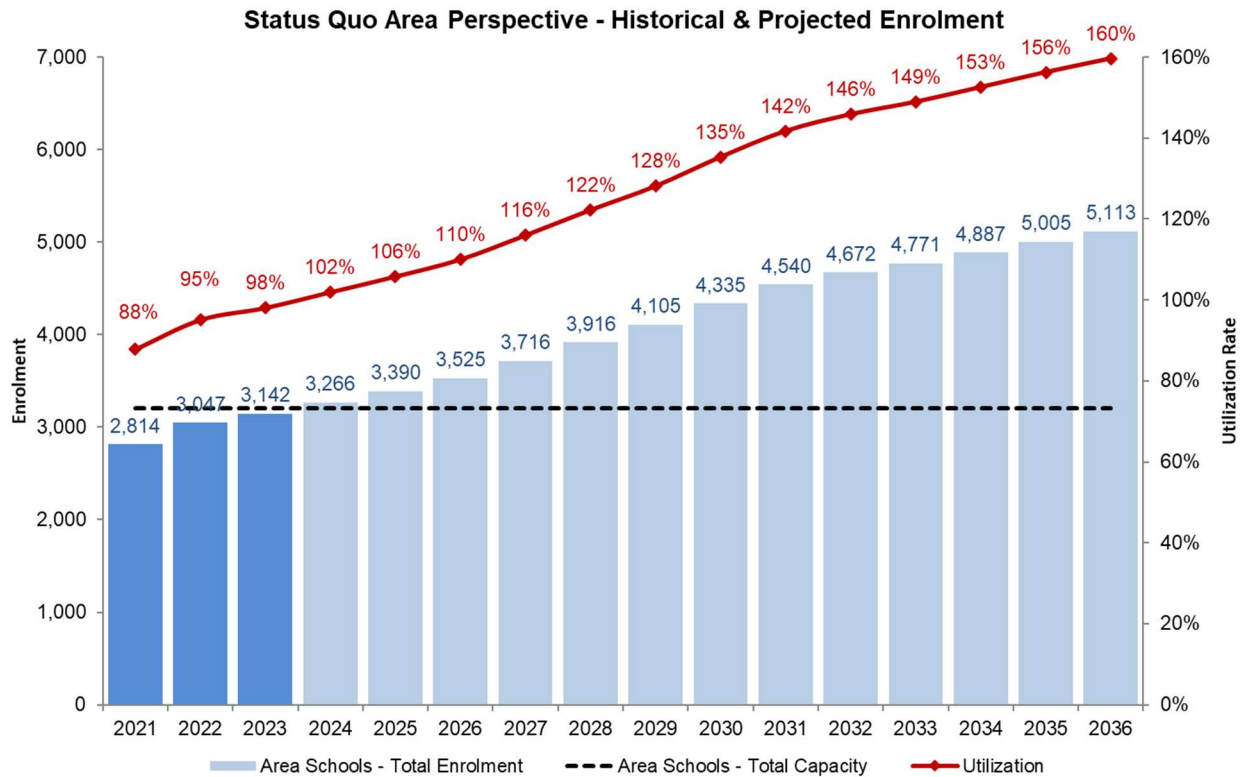


Area Impact of the new Etobicoke City Centre Elementary School

The chart below illustrates the current and project enrolment, capacity and utilization rate for the cluster of schools identified and described in the table above. This cluster of schools has a current enrolment of 3,142 students and a capacity of 3,203 pupil places, resulting in a utilization rate of 98%.

Looking ahead, enrolment is projected to increase, landing at 4,105 students by 2029 (128% utilization), and 5,113 students by 2036 (160% utilization). This represents a 63% increase in

enrolment over the next 13 years. The increase in enrolment is due to significant residential development intensification within the provincially designated Urban Growth Centre.

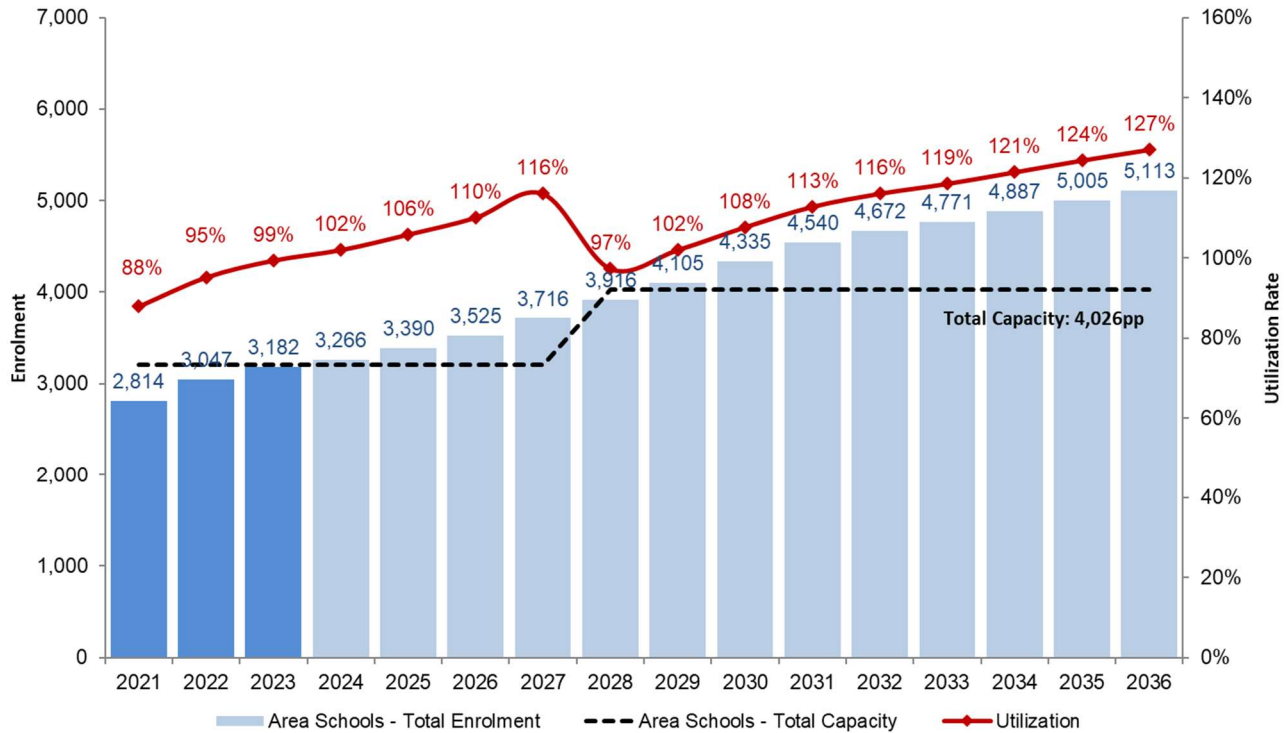


If the new school on the Silverhill site is approved, the number of available pupil places in the area will increase from 3,203 to 4,026 (+823pp) upon opening in 2028. The chart below demonstrates the impact of the increased capacity on the area.

In 2028 the overall utilization rate is projected to decrease from 122% to 97%. The overall utilization rate is projected to exceed 100% the year after (2029) as residential development continues within the broader area. By 2036 the cumulative utilization rate is projected to be 127%. This future growth will be the subject of future Capital Priority business cases at the appropriate time. The additional capacity provided by the proposed elementary school is the first step toward meeting the long-term accommodation needs of this community.

Given the rate of growth and the level of density proposed, additional capital projects will be required. The overall utilization rate of schools in the area is in excess of 100% upon opening of the new school, which exceeds expectations set by the Ministry (>100% utilization within 5-year of opening).

Area Perspective w/ New Etobicoke City Centre PS - Historical & Projected Enrolment



3.0 Proposed Scope of Work

Part A: School Project Scope

The proposed 823 pupil place JK to Grade 8 school will be constructed at the western edge of the site at 160 Silverhill Drive, and will include:

- 6 Full Day Kindergarten Classrooms
- 27 Regular Classrooms (Primary, Junior and Intermediate)
- 1 Art Room
- 1 Science Room
- 1 Instrumental Music Room (unloaded)
- Unloaded Resource and Seminar/Meeting Rooms
- Learning Commons
- Double gymnasium and Stage
- Operational spaces As Per Ministry Space Benchmarks
- 5-Room, 88-space Childcare Centre.

The school design is a replication of Davisville Jr. PS/Spectrum Alt. Sr. School, which was completed in September 2021. The proposed school is 3-storeys, like Davisville Jr. PS, to maximize the use of the site to provide for parking, hard and soft surface play areas, future portables, and a future

addition. The childcare is a two-storey component only. Schematic designs for the proposed school, created by Snyder Architects, can be found in Appendix C.

The new school would be constructed along the northern edge of the site, with the childcare center (including outdoor play area) situated at the western edge of the building adjacent to the parking lot. This allows for parent/guardian/caregiver pick-up and drop-off. The frontage of the building along Lynnford Drive would include a bus lay-by to support transportation of students, if required. Although active transportation would be maximized by the proposed boundary for the new school, there may be bussing required to other schools for regional programming such as French Immersion.

The existing building would be demolished prior to construction and the school's parking lot created where it currently stands. Soft surface playfields would be situated at the southern end of the school site, with hard surface play areas adjacent to the east. The FDK play areas are located at the south side of the school building adjacent to the FDK classrooms within the building.

The building has been pre-planned for a total of six (6) portables, which would be situated on the hard surface play area south of the school if/when required. The school has also been pre-planned for a six (6) classroom addition at the northeastern corner of the building if/when required.

A class D cost consultant report was prepared by A.W. Hooker to support this business case. The estimated cost of the project is \$61.2M, which includes the demolition of the existing building (\$1.27M) and site work (\$5.95M). Note that there are generous contingencies built into the estimated cost including Design & Pricing (15%), Escalation (21.2%) and Construction (5%). The full cost consultant report can be found in Appendix E. A breakdown of extraordinary costs can be found in Appendix F. These extraordinary costs are provided within the excel business case, but the detail can be found in the appendix.

Part B: Child Care Project Scope, if applicable

Is the board requesting childcare funding to support childcare space with the Capital Priorities project request? **Yes**

The City of Toronto has indicated that this is a municipal ward with a dearth of subsidized childcare spaces for pre-school aged children, and that the introduction of new, affordable and subsidized spaces for this community would help to address the service gaps that exist.

Children's Services uses Toronto's Licensed Child Care Growth Strategy target of serving 50% of children aged 0-4 when assessing where to expand licensed childcare. Current licensed childcare capacity for infants, toddlers and preschoolers is added to any confirmed childcare capital projects to determine the total number of spaces. This number is then divided by the number of children aged 0 to 4 to determine how far above or below the target the area is.

This analysis is undertaken at the ward and neighbourhood level (when required) to identify the areas where capital expansion should take place. All the school sites recommended for new childcare spaces fall within the City's medium to highest priority areas.

The city has indicated that to align with their childcare strategy, a new five-room, 88 space, childcare centre is proposed for this site. The new childcare centre would serve infants (10), toddlers (30) and pre-school (48) aged children.

A map showing the City’s areas of priority can be found in Appendix D. The future Silverhill school and childcare will serve two areas: Etobicoke-Lakeshore and Etobicoke Centre. Both are identified as medium priorities for the city with only 35% and 27% of children served as a ratio of the total 0-4 population, respectively (as per the 2021 Census).

The childcare will be constructed as part of the overall school project to maximize economies of scale. There are no alternative plans to build the childcare separate from the replacement school.

6.0 Project Readiness Assessment

This section outlines how far the project has progressed to date. Please answer every question to the best of your ability. If there are any questions which are not applicable, please enter that in the space underneath the question.

Many of these questions overlap with information in the excel business case. In these instances, the space here allows the school board to provide any additional context that will help the ministry understand the answers provided in those drop-down menus.

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 Silverhill 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 Silverhill 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?

Silverhill is an operating school (Etobicoke Secondary Alternative 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?

Silverhill 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?

A Phase 1 Environmental Assessment is currently underway and will be provided to the Ministry in mid-November 2023. No issues are anticipated.

- 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?

A Geotechnical Assessment is currently underway and will be provided to the Ministry in mid-November 2023. No issues are anticipated

- 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?

Silverhill is a flat parcel of land with an existing school and associated functions. There are no topographical issues to resolve that would impact the Board proceeding with the replacement school project.

- 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?

TBD

- 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.

The Board will relocate the Etobicoke Secondary Alternative School to another site if this project receives funding approval.

- 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.

The Etobicoke Secondary Alternative School is the only occupant of the Silverhill building and will be relocated to allow the existing building to be demolished. There are nearby facilities with space available to accommodate this small school. The Board will initiate the study during the 2023-24 school year to land the relocation prior to the building being demolished.

- 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

The school site currently houses the existing Etobicoke Secondary Alternative School, which will be demolished as part of this project to allow for the new school to be constructed.

The new 823 pupil place Etobicoke City Center Elementary School will also include a 5-room childcare. This results in a very large building on a moderate 5-acre site. To maximize outdoor play area and address all site circulation requirements, a 3-storey design, previously used for the TDSB's Davisville Junior Public School and childcare was adapted as a modified repeat for this project.

The Davisville Jr. PS design was chosen because it is the Board's most recent new elementary school, and it already employs the Board's standardized design guidelines for room layouts and mechanical / electrical systems. The new Davisville Jr. PS opened in September 2021.

Davisville Jr. PS was constructed during the Covid-19 pandemic and had a final cost of \$26,449,732, which included \$1.5M in soil remediation (\$304 per square foot).

The building program for the new Etobicoke Centre Elementary School (823pp) is very similar to that of Davisville Jr. PS (731 pp). Only the following minor adjustments were required:

- Minor area adjustments to the school's larger program spaces such as the library and gym,
- 5 Regular and 2 Specialty classrooms added (this is a JK-8 program, Davisville Jr. PS is a junior school)
- Addition of new program spaces to the Child Care, and
- Reduction in overall area (of circulation spaces, etc.) to address the Ministry's area target of 90%.

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 G 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 an 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.

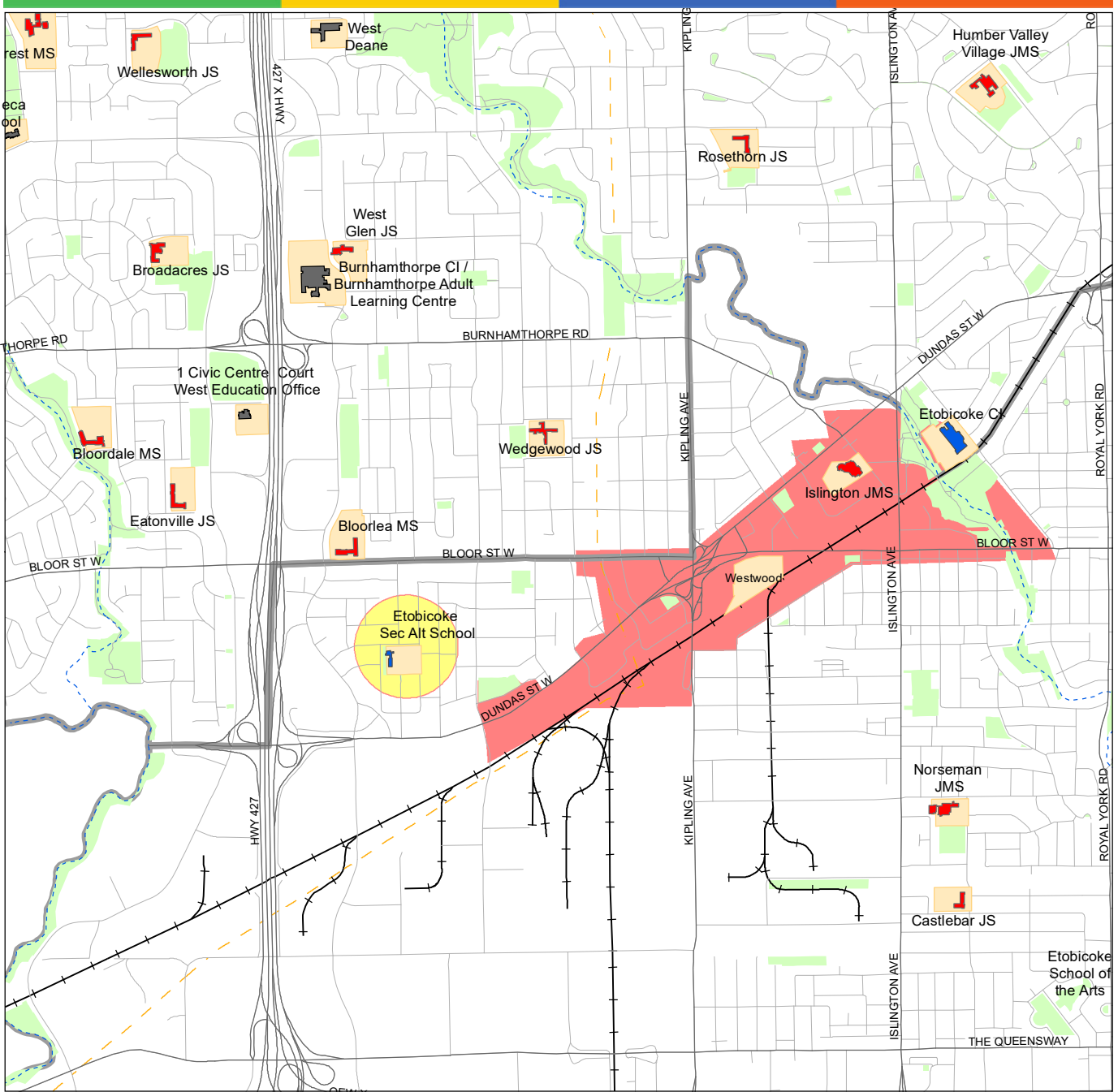
The childcare component of the project has been designed and identified in the drawings and cost report. If the project is not funded, the childcare will also not proceed.

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.

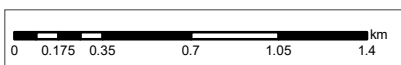
Appendices

Appendix A:	Location Map of 160 Silverhill Drive
Appendix B:	Floor Plan of 160 Silverhill Drive (Etobicoke Secondary Alternative School)
Appendix C:	Schematic Designs – New Etobicoke City Centre Elementary School at 160 Silverhill Drive (Snyder Architect)
Appendix D:	Map of the City of Toronto’s Child Care Needs Assessment
Appendix E:	Class D Cost Consultant Report (A.W. Hooker)
Appendix F:	Summary of Extraordinary Costs
Appendix G:	Project Milestone Schedule

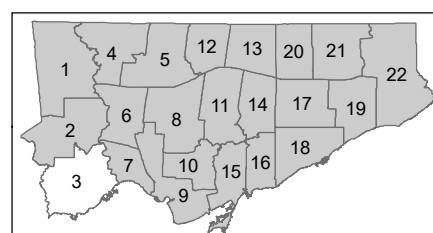


Legend:

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



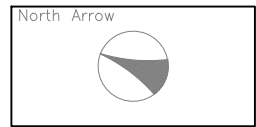
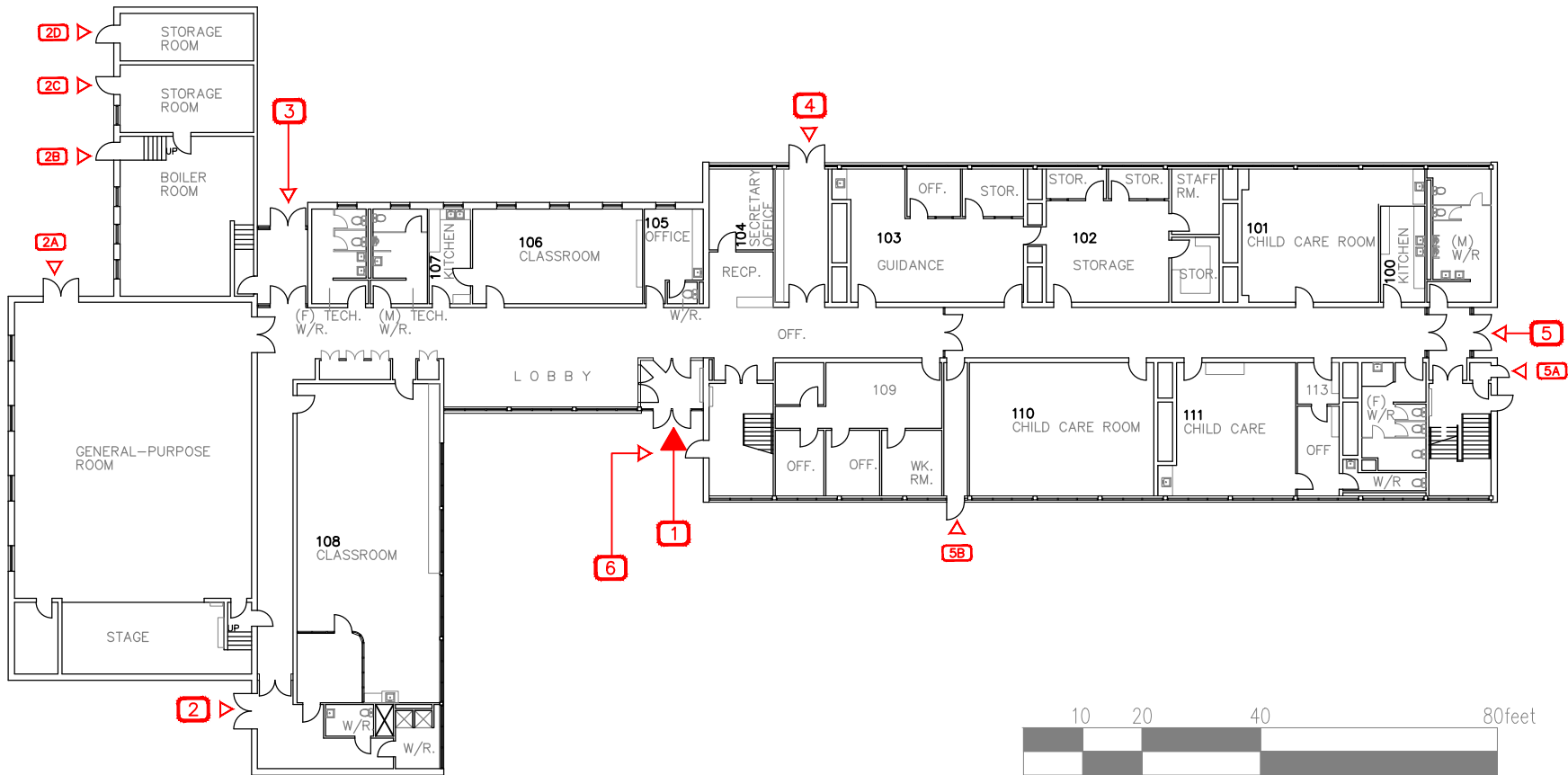
Produced by:
Planning Division, TDSB
October 2023
Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto



Appendix B

LEGEND:

- EX. DOOR LABEL XXXX
- MAIN ENTRANCE ▼
- EXTERIOR DOOR ▼



Facility Services



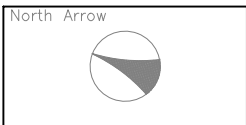
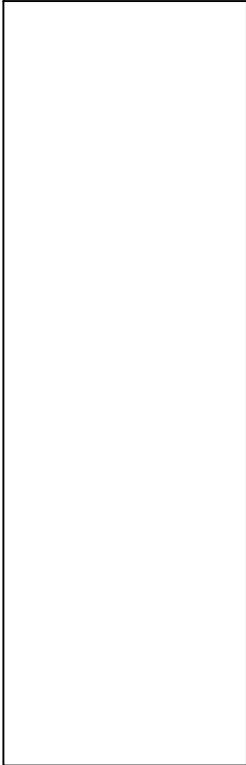
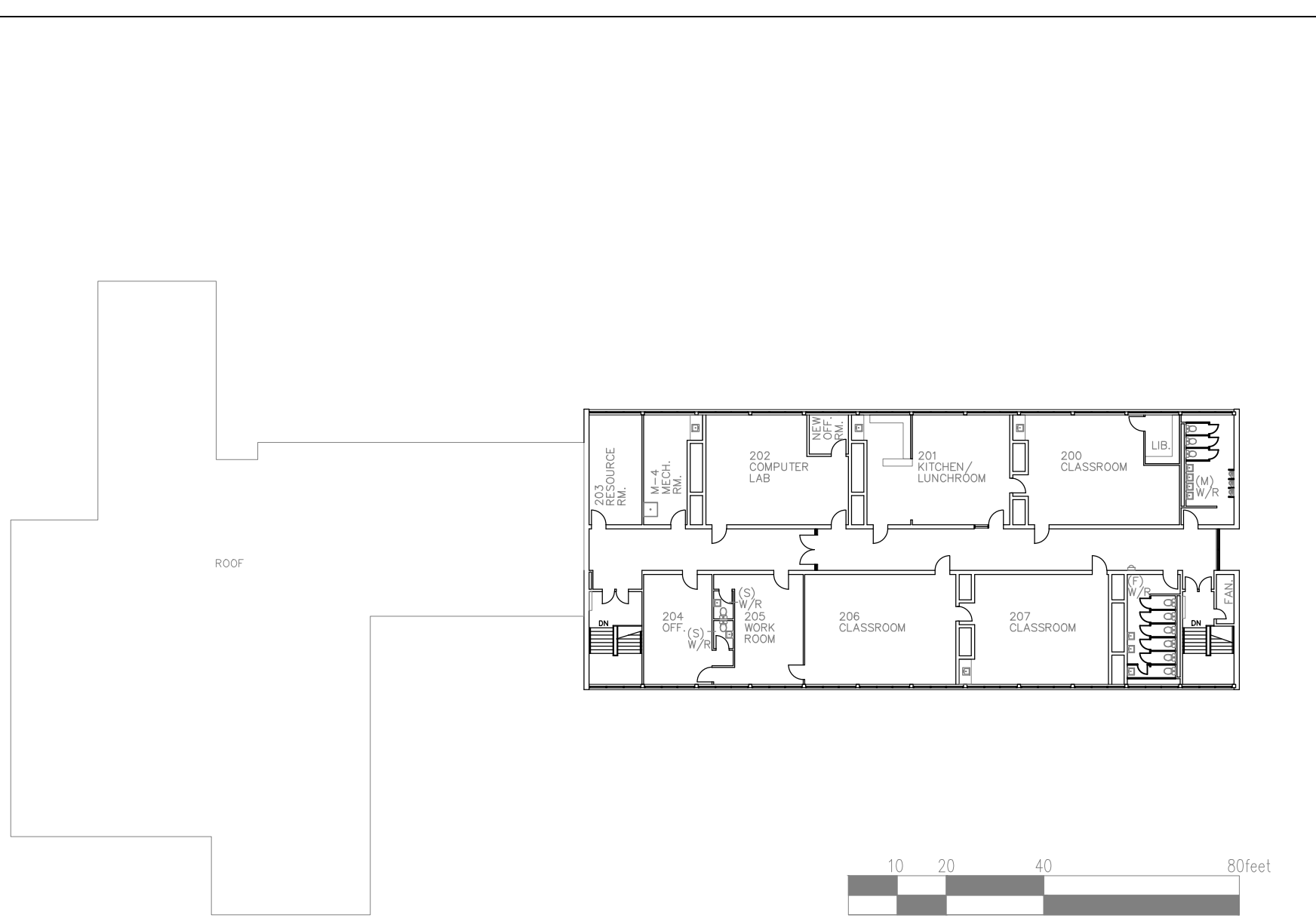
Toronto District School Board

Technical Services Division
Design & Construction Unit
15 Oakburn Cres. Toronto, Ontario M2N 2T5
t. 416-395-4588 / f. 416-395-9734

Facility
Etobicoke Year Round Alt Ctr
Address
160 Silverhill Drive
M9B 3W7
ETOBICOKE

Sheet Title
1st Floor

Facility #	Last Update
0863	2018Nov08



Facility Services

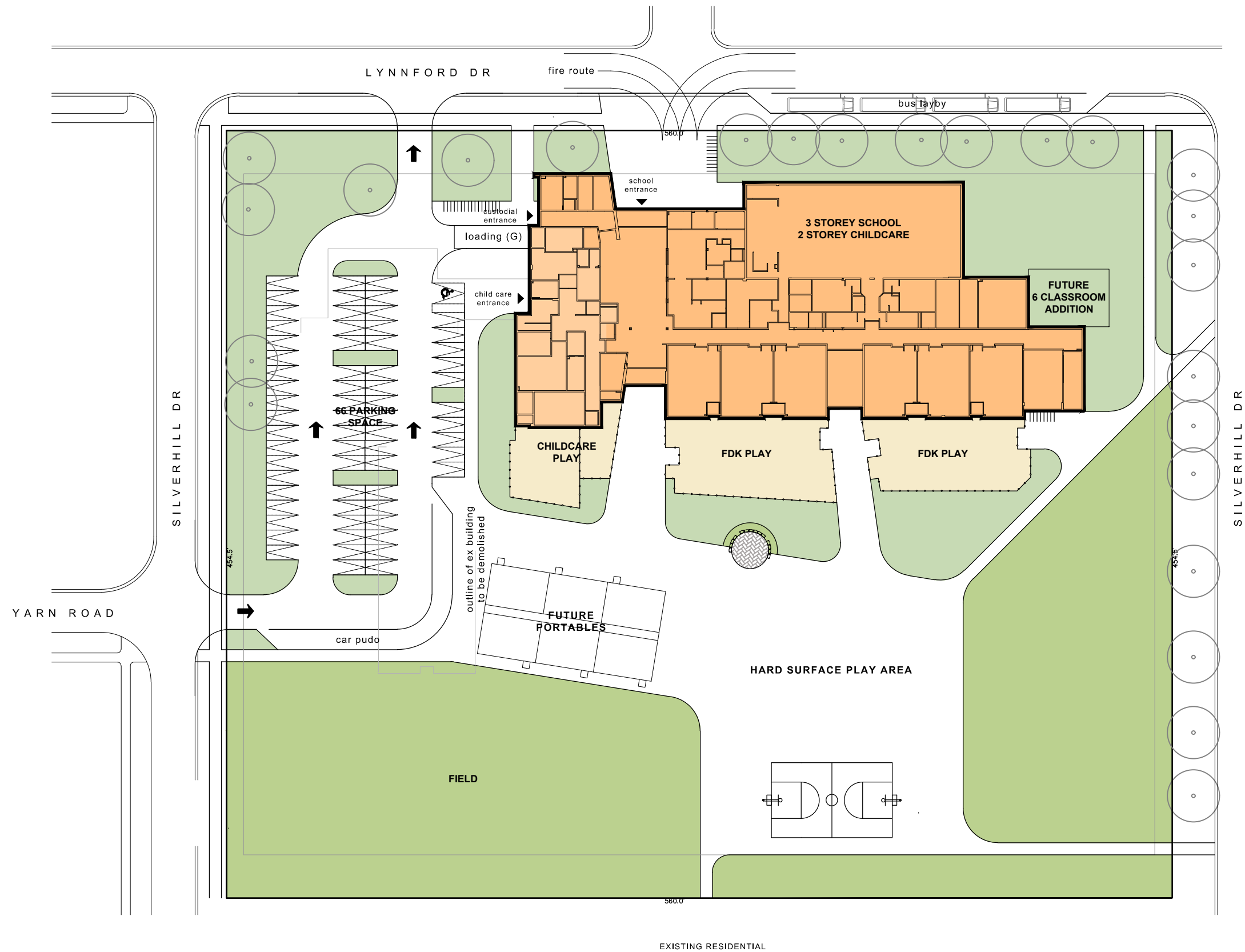
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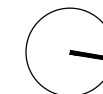
Sheet Title
2nd Floor

Facility # 0863	Last Update 2020Jan01
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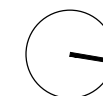


PARKING REQUIRED	
SCHOOL (0.6/100 sm of GFA)	= 7,120 / 100 * 0.6 = 43 SPACES
CHILD CARE (1/STAFF + 2 for PUDDO)	= 18 + 2 = 20 SPACES
FUTURE PORTABLES (0.6/100 sm of GFA)	= 420 / 100 * 0.6 = 3 SPACES
TOTAL PARKING REQUIRED	66 SPACES
TOTAL ACCESSIBLE PARKING REQ'D (1-100 SPACES = 1 ACC. SPACE)	
(INCLUDING 1 BARRIER FREE SPACE)	



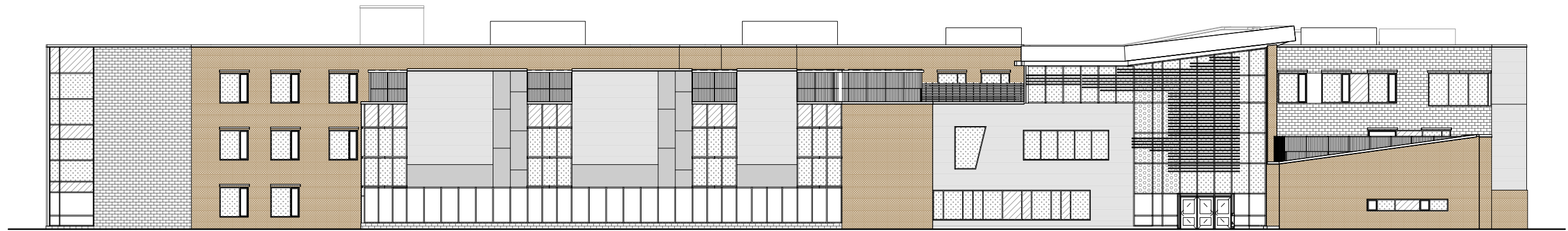




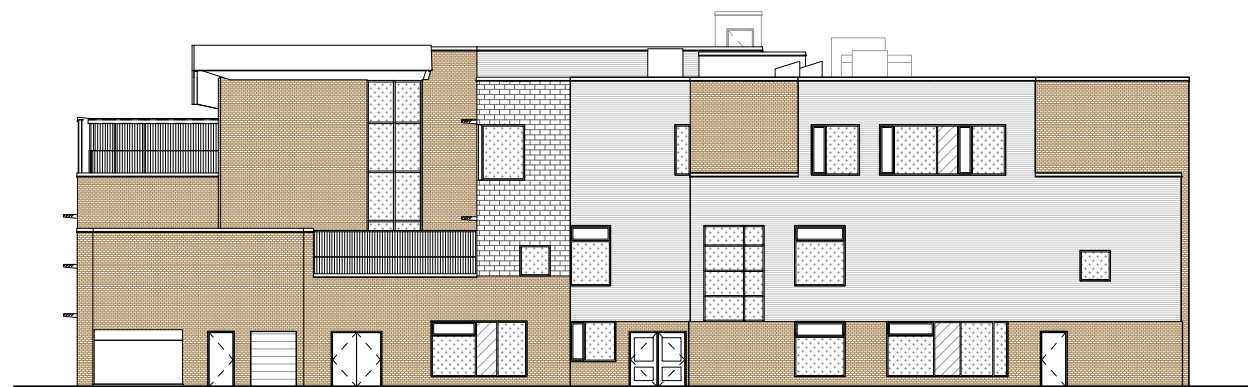




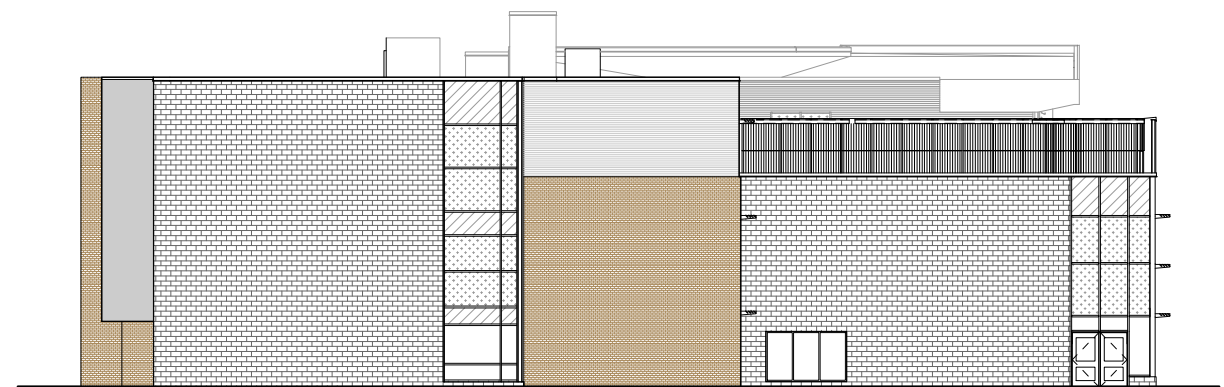
WEST ELEVATION



EAST ELEVATION

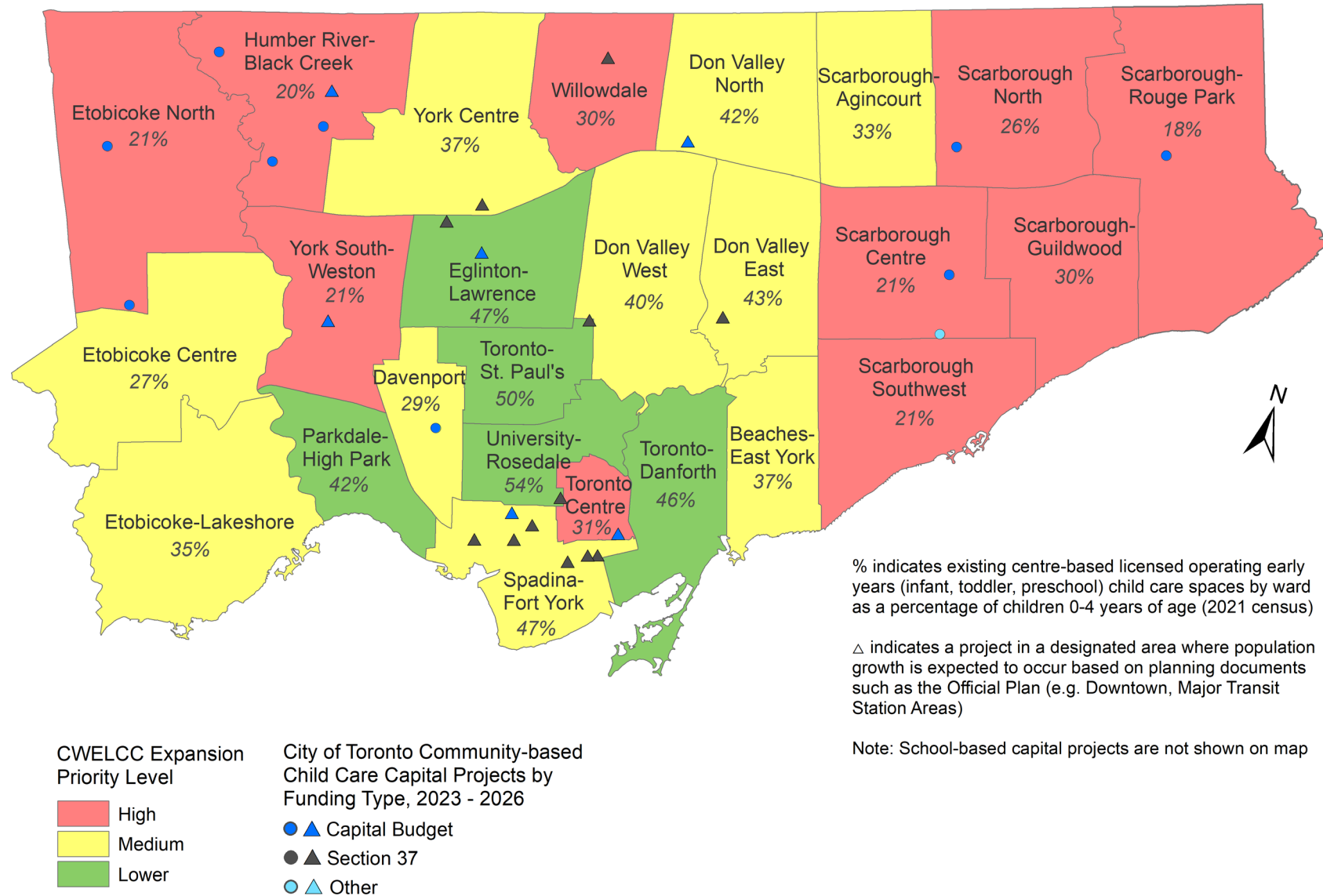


NORTH ELEVATION



SOUTH ELEVATION

Figure 1: Priority Levels for CWELCC Expansion by Toronto Wards



% indicates existing centre-based licensed operating early years (infant, toddler, preschool) child care spaces by ward as a percentage of children 0-4 years of age (2021 census)

△ indicates a project in a designated area where population growth is expected to occur based on planning documents such as the Official Plan (e.g. Downtown, Major Transit Station Areas)

Note: School-based capital projects are not shown on map

Toronto Children's Services, January 2023

TDSB Silverhill Public School

Class D Estimate (Rev.1)



Prepared for:
Snyder Architects Inc.

Prepared by:

A.W. HOOKER®
QUANTITY SURVEYORS

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October 17, 2023

October 17, 2023

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

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

Re: TDSB Silverhill Public School Class D Est (R.1)

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 through October 11, 2023

This version of the report incorporates where necessary the comments provided by the design team received on October 13, 2023 and October 16, 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.

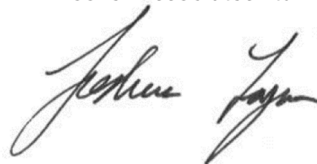
We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content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



Stew Kyle, PQS, CET
Partner

Encl. (Class D Estimate (Rev.1) – October 17, 2023)

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1. Introduction to the Estimate

1.1 Project Description

This project consists of the demolition of the existing TDSB Silverhill Public School building and the construction of a new school located at 160 Silverhill Drive, Scarborough. Based on our review the demolition GFA is 24,682 SF (2,293 m²) and the new school GFA is 89,859 SF (8,348 m²)

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 Etobicoke, 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 36 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 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.

Escalation					
Assumed Tender Date -	June 2026				
Duration (months)	35 months				
Construction End Date	May 1, 2029				
Mid-Point	November 2027				
Year	Assumed Tender Date - Construction Mid Date	Annual Escalation	# of Months	Monthly %	Total Escalation per annum
2023	October 2023-December 2023	8.0%	3	0.67%	2.0%
2024	January 2024-December 2024	6.0%	12	0.50%	6.0%
2025	January 2025-December 2025	4.0%	12	0.33%	4.0%
2026	January 2026-December 2026	4.0%	12	0.33%	4.0%
2027	January 2027-November 2027	4.0%	11	0.33%	3.67
Total Compounded % Escalation					21.2%

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. Handling and removal of contaminated soils
7. Special foundation systems such as caissons or pile foundations
8. Premium for construction management or alternate approaches to procurement
9. Sole sourced equipment or building control systems
10. Consumption costs for any utilities used during construction (gas, water, hydro etc.)
11. Site pylon and traffic signage
12. 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.
3. Floor heights assumed 4m high per level.
4. Allowances for abatement and handling of asbestos and other hazardous materials as budgeted by Safetech Environmental Limited
5. Allowances for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited

Mechanical:

6. Work will be completed by union labour during regular hours
7. We have utilized tender drawings from Davisville PS for reference on materials, equipment, piping, ductwork, etc. The major difference from this drawing set, is we incorporated air source heat pump's for heating/cooling as well as back-up electric boilers to meet design days. As this equipment is very expensive and based on many factors (many of which are not yet known) we have sized the ASHP's at 350 sf/ ton and the boilers at 28 btu/sf. We have sized the AHU's / DOAS units based on Davisville PS.
8. We have included allowances for incoming water and outgoing sanitary and storm.

- Please refer to backup estimate for further assumptions.

Electrical:

- Work will be performed by union/fair wage labour during regular hours.
- A building grounding system has been included.
- Supply, programming, and installation of security equipment has been included; CCTV cameras included in cash allowances.
- Supply and installation of communication cabling has been included in cash allowances.
- An allowance for Hydro connection and cable charge has been included in cash allowances.
- Refer to estimate for further assumption of scope.

General:

- 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:

Pages	Documentation	Documentation Received
3 Drawings	Silverhill Ex Plans-TDSB	September 20, 2023
2 Drawings	Silverhill Ex Structural Dwgs	September 20, 2023
1 Drawings	Silverhill Site Plan 1995	September 20, 2023
4 Drawings	2318C-Silver Hill Plans-2023 09 29	October 3, 2023
1 Page	2318-TDSB Capital Priorities-Cash Allowances	October 11, 2023
2 Pages	Abatement and Demolition Cost Estimate Letter, Dem Project, Etobicoke Year-Round Alternative Centre, Oct 2023	October 16, 2023

7. Gross Floor Area Summary

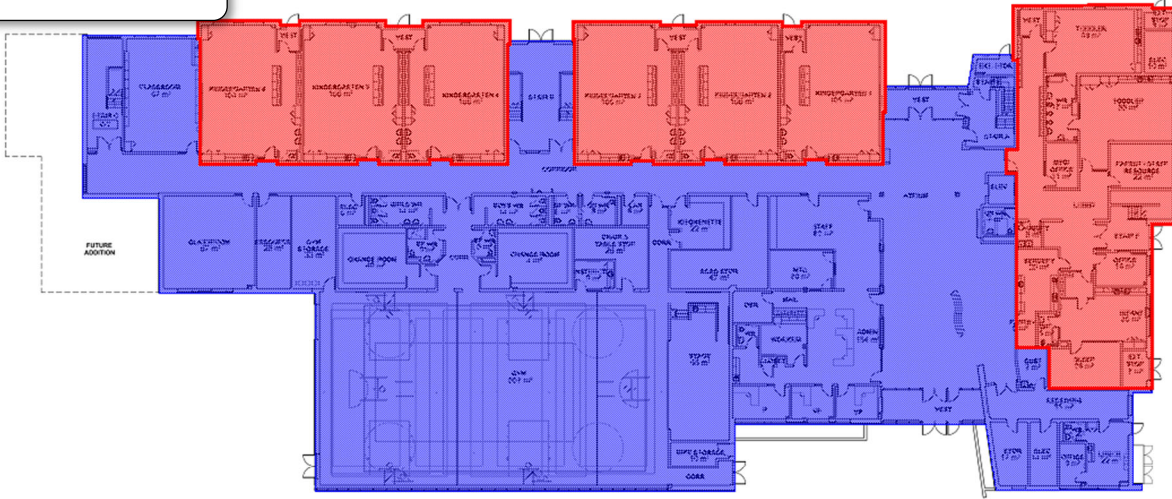
The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published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

7.1 Summary of New Construction Area

Area Description	Gross Floor Area		Total GFA
	School	Child Care	
Ground Floor	2,777	1,183	3,523
Second Floor	2,099	432	2,531
Third Floor	2,294		2,294
Total Gross Floor Area (square meters)	6,733	1,615	8,348
Total Gross Floor Area (square feet)	72,475	17,384	89,859

7.2 Gross Floor Areas (graphical representations)

Ground Floor



Toronto District School Board

Silver Hill Public School
160 Silverhill Drive, Etobicoke

sn/der architects

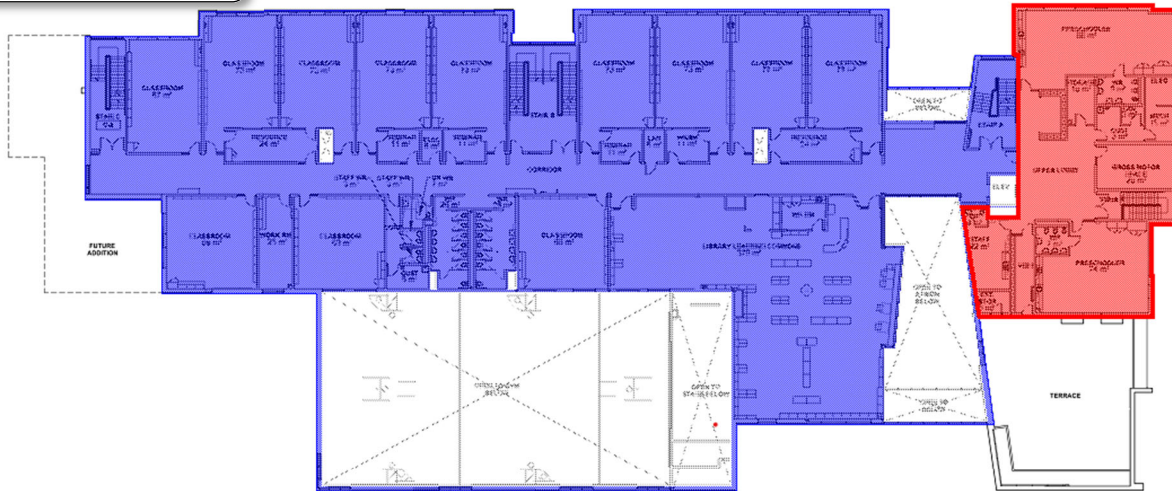
2318C
2023 SEP 26



GROUND FLOOR PLAN
1:300

A2

Second Floor



Toronto District School Board

Silver Hill Public School
160 Silverhill Drive, Etobicoke

sn/der architects

2318C
2023 SEP 26



SECOND FLOOR PLAN
1:300

A3

MASTER ESTIMATE SUMMARY

TDSB SILVERHILL PS
 CLASS D ESTIMATE (Rev.1)
 OCTOBER 17, 2023

Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	8,348	\$1,494.35		\$12,474,823	20.4%
	- Sub Structure		\$173.03	\$1,444,430		
	- Structure		\$637.15	\$5,318,943		
	- Exterior Enclosure		\$684.17	\$5,711,450		
2	Building Interiors	8,348	\$812.84		\$6,785,600	11.1%
	- Partitions and Doors		\$496.59	\$4,145,519		
	- Finishes		\$178.77	\$1,492,362		
	- Fittings and Equipment		\$137.48	\$1,147,719		
3	Mechanical	8,348	\$1,164.61		\$9,722,172	15.9%
	- Plumbing and Drainage		\$231.83	\$1,935,308		
	- Fire Protection		\$57.13	\$476,960		
	- Heating, Ventilation, Air Conditioning		\$795.65	\$6,642,064		
	- Controls		\$80.00	\$667,840		
4	Electrical	8,348	\$342.11		\$2,855,957	4.7%
	- Service and Distribution		\$80.89	\$675,283		
	- Lighting, Devices, and Heating		\$147.89	\$1,234,614		
	- Systems and Ancillaries		\$113.33	\$946,060		
5	Site Work	8,348	\$420.80		\$3,512,807	5.7%
	- Site Development (prep, surfaces, landscaping)		\$317.39	\$2,649,533		
	- Mechanical Site Services		\$77.86	\$650,000		
	- Electrical Site Services		\$25.55	\$213,275		
6	Ancillary Work	8,348	\$89.87		\$750,250	1.2%
	- Demolition		\$89.87	\$750,250		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	11.9%	8,348	\$513.70	\$4,288,346	7.0%
8	Contractor's Fees (OH&P)	3.5%	8,348	\$169.38	\$1,414,000	2.3%
9	Design & Pricing Contingency	15.0%	8,348	\$751.15	\$6,270,600	10.2%
Sub Total (current dollars)		8,348	\$5,758.86		\$48,075,000	
10	Escalation Contingency	21.2%	8,348	\$1,220.87	\$10,191,800	16.7%
Sub Total (including escalation to JUNE 2026)		8,348	\$6,979.76		\$58,267,000	
11	Construction Contingency (Post Contract Changes)	5.0%	8,348	\$348.98	\$2,913,300	4.8%
Total Estimated Hard Construction Cost		8,348	\$7,328.70		\$61,180,000	
Imperial Conversion		89,858	\$680.85		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	8,348	\$6,463.34	\$53,956,000	88.2%
2	Alterations and Demolition	8,348	\$152.25	\$1,271,000	2.1%
3	Site Work (including M&E site services)	8,348	\$713.10	\$5,953,000	9.7%
4	Soft Costs	8,348	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		8,348	\$7,328.70	\$61,180,000	
Imperial Conversion		89,858	\$680.85	Per SF	

ITEMIZED AND SEPARATE ESTIMATE SUMMARY

TDSB SILVERHILL PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023



No.	Description	Quant.	Unit	Rate	Sub Total
Itemized Estimates for Major Elements:					
<i>The Itemized costs listed below are INCLUDED in our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	School cost only	7,452 m2 80,213 SF		\$5,867.02 \$545.06	\$43,721,000
2	Child Care cost only	896 m2 9,645 SF		\$9,273.44 \$861.52	\$8,309,000
3	Site Work cost only				\$5,741,000
4	Demolition of Existing School cost only (including asbestos abatement and the handling of hazardous materials)				\$1,226,000
5	Cash Allowances				\$2,183,000
Sub Total of Itemized Estimates		8,348 m2 89,858 SF		\$7,328.70 \$680.85	\$61,180,000
Separate Estimates:					
<i>The Separate costs listed below are EXCLUDED from our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	Savings for the electric heat pump system as compared to gas-fired units				-\$3,645,000
Sub Total of Separate Estimates					-\$3,645,000
Extraordinary Conditions Contributing To The Higher Cost Of Construction					
Itemized Unique Site Estimates:					
<i>The Itemized costs listed below are INCLUDED in our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies) and represents the total cost</i>					
1	Demolition of Existing School cost only (including asbestos abatement and the handling of hazardous materials)				\$1,226,000
2	TDSB Washroom Standards (individual room per toilet)				\$360,000
3	Terrace roofing including roof pavers tiles with adjustable pedestals				\$2,060,000
4	Escalation Contingency				\$10,191,800
5	Allowances for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited				\$1,937,000
6	Allowance for Artificial turf fields, assumed 100ft x 50 ft				\$1,224,000
Total of Itemized Unique Site Estimates		8,348 m2 89,858 SF		\$2,036.27 \$189.17	\$16,998,800
Revised Total School GFA Estimate:					
<i>The Separate costs listed below are EXCLUDED from our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	Adjusted School cost only based on the revised space templates, 8,125 m2 (87,462 SF) in lieu of 8,348 m2 (89,858 SF)	8,125 m2 87,458 SF		\$5,288.49 \$491.31	\$42,969,000
Revised Total School GFA Estimate					\$42,969,000

MECHANICAL ESTIMATE SUMMARY

TDSB SILVERHILL PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **8,348** 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			\$1,935,308		\$231.83	18.7%
C1.11 - Plumbing Fixtures		\$374,500		\$44.86		
C1.12 - Domestic Water		\$642,796		\$77.00		
C1.13 - Sanitary Waste & Vent		\$342,268		\$41.00		
C1.14 - Storm		\$233,744		\$28.00		
C1.15 - Natural Gas		\$0		\$0.00		
C1.16 - Specialty Systems:		\$20,000		\$2.40		
- C1.16.1 - Irrigation	\$20,000					
- 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	\$0					
C1.17 - Miscellaneous Works and General Accounts		\$322,000		\$38.57		
C1.2 Fire Protection			\$476,960		\$57.13	4.6%
C1.21 - Standpipe		\$178,480		\$21.38		
C1.22 - Sprinklers		\$292,180		\$35.00		
C1.23 - Specialty Systems		\$0		\$0.00		
C1.24 - Fire Extinguisher		\$6,300		\$0.75		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
C1.3 Heating, Ventilation & Air Conditioning			\$6,642,064		\$795.65	64.0%
C1.31 - Liquid Heat Transfer (Heating)		\$1,502,640		\$180.00		
C1.32 - Liquid Heat Transfer (Cooling)		\$1,669,600		\$200.00		
C1.33 - Steam and Condensate		\$0		\$0.00		
C1.34 - Air Distribution		\$1,987,164		\$238.04		
C1.35 - Exhaust Systems		\$125,220		\$15.00		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$250,440		\$30.00		
- C1.37.1 - Noise and Vibration Isolation	\$83,480					
- C1.37.2 - Mechanical Wiring and Starters	\$0					
- C1.37.3 - Balancing and Commissioning	\$166,960					
- 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	\$0					
- C1.37.18 - Other 10	\$0					
C1.38 - Miscellaneous Works and General Accounts		\$1,107,000		\$132.61		
C1.4 Controls			\$667,840		\$80.00	6.4%
C1.41 - Controls and Automation		\$667,840		\$80.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Building (C1) Mechanical			\$9,722,172		\$1,164.61 Per m2	
Imperial Conversion			89,858 SF		\$108.19 Per SF	
D1.2 Siteworks - Mechanical Summary						
D1.2 Site Works			\$650,000		\$77.86	6.3%
D1.21 - Water		\$75,000		\$8.98		
D1.22 - Sanitary		\$75,000		\$8.98		
D1.23 - Storm		\$500,000		\$59.89		
D1.24 - Natural Gas		\$0		\$0.00		
D1.25 - Specialty Systems		\$0		\$0.00		
D1.26 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Siteworks (D1.2) Mechanical			\$650,000		\$77.86 Per m2	
Imperial Conversion			84,691 SF		\$7.67 Per SF	
Total Building (C1) and Siteworks (D1.2) Mechanical			\$10,372,172		\$1,242.47 Per m2	
Imperial Conversion			89,858 SF		\$115.43 Per SF	

ELECTRICAL ESTIMATE SUMMARY

TDSB SILVERHILL PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **8,348** m2

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C2 Electrical					
C2.1 Service & Distribution		\$675,283		\$80.89	22.0%
C2.11 - Main Service	\$30,500		\$3.65		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$229,570		\$27.50		
C2.14 - Feeders	\$160,699		\$19.25		
C2.15 - Motor Controls & Wiring	\$124,746		\$14.94		
C2.16 - Miscellaneous	\$29,218		\$3.50		
C2.17 - Electrical Contractors Overhead	\$100,550		\$12.04		
C2.2 Lighting, Devices & Heating		\$1,234,614		\$147.89	40.2%
C2.21 - Lighting	\$793,060		\$95.00		
C2.22 - Branch Devices & Wiring	\$254,614		\$30.50		
C2.23 - Heating	\$0		\$0.00		
C2.24 - Electrical Contractors Overhead	\$186,940		\$22.39		
C2.3 Systems & Ancillaries		\$946,060		\$113.33	30.8%
C2.31 - Fire Alarm System	\$208,700		\$25.00		
C2.32 - Security System	\$166,960		\$20.00		
C2.33 - Communications	\$110,906		\$13.29		
C2.34 - P.A. and A.V System	\$141,916		\$17.00		
C2.35 - Miscellaneous	\$180,518		\$21.62		
C2.36 - Electrical Contractors Overhead	\$137,060		\$16.42		
Total Building (C2) Electrical		\$2,855,957		\$342.11 Per m2	
Imperial Conversion		89,858 SF		\$31.78 Per SF	
D1.3 Siteworks - Electrical Summary					
D1.3 Electrical Site Services		\$213,275		\$25.55	6.9%
D1.31 - Site - Power	\$56,307		\$6.74		
D1.32 - Site - Communications	\$21,868		\$2.62		
D1.33 - Site - Lighting	\$107,750		\$12.91		
D1.34 - Site - Electrical Contractors Overhead	\$27,350		\$3.28		
Total Siteworks (D1.3) Electrical		\$213,275		\$25.55 Per m2	
Imperial Conversion		84,691 SF		\$2.52 Per SF	
Total Building (C2) and Siteworks (D1.3) Electrical		\$3,069,232		\$367.66 Per m2	
Imperial Conversion		89,858 SF		\$34.16 Per SF	

ELEMENTAL SUMMARY

TDSB SILVERHILL PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **8,348 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						\$1,444,430		\$173.03	2.4%
A1.1 Foundations	0.42	3,523	m2	\$410.00	\$1,444,430		\$173.03		
A1.2 Basement Excavation	0.00	0	m2	\$0.00	\$0		\$0.00		
A2. Structure						\$5,318,943		\$637.15	8.7%
A2.1 Lowest Floor Construction	0.42	3,523	m2	\$102.50	\$361,108		\$43.26		
A2.2 Upper Floor Construction	0.58	4,825	m2	\$675.17	\$3,257,675		\$390.23		
A2.3 Roof Construction	0.42	3,542	m2	\$480.00	\$1,700,160		\$203.66		
A3. Exterior Enclosure						\$5,711,450		\$684.17	9.3%
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.40	3,373	m2	\$849.70	\$2,866,050		\$343.32		
A3.3 Windows & Entrances	0.04	371	m2	\$1,427.38	\$529,200		\$63.39		
A3.4 Roof Finish	0.42	3,542	m2	\$602.32	\$2,133,400		\$255.56		
A3.5 Projections	1.00	8,348	m2	\$21.90	\$182,800		\$21.90		
B. INTERIORS									
B1 Partitions & Doors						\$4,145,519		\$496.59	6.8%
B1.1 Partitions	1.09	9,116	m2	\$326.84	\$2,979,519		\$356.91		
B1.2 Doors	0.05	434	m2	\$2,684.78	\$1,166,000		\$139.67		
B2 Finishes						\$1,492,362		\$178.77	2.4%
B2.1 Floor Finishes	0.89	7,406	m2	\$105.90	\$784,302		\$93.95		
B2.2 Ceiling Finishes	0.89	7,406	m2	\$56.36	\$417,420		\$50.00		
B2.3 Wall Finishes	1.74	14,532	m2	\$20.00	\$290,640		\$34.82		
B3 Fittings & Equipment						\$1,147,719		\$137.48	1.9%
B3.1 Fittings & Fixtures	1.00	8,348	m2	\$105.74	\$882,719		\$105.74		
B3.2 Equipment	1.00	8,348	m2	\$11.98	\$100,000		\$11.98		
B3.3 Conveying Systems	1.00	8,348	m2	\$19.77	\$165,000		\$19.77		
C. SERVICES									
C1 Mechanical						\$9,722,172		\$1,164.61	15.9%
C1.1 Plumbing & Drainage	1.00	8,348	m2	\$231.83	\$1,935,308		\$231.83		
C1.2 Fire Protection	1.00	8,348	m2	\$57.13	\$476,960		\$57.13		
C1.3 HVAC	1.00	8,348	m2	\$795.65	\$6,642,064		\$795.65		
C1.4 Controls	1.00	8,348	m2	\$80.00	\$667,840		\$80.00		
C2 Electrical						\$2,855,957		\$342.11	4.7%
C2.1 Service & Distribution	1.00	8,348	m2	\$80.89	\$675,283		\$80.89		
C2.2 Lighting, Devices & Heating	1.00	8,348	m2	\$147.89	\$1,234,614		\$147.89		
C2.3 Systems & Ancillaries	1.00	8,348	m2	\$113.33	\$946,060		\$113.33		
D. SITE & ANCILLARY WORK									
D1 Site Work						\$3,512,807		\$420.80	5.7%
D1.1 Site Development	0.94	7,868	m2	\$336.75	\$2,649,533		\$317.39		
D1.2 Mechanical Site Services	0.94	7,868	m2	\$82.61	\$650,000		\$77.86		
D1.3 Electrical Site Services	0.94	7,868	m2	\$27.11	\$213,275		\$25.55		
D2 Ancillary Work						\$750,250		\$89.87	1.2%
D2.1 Demolition	0.27	2,293	m2	\$327.19	\$750,250		\$89.87		
D2.2 Alterations	0.00	0	m2	\$0.00	\$0		\$0.00		
Z. GENERAL REQUIREMENTS & CONTINGENCIES									
Z1 General Requirements & Fees						\$5,702,346		\$683.08	9.3%
Z1.1 General Requirements	1.00	8,348	m2	\$513.70	\$4,288,346		\$513.70		
Z1.2 Fees	1.00	8,348	m2	\$169.38	\$1,414,000		\$169.38		
Z2 Allowances						\$19,375,700		\$2,321.00	31.7%
Z2.1 Design & Pricing Contingency	1.00	8,348	m2	\$751.15	\$6,270,600		\$751.15		
Z2.2 Escalation Contingency	1.00	8,348	m2	\$1,220.87	\$10,191,800		\$1,220.87		
Z2.3 Construction Contingency	1.00	8,348	m2	\$348.98	\$2,913,300		\$348.98		
TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)						\$61,180,000		\$7,328.66	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>						
<i>Note: We have assumed normal soil conditions exist in the proposed building location and that load bearing soil is present at the levels shown on the architectural/structural drawings.</i>						
1	Foundations including, exterior/interior strip footing, foundation walls, pad footings, piers, and ancillaries (weeping tile, insulation, damproofing, miscellaneous embedded metals)	3,523	m2	\$410.00	\$1,444,430	
TOTAL FOR SUB-STRUCTURE - Foundations		0.42	3,523 m2	\$410.00	\$1,444,430	
<u>A2.1 STRUCTURE - Lowest Floor Construction</u>						
2	Level and compact subgrade	3,523	m2	\$2.50	\$8,808	
3	Concrete slab on grade including:	3,523	m2	\$100.00	\$352,300	
3.1	- granular sub base					
3.2	- wire mesh reinforcing					
3.3	- insulation					
3.4	- damproofing membrane					
3.5	- concrete					
3.6	- screed and cure					
3.7	- steel trowel finish					
4	Pits and trenches					Included above
5	Curbs and pads for mechanical equipment					Included above
TOTAL FOR STRUCTURE - Lowest Floor Construction		0.42	3,523 m2	\$102.50	\$361,108	
<u>A2.2 STRUCTURE - Upper Floor Construction</u>						
<u>A2.21 - Upper Floor Construction</u>						
6	Structural steel upper floor construction including:	4,825	m2	\$655.00	\$3,160,375	
6.1	- base plates and anchor bolts					
6.2	- structural steel columns					
6.3	- structural steel beams					
6.4	- open web steel joists					
6.5	- bridging and bracing					
6.6	- metal deck					
6.7	- concrete topping					
6.8	- screed and cure					
6.9	- steel trowel finish					
7	Framing to floor openings					Included above
8	Spray fireproofing to upper floor structure					Included above
<u>A2.22 - Stair Construction</u>						
9	Metal pan concrete filled stairs	278	m	\$350.00	\$97,300	
TOTAL FOR STRUCTURE - Upper Floor Construction		0.58	4,825 m2	\$675.17	\$3,257,675	

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:	3,542	m2	\$480.00	\$1,700,160	
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		0.42	3,542 m2	\$480.00	\$1,700,160	
<u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u>						
<u>A3.21 - Walls Above Grade</u>						
12	Masonry cavity wall assumed including:	2,898	m2	\$690.00	\$1,999,620	
12.1	- brick masonry					
12.2	- rigid insulation					
12.3	- air / vapour barrier					
12.4	- concrete block					
12.5	- metal furring					
12.6	- gypsum board					
13	Structural wall bracing, assumed 5kg/m2	14.5	TN	\$7,000.00	\$101,430	
14	Allowance for upgraded material finishes such as ACM panels/Metal panels/stone in lieu of brick masonry	1	LS	\$100,000.00	\$100,000	
<u>A3.23 - Glazed Curtain Wall</u>						
15	Aluminum framed curtain wall system, assumed double glazed, low e coating, and argon filled	475	m2	\$1,400.00	\$665,000	
TOTAL FOR EXT. ENCLOSURE - Walls Above Grade		0.40	3,373 m2	\$849.70	\$2,866,050	
<u>A3.3 EXTERIOR ENCLOSURE - Windows & Entrances</u>						
<u>A3.31 - Windows & Louvers</u>						
16	Aluminum framed windows, assumed double glazed, low e coating, and argon filled	317	m2	\$1,000.00	\$317,000	
17	Extra over for operable units	82	NO	\$850.00	\$69,700	
18	Louvers to mechanical room	1	LS	\$10,000.00	\$10,000	
<u>A3.32 - Entrance Glazed Screens</u>						
19	Aluminum framed glazed entrance screens					Included above

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>A3.33 - Exterior Doors</u>						
20	Aluminum framed fully glazed doors including installation and finish					
20.1	- single	9	NO	\$5,000.00	\$45,000	
20.2	- double	3	PR	\$10,000.00	\$30,000	
21	Insulated hollow metal door and frame including installation and paint finish					
21.1	- single	10	NO	\$3,500.00	\$35,000	
22	Door hardware supply allowance				Included Above	
23	Barrier free operators	5	NO	\$4,500.00	\$22,500	
TOTAL FOR EXT. ENCLOSURE - Windows & Entrances		0.04	371	m2	\$1,427.38	\$529,200
<u>A3.4 EXTERIOR ENCLOSURE - Roof Covering</u>						
<u>A3.41 - Roofing</u>						
24	2 ply modified bitumen roofing including membrane, vapour barrier, insulation, and sheathing	2,640	m2	\$275.00	\$726,000	
25	Terrace roofing including roof pavers tiles with adjustable pedestals	902	m2	\$1,400.00	\$1,262,800	
26	Tapered insulation	2,640	m2	\$45.00	\$118,800	
27	Flashing to vertical surfaces	108	m	\$100.00	\$10,800	
28	Flashing to openings	1	LS	\$5,000.00	\$5,000	
<u>A3.43 - Roof Hatches & Doors</u>						
29	Allowance for roof hatch and ladder	1	NO	\$10,000.00	\$10,000	
TOTAL FOR EXT. ENCLOSURE - Roof Covering		0.42	3,542	m2	\$602.32	\$2,133,400
<u>A3.5 EXTERIOR ENCLOSURE - Projections</u>						
<u>A3.51 - Projections</u>						
30	Exterior wall parapets including roofing membrane, cant strip, blocking, and prefinished cap flashing (exterior wall assembly included A3.2)	414	m	\$200.00	\$82,800	
31	Allowance for canopy at main vestibule entrance (east and west) including structure, roof finish, soffit finish, and fascia	2	NO	\$50,000.00	\$100,000	
32	Roof screens to mechanical equipment				Excluded	
33	Exterior building signature signage				Excluded	
TOTAL FOR EXT. ENCLOSURE - Projections		1.00	8,348	m2	\$21.90	\$182,800

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, various sizes to corridor spaces	2,579	m2	\$250.00	\$644,750	
35	Concrete block partitions to stairs and elevator	962	m2	\$300.00	\$288,600	
36	Furring and gypsum board to concrete block above	3,541	m2	\$130.00	\$460,330	
37	Gypsum board partitions including:	4,991	m2	\$190.00	\$948,290	
37.1	- gypsum board					
37.2	- metal stud					
37.3	- sound attenuation batts					
37.4	- gypsum board					
38	Mechanical Shafts partitions including:	144	m2	\$195.00	\$28,080	
38.1	- gypsum board					
38.2	- metal stud					
38.3	- linear panel					
39	Hollow metal framed partitions	376	m2	\$750.00	\$282,000	
40	Rough carpentry	8,348	m2	\$7.00	\$58,436	
41	Caulking, sealing, and firestopping	8,348	m2	\$5.00	\$41,740	
<u>B1.12 - Moveable Partitions</u>						
42	Operable stage partition	64	m2	\$1,200.00	\$76,800	
<u>B1.13 - Structural Partitions & Shear Walls</u>						
43	Extra over for reinforcing steel and grout fill (assumed 50% of block above)	1,771	m2	\$85.00	\$150,493	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Partitions		1.09	9,116 m2	\$326.84	\$2,979,519	
<u>B1.2 PARTITIONS & DOORS - Interior Doors</u>						
<u>B1.21 - Interior Doors & Hardware</u>						
44	Aluminum framed fully glazed doors including installation, hardware and finish					
44.1	- single	7	NO	\$5,000.00	\$35,000	
44.2	- double	2	PR	\$10,000.00	\$20,000	
45	Solid core wood door and frame including installation and paint finish					
45.1	- single	147	NO	\$3,500.00	\$514,500	
45.2	- double	12	PR	\$7,000.00	\$84,000	
46	Washroom solid core wood door and frame including installation and finish					
46.1	- single	34	NO	\$3,500.00	\$119,000	
47	Door hardware supply allowance					
47.1	- standard doors	171	NO	\$1,000.00	\$171,000	
47.2	- washroom door	34	NO	\$1,000.00	\$34,000	
48	Barrier free operators	13	NO	\$4,500.00	\$58,500	
49	Allowance for door glazing, and transoms to:					
49.1	- door glazing and transoms to classrooms/student spaces	1	LS	\$115,000.00	\$115,000	
49.2	- transoms to above washroom doors	1	LS	\$15,000.00	\$15,000	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Doors		0.05	434 m2	\$2,684.78	\$1,166,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>B2.1 FINISHES - Floor Finishes</u>						
<u>B2.11 - Floor Finishes</u>						
50	Porcelain tile	1,636	m2	\$140.00	\$229,040	
51	Carpet tile	73	m2	\$65.00	\$4,745	
52	Resilient sheet flooring	4,690	m2	\$75.00	\$351,750	
53	Athletic flooring	657	m2	\$185.00	\$121,545	
54	Concrete sealer	350	m2	\$30.00	\$10,500	
55	Flooring bases including:					
55.1	- porcelain tile	1,333	m	\$30.00	\$39,990	
55.2	- carpet	86	m	\$10.00	\$860	
55.3	- rubber	3,234	m	\$8.00	\$25,872	
TOTAL FOR FINISHES - Floor Finishes		0.89	7,406	m2	\$105.90	\$784,302

B2.2 FINISHES - Ceiling Finishes

B2.21 - Ceiling Finishes

56	Suspended gypsum board with paint finish	359	m2	\$180.00	\$64,620	
57	Extra over for water resistant gypsum board to washrooms	263	m2	\$15.00	\$3,945	
58	Suspended acoustical tile	4,287	m2	\$65.00	\$278,655	
59	Paint exposed structure	2,760	m2	\$20.00	\$55,200	
60	Gypsum board bulkheads	1	LS	\$15,000.00	\$15,000	
TOTAL FOR FINISHES - Ceiling Finishes		0.89	7,406	m2	\$56.36	\$417,420

B2.3 FINISHES - Wall Finishes

B2.31 - Wall Finishes

61	Paint	14,532	m2	\$20.00	\$290,640	
TOTAL FOR FINISHES - Wall Finishes		1.74	14,532	m2	\$20.00	\$290,640

B3.1 FITTINGS & EQUIPMENT - Fittings & Fixtures

B3.11 - Miscellaneous Metals

62	Miscellaneous metals including lintels, bracing, and so forth	8,348	m2	\$8.00	\$66,784	
63	Wall mounted handrails, assumed painted metal	70	m	\$350.00	\$24,500	
64	Floor mounted handrails and balustrades, assumed painted metal	75	m	\$550.00	\$41,250	
65	Elevator pit ladder	1	NO	\$2,500.00	\$2,500	

\$135,034

No.	Description	Quant.	Unit	Rate	Sub Total	Total
B3.12 - Millwork						\$600,050
<i>Note: All millwork to have plastic laminate counter with plastic laminate finish unless otherwise noted</i>						
66	Kitchen type counter with upper and lower cabinets	73	m	\$1,500.00	\$109,500	
67	Library control desk	4	m	\$2,000.00	\$8,000	
68	Full height closets/cabinets	106	NO	\$1,200.00	\$127,200	
69	Opening shelving, assume medium height	357	m	\$450.00	\$160,650	
70	Cubbies with upper cabinets	76	m	\$1,450.00	\$110,200	
71	Wall mounted benching to gym changerooms	34	m	\$750.00	\$25,500	
72	Full height book cases	106	NO	\$500.00	\$53,000	
73	Mail box wall	3	m	\$2,000.00	\$6,000	
B3.13 - Specialties						\$147,635
74	Washroom accessories including:					
74.1	- toilet paper dispenser	63	NO	\$50.00	\$3,150	
74.2	- soap dispenser	58	NO	\$40.00	\$2,320	
74.3	- paper towel dispenser	28	NO	\$100.00	\$2,800	
74.4	- grab bars	12	PR	\$450.00	\$5,400	
74.5	- sanitary disposal	21	NO	\$150.00	\$3,150	
74.6	- mirrors	58	NO	\$400.00	\$23,200	
75	Lockers, assumed painted metal	10	NO	\$550.00	\$5,500	
76	Tack boards & white boards	160	NO	\$450.00	\$72,000	
77	Window shades, manual operations	317	m2	\$95.00	\$30,115	
78	Interior signage (doors only)				Included, cash allowance	
79	Entrance pedimat				Excluded	
80	Acoustic panels				Excluded	
81	Corner guards				Excluded	
B3.14 - Furniture						\$0
82	NIL					
TOTAL FOR FITTINGS & EQUIP. - Fittings & Fixtures		1.00	8,348	m2	\$105.74	\$882,719

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>B3.2 FITTINGS & EQUIPMENT - Equipment</u>						
<u>B3.21 - Equipment</u>						
83	Gym equipment including:	1	LS	\$100,000.00	\$100,000	
83.1	- floor sockets					
83.2	- wall mounted basketball backstops					
83.3	- swing-up basketball netsal					
83.4	- gym divider					
84	Wall padding					Excluded
85	Timing and Scorekeeping Devices					Excluded
86	Kitchen equipment					Excluded
87	Telescopic bleacher seating					Excluded
88	Scoreboards					Excluded
TOTAL FOR FITTINGS & EQUIP. - Equipment		1.00	8,348	m2	\$11.98	\$100,000

B3.3 FITTINGS & EQUIPMENT - Conveying Systems

B3.31 - Elevators

89	Elevator serving "3" floors, front and back openings assumed hydraulic	1	NO	\$165,000.00	\$165,000	
TOTAL FOR FITTINGS & EQUIP. - Conveying Systems		1.00	8,348	m2	\$19.77	\$165,000

C1. SERVICES - MECHANICAL

C1.1 Plumbing & Drainage

C1.11 - Plumbing Fixtures

\$374,500

90	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:					
90.1	- Water closets / urinals - wall mounted c/w electronic flush valve	53	NO	\$1,300.00	\$68,900	
90.2	- Lavatories - wall hung c/w electronic no touch faucet	45	NO	\$1,300.00	\$58,500	
90.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	3	NO	\$1,300.00	\$3,900	
90.4	- Eyewash station for every janitor mop room and laundry	3	NO	\$2,000.00	\$6,000	
90.5	- Counter sinks - single compartments sinks	12	NO	\$1,000.00	\$12,000	
90.6	- Laundry sinks	2	NO	\$1,200.00	\$2,400	
90.7	- Drinking water fountain - wall mounted, barrier free - assume 6 required	4	NO	\$3,000.00	\$12,000	
90.8	- Shower basin and valve	1	NO	\$2,000.00	\$2,000	
91	Rough-in for above fixtures	123	NO	\$750.00	\$92,250	
92	Allowance for Art classroom sinks and interceptors	1	NO	\$10,000.00	\$10,000	
93	Allowance for plumbing services to kitchenette	1	NO	\$5,000.00	\$5,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
94	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:					
94.1	- Water closets / urinals - wall mounted c/w electronic flush valve	11	NO	\$1,300.00	\$14,300	
94.2	- Lavatories - wall hung c/w electronic no touch faucet	13	NO	\$1,300.00	\$16,900	
94.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	1	NO	\$1,300.00	\$1,300	
94.4	- Eyewash station for every janitor mop room and laundry	2	NO	\$2,000.00	\$4,000	
94.5	- Counter sinks - single compartments sinks	12	NO	\$1,000.00	\$12,000	
94.6	- Counter sinks - double compartments sinks	2	NO	\$1,500.00	\$3,000	
94.7	- Laundry sinks	2	NO	\$1,200.00	\$2,400	
94.8	- Drinking water fountain - wall mounted, barrier free - assume 6 required	2	NO	\$3,000.00	\$6,000	
94.9	- Change table by G.C - Rough-ins only	2	NO	\$200.00	\$400	
95	Rough-in for above fixtures	47	NO	\$750.00	\$35,250	
96	Allowance for plumbing services to servery and pantry	1	NO	\$5,000.00	\$5,000	
97	Laundry hook-up connections	1	NO	\$1,000.00	\$1,000	
<u>C1.12 - Domestic Water</u>						\$642,796
98	Allowance to provide new domestic cold/hot/recirculation piping to serve the building new washrooms including all necessary valving and accessories including:					
98.1	- Main School	6,733	m2	\$77.00	\$518,441	
98.2	- Childcare	1,615	m2	\$77.00	\$124,355	
98.3	- Incoming domestic water service c/w backflow preventor				Included	
98.4	- Packaged duplex booster pump set				Included	
98.5	- Indirect hot water storage tank equal to PVI				Included	
98.6	- Recirculation loop and recirculation pump				Included	
98.7	- Replaceable bladder expansion tank				Included	
98.8	- Thermostatic mixing valve (electronic type)				Included	
98.9	- Domestic water piping, copper type "L" c/w joints, fittings and supports				Included	
98.10	- Thermal insulation for above piping				Included	
98.11	- Isolation, check and balancing valves				Included	
98.12	- Exterior non-freeze hose bibbs				Included	
98.13	- Interior hose bibbs serving washrooms and mech rooms				Included	
98.14	- Piping accessories such as shock absorbers, vents, drain valves, etc.				Included	
98.15	- Make-up water for hydronic system c/w BFP				Included	
98.16	- Electronic trap seal primers c/w PVC tubing				Included	
<u>C1.13 - Sanitary Waste & Vent</u>						\$342,268
99	Allowance to provide new sanitary sewer piping to serve the building washrooms and shower areas including all necessary drains.					
99.1	- Main School	6,733	m2	\$41.00	\$276,053	
99.2	- Childcare	1,615	m2	\$41.00	\$66,215	
99.3	- Connection to outgoing sanitary sewer line c/w main cleanout				Included	
99.4	- Elevator sump pump				Included	
99.5	- Below grade sanitary sewer piping, PVC / DWV copper c/w fittings				Included	
99.6	- Excavation, trenching, bedding and backfilling				Included	
99.7	- Above grade sanitary piping copper DWV/cast iron hubless system				Included	
99.8	- Above grade vent piping, copper DWV c/w joints, fittings and supports				Included	
99.9	- Floor / Funnel Floor drains c/w trap primer assembly				Included	
99.10	- Floor sinks c/w trap primer assembly				Included	
99.11	- Cleanouts and line items				Included	
<u>C1.14 - Storm</u>						\$233,744
100	Allowance for full flow rain/storm water drainage system serving main and ancillary roofs c/w roof drains, leaders and laterals					
100.1	- Main School	6,733	m2	\$28.00	\$188,524	
100.2	- Childcare	1,615	m2	\$28.00	\$45,220	
<u>C1.15 - Natural Gas</u>						\$0
101	No work required					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.16 - Specialty Systems:</u>						\$20,000
<u>C1.16.1 - Irrigation</u>						\$20,000
102	Provisional sum allowance for Irrigation system to green roof c/w valves, drip line, drip elements, controller and the like	1	LS	\$20,000.00	\$20,000	
<u>C1.16.8 - Selective / General Demolition</u>						\$0
103	Demolition of existing school building is carried elsewhere in this estimate				By G.C	
<u>C1.17 - Miscellaneous Works and General Accounts</u>						\$322,000
104	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
104.1	- Main School	1	NO	\$255,000.00	\$255,000	
104.2	- Childcare	1	NO	\$67,000.00	\$67,000	
TOTAL FOR MECHANICAL - Plumbing & Drainage		1.00	8,348	m2	\$231.83	\$1,935,308
<u>C1.2 Fire Protection</u>						
<u>C1.21 - Standpipe</u>						\$178,480
105	Incoming fire water services c/w BFP and double check valve assembly	1	NO	\$15,000.00	\$15,000	
106	Electric fire water booster pump assembly	1	NO	\$75,000.00	\$75,000	
107	Fire department connection c/w check valve	1	NO	\$5,000.00	\$5,000	
108	Fire hose valves are provided at each level at egress stairs and supplemented throughout as required connected via standpipe.					
108.1	- Main School	6,733	m2	\$10.00	\$67,330	
108.2	- Childcare	1,615	m2	\$10.00	\$16,150	
<u>C1.22 - Sprinklers</u>						\$292,180
109	A complete 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. Supervised sprinkler shutoff valve, flow switch, and test valve arrangement shall be provided at each level.					
109.1	- Main School	6,733	m2	\$35.00	\$235,655	
109.2	- Childcare	1,615	m2	\$35.00	\$56,525	
<u>C1.23 - Specialty Systems</u>						\$0
110	No work required					
<u>C1.24 - Fire Extinguisher</u>						\$6,300
111	Fire extinguishers will be provided and located in accordance with Ontario Fire Code and City of Toronto requirements					
111.1	- Main School	17	NO	\$300.00	\$5,100	
111.2	- Childcare	4	NO	\$300.00	\$1,200	
<u>C1.25 - Miscellaneous Works and General Accounts</u>						\$0
112	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	8,348	m2	\$57.13	\$476,960

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.3 Heating, Ventilation & Air Conditioning</u>						
<u>C1.31 - Liquid Heat Transfer (Heating)</u>						\$1,502,640
113	Allowance for supplementary heating water plant including: Electric boilers, circulation pumps, expansion tanks, air separator, chemical treatment plant, perimeter radiators, cabinet heaters, distribution pipes, line valves and hook-up connections	8,348	m2	\$180.00		
113.1	- Main School	6,733	m2	\$180.00	\$1,211,940	
113.2	- Childcare	1,615	m2	\$180.00	\$290,700	
113.3	- Supplementary electric boilers				Included	
113.4	- Heating water circulator pumps VFD operated				Included	
113.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
113.6	- Hot water distribution piping Sch.40 black steel fittings and insulation				Included	
113.7	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
113.8	- Glycol plant including fill				Included	
113.9	- Heat exchanger				Included	
113.10	- Glycol pumps				Included	
114	Hook-up connection assemblies for equipment				Included	
114.1	- Supplementary electric boilers				Included	
114.2	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
114.3	- Heating water circulator pumps VFD operated				Included	
114.4	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
114.5	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
114.6	- Allowance for equipment hook-ups such AHUs				Included	
114.7	- Heat exchanger, glycol plant and pumps				Included	
<u>C1.32 - Liquid Heat Transfer (Cooling)</u>						\$1,669,600
115	Allowance for electric air sourced heat pump plant including circulation pumps, expansion tanks, air separator, chemical treatment plant and piping connection to all air handling units and fancoil units	8,348	m2	\$200.00		
115.1	- Main School	6,733	m2	\$200.00	\$1,346,600	
115.2	- Childcare	1,615	m2	\$200.00	\$323,000	
115.3	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
115.4	- Chilled water circulator pumps VFD operated				Included	
115.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
115.6	- Chilled water distribution piping Sch.40 black steel fittings and insulation				Included	
115.7	- Glycol plant including fill				Included	
116	Hook-up connection assemblies for the equipment				Included	
116.1	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
116.2	- Chilled water circulator pumps VFD operated				Included	
116.3	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
116.4	- Allowance for equipment hook-ups such AHUs				Included	
<u>C1.34 - Air Distribution</u>						\$1,987,164
117	Air handling units - variable air volume unit consisting of dampers, mixing section, filters, glycol heating coil, glycol heating coil, supply fan with VSD, return fan with VSD, safeties and accessories - equal to Engineered Air	15,000	CFM			
117.1	- Main School	12,098	CFM	\$16.00	\$193,570	
117.2	- Childcare	2,902	CFM	\$16.00	\$46,430	
118	DOAS Air handling units - variable air volume unit consisting of dampers, heat recovery wheel, filters, glycol heating coil, glycol heating coil, supply fan with VSD, return fan with VSD, safeties and accessories - equal to Engineered Air	23,000	CFM	\$25.00	\$575,000	
119	Allowance for air distribution system including:					
119.1	- VAV units	21	NO	\$1,500.00	\$31,500	
119.2	- Galvanized steel sheet metal distribution	21,400	KG	\$26.00	\$556,400	
119.3	- Thermal insulation	3,290	m2	\$50.00	\$164,500	
119.4	- Air diffusion devices	6,733	m2	\$18.00	\$121,194	
119.5	- Motorized dampers	1	LS	\$7,500.00	\$7,500	
119.6	- Fire dampers	1	LS	\$7,500.00	\$7,500	
119.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$55,640.00	\$55,640	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
120	Allowance for air distribution system including:					
120.1	- VAV units	6	NO	\$1,500.00	\$9,000	
120.2	- Galvanized steel sheet metal distribution	5,100	KG	\$26.00	\$132,600	
120.3	- Thermal insulation	780	m2	\$50.00	\$39,000	
120.4	- Air diffusion devices	1,615	m2	\$18.00	\$29,070	
120.5	- Motorized dampers	1	LS	\$2,500.00	\$2,500	
120.6	- Fire dampers	1	LS	\$2,500.00	\$2,500	
120.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$13,260.00	\$13,260	
<u>C1.35 - Exhaust Systems</u>						\$125,220
121	Central washroom / locker exhaust system with roof mounted exhaust fan, exhaust sheetmetal ductwork and grilles. Exhaust air is exhausted via a heat reclaim device. Kitchenette's are ducted to general exhaust. Mechanical and electrical rooms are provided with inline exhaust fan, intake and exhaust louvers, exhaust sheetmetal ductworks and grilles.					
121.1	- Main School	6,733	m2	\$15.00	\$100,995	
121.2	- Childcare	1,615	m2	\$15.00	\$24,225	
<u>C1.36 - Specialty Systems</u>						\$0
122	No work required					
<u>C1.37 - Support Systems and Works</u>						\$250,440
<u>C1.37.1 - Noise and Vibration Isolation</u>						\$83,480
123	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					
123.1	- Main School	6,733	m2	\$10.00	\$67,330	
123.2	- Childcare	1,615	m2	\$10.00	\$16,150	
<u>C1.37.2 - Mechanical Wiring and Starters</u>						\$0
124	All starters, motor control centers, line and load side wiring by Electrical Contractor					
<u>C1.37.3 - Balancing and Commissioning</u>						\$166,960
125	The HVAC systems are balanced to design flow rates and equipment placed into prime operating condition via enhanced commissioning practices.					
125.1	- Main School	6,733	m2	\$20.00	\$134,660	
125.2	- Childcare	1,615	m2	\$20.00	\$32,300	
<u>C1.37.6 - Generator Support</u>						\$0
126	Assume self contained outdoor mounted natural gas generator with integral ventilation system. No mechanical support is required					Info Only
<u>C1.37.8 - Selective Demolition</u>						\$0
	<i>Demolition of existing school building is carried elsewhere in this estimate</i>					By G.C
<u>C1.38 - Miscellaneous Works and General Accounts</u>						\$1,107,000
127	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
127.1	- Main School	1	NO	\$915,000.00	\$915,000	
127.2	- Childcare	1	NO	\$192,000.00	\$192,000	
TOTAL FOR MECHANICAL - HVAC		1.00	8,348	m2	\$795.65	\$6,642,064

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.4 MECHANICAL - Controls</u>						
<u>C1.41 - Controls and Automation</u>						\$667,840
128	A new Building Automation System (BAS) consisting of direct digital controls (DDC) connected to TDSB central controls system is provided. The BAS controls and monitors all HVAC systems and equipment. System allows operators to start and stop equipment and will automatically control zone temperatures, air and water flow rates. System and system graphics allow full monitoring, trending and reporting of set points, equipment control and alarm functions. Damper and valve actuators are electric/electronic type with direct digital control (DDC). Ventilation rates are controlled by carbon dioxide sensors (demand ventilation) throughout the facility.					
128.1	- Main School	6,733	m2	\$80.00	\$538,640	
128.2	- Childcare	1,615	m2	\$80.00	\$129,200	
<u>C1.42 - Miscellaneous Works and General Accounts</u>						\$0
129	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 rates	
TOTAL FOR MECHANICAL - Controls		1.00	8,348	m2	\$80.00	\$667,840
		Total Mech Unit Rate		\$1,164.61		
C2. SERVICES - ELECTRICAL						
<u>C2.1 ELECTRICAL - Service & Distribution</u>						
<u>C2.11 - Main Service</u>						\$30,500
130	600A 347/600V main switchboard c/w main and feeder breakers	1	NO	\$28,800.00	\$28,800	
131	Utility meter cabinet	1	NO	\$1,700.00	\$1,700	
<u>C2.12 - Emergency Power</u>						\$0
132	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>						\$229,570
<i>Base Building:</i>						
133	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	6,733	m2	\$27.50	\$185,158	
<i>Childcare:</i>						
134	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	1,615	m2	\$27.50	\$44,413	
<u>C2.14 - Feeders</u>						\$160,699
<i>Base Building:</i>						
135	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	6,733	m2	\$19.25	\$129,610	
<i>Childcare:</i>						
136	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	1,615	m2	\$19.25	\$31,089	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.15 - Motor Controls & Wiring</u>						\$124,746
<i><u>Base Building:</u></i>						
137	Elevator power connection including line and load side wiring and disconnect switch	1	NO	\$3,700.00	\$3,700	
138	Power connection with line and load side wiring for mechanical equipment	6,733	m2	\$14.50	\$97,629	
<i><u>Childcare:</u></i>						
139	Power connection with line and load side wiring for mechanical equipment	1,615	m2	\$14.50	\$23,418	
<u>C2.16 - Miscellaneous</u>						\$29,218
<i><u>Base Building:</u></i>						
140	Building and technical grounding system	6,733	m2	\$3.50	\$23,566	
<i><u>Childcare:</u></i>						
141	Building and technical grounding system	1,615	m2	\$3.50	\$5,653	
<u>C2.17 - Electrical Contractors Overhead</u>						\$100,550
142	Base Building	1	LS	\$82,255.18	\$82,255	
143	Childcare	1	LS	\$18,294.82	\$18,295	
TOTAL FOR ELECTRICAL - Service & Distribution		1.00	8,348	m2	\$80.89	\$675,283
 <u>C2.2 ELECTRICAL - Lighting, Devices & Heating</u>						
<u>C2.21 - Lighting</u>						\$793,060
<i>Fixture costs include the supply and installation of fixtures with associated wiring and supports</i>						
<i><u>Base Building:</u></i>						
144	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	6,733	m2	\$95.00	\$639,635	
145	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<i><u>Childcare:</u></i>						
146	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	1,615	m2	\$95.00	\$153,425	
147	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<u>C2.22 - Branch Devices & Wiring</u>						\$254,614
<i>Device costs include the supply and installation of devices and associated wiring and supports</i>						
<i><u>Base Building:</u></i>						
148	Receptacles and power connections c/w branch wiring	6,733	m2	\$18.00	\$121,194	
149	Lighting control system consisting of devices, panels, conduits, and wires	6,733	m2	\$12.50	\$84,163	
<i><u>Childcare:</u></i>						
150	Receptacles and power connections c/w branch wiring	1,615	m2	\$18.00	\$29,070	
151	Lighting control system consisting of devices, panels, conduits, and wires	1,615	m2	\$12.50	\$20,188	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.23 - Heating</u>						\$0
152	Power connection to supplementary heating equipment included above				See C2.15	
<u>C2.24 - Electrical Contractors Overhead</u>						\$186,940
153	Base Building	1	LS	\$150,774.68	\$150,775	
154	Childcare	1	LS	\$36,165.32	\$36,165	
TOTAL FOR ELECTRICAL - Lighting, Devices & Heating		1.00	8,348	m2	\$147.89	\$1,234,614
 <u>C2.3 ELECTRICAL - Systems & Ancillaries</u>						
<u>C2.31 - Fire Alarm System</u>						\$208,700
<i><u>Base Building:</u></i>						
155	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	6,733	m2	\$25.00	\$168,325	
<i><u>Childcare:</u></i>						
156	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	1,615	m2	\$25.00	\$40,375	
 <u>C2.32 - Security System</u>						\$166,960
<i><u>Base Building:</u></i>						
157	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	6,733	m2	\$8.00	\$53,864	
158	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	6,733	m2	\$12.00	\$80,796	
<i><u>Childcare:</u></i>						
159	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	1,615	m2	\$8.00	\$12,920	
160	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	1,615	m2	\$12.00	\$19,380	
 <u>C2.33 - Communications</u>						\$110,906
<i><u>Base Building:</u></i>						
161	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	6,733	m2	\$9.50	\$63,964	
162	Communication cabling				See Cash Allowances	
163	Data rack c/w backbone cabling	1	LS	\$31,600.00	\$31,600	
<i><u>Childcare:</u></i>						
164	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	1,615	m2	\$9.50	\$15,343	
165	Communication cabling				See Cash Allowances	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.34 - P.A. and A.V System</u>						\$141,916
<i><u>Base Building:</u></i>						
166	Public Address system c/w equipment devices and wiring	6,733	m2	\$12.00	\$80,796	
167	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	6,733	m2	\$5.00	\$33,665	
<i><u>Childcare:</u></i>						
168	Public Address system c/w equipment devices and wiring	1,615	m2	\$12.00	\$19,380	
169	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	1,615	m2	\$5.00	\$8,075	
<u>C2.35 - Miscellaneous</u>						\$180,518
<i><u>Base Building:</u></i>						
170	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	6,733	m2	\$3.50	\$23,566	
171	Supply and installation of universal washroom call assistance	4	NO	\$5,780.00	\$23,120	
172	Interspec classroom control panel	26	NO	\$3,400.00	\$88,400	
<i><u>Childcare:</u></i>						
173	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	1,615	m2	\$3.50	\$5,653	
174	Supply and installation of universal washroom call assistance	1	NO	\$5,780.00	\$5,780	
175	Interspec classroom control panel	10	NO	\$3,400.00	\$34,000	
<u>C2.36 - Electrical Contractors Overhead</u>						\$137,060
176	Base Building	1	LS	\$109,799.63	\$109,800	
177	Childcare	1	LS	\$27,260.37	\$27,260	
TOTAL FOR ELECTRICAL - Systems & Ancillaries		1.00	8,348	m2	\$113.33	\$946,060
				Total Elec Unit Rate	\$342.11	

D. SITE & ANCILLARY WORK

D1.1 SITEWORK - Site Development

D1.11 - Preparation

\$1,365,643

178	Clear and grub site	7,868	m2	\$0.50	\$3,934	
179	Rough grading including cut and fill to achieve desired sub grades	7,868	m2	\$8.00	\$62,944	
180	Site protection and silt fence erosion control (fast fence)	517	m	\$75.00	\$38,775	
181	Tree protection	107	m	\$140.00	\$14,980	
182	Construction mud mat (including maintenance during construction)	1	LS	\$7,500.00	\$7,500	
183	Allowance for demolition of existing site elements including:	1	LS	\$50,000.00	\$50,000	
183.1	- hard surfaces					
183.2	- soft surfaces					
183.3	- trees					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
184	Allowance for disposal and to new soil re-use as budgeted including:	1	LS	\$1,187,510.00		\$1,187,510
184.1	- Soil Disposal (4445 metric at \$130/tonne)	1	LS	\$577,883.00	\$577,883	
184.2	- Soil Disposal (2223 clean fill \$50/m3)	1	LS	\$111,125.00	\$111,125	
184.3	- UST assume two are present (Two USTs present somewhere)	1	LS	\$50,000.00	\$50,000	
184.4	- GPR (Locate the tanks)	1	LS	\$10,000.00	\$10,000	
184.5	- Environmental Investigation, Geotechnical and Hydrogeological (Phase One ESA - \$3500.00, Phase Two ESA - \$31,500.00 plus \$35,000 for Geotechnical and Hydrogeological)	1	LS	\$70,000.00	\$70,000	
184.6	- Disposal of Soil Reg 406 chemical analysis (4445 m3/200 = 23 samples plus six leachate tests)	1	LS	\$11,000.00	\$11,000	
184.7	- Environmental Monitoring Plus compaction testing (Includes 15 days onsite and additional soil analysis)	1	LS	\$120,000.00	\$120,000	
	- Contingency on items above	25%		\$950,008.00	\$237,502	
<u>D1.12 - Hard Surfaces</u>						\$454,475
185	Asphalt paving to parking and laneways including:					
185.1	- heavy duty to fire route and bus lane	1,632	m2	\$95.00	\$155,040	
185.2	- medium duty to parking and play areas	944	m2	\$75.00	\$70,800	
185.3	- Superpave	65	m2	\$125.00	\$8,125	
186	Concrete curbs (straight, curved and flushed)	350	m	\$100.00	\$35,000	
187	Concrete paving to walkways	787	m2	\$125.00	\$98,375	
188	Municipal sidewalk reconstruction & widening to 2.1m along all frontages including removal of existing	609	m2	\$140.00	\$85,260	
189	Line painting to parking lot					
189.1	- standard	63	NO	\$25.00	\$1,575	
189.2	- barrier free	1	NO	\$100.00	\$100	
189.3	- drop off area	4	NO	\$50.00	\$200	
<u>D1.13 - Improvements</u>						\$0
190	Plyon and traffic signage				Excluded	
191	Portables				Excluded	
<u>D1.14 - Landscaping</u>						\$829,415
192	Seed and topsoil	2,941	m2	\$10.00	\$29,415	
193	Allowance for Artificial turf fields, assumed 100ft x 50 ft	1	LS	\$750,000.00	\$750,000	
194	Allowance for shrubs, plantings, and ground covers	1	LS	\$50,000.00	\$50,000	
TOTAL FOR SITE WORK - Site Development		0.94	7,868	m2	\$336.75	\$2,649,533
<u>D1.2 SITEWORK - Mechanical Site Services</u>						
<u>D1.21 - Water</u>						\$75,000
195	Allowance to provide new incoming water service to building	1	NO	\$75,000.00	\$75,000	
<u>D1.22 - Sanitary</u>						\$75,000
196	Allowance to provide new outgoing sanitary service	1	NO	\$75,000.00	\$75,000	
<u>D1.23 - Storm</u>						\$500,000
197	Allowance to provide new outgoing storm service including storm water drainage to site, catchbasins, manholes, oil/grit interceptor, storm water management tanks, piping, etc.	1	NO	\$500,000.00	\$500,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	<u>D1.24 - Natural Gas</u>					\$0
198	New incoming gas service by Enbridge					
	<u>D1.25 - Specialty Systems</u>					\$0
199	No work required					
	<u>D1.26 - Miscellaneous Works and General Accounts</u>					\$0
200	Included in above rates					
	TOTAL FOR SITE WORK - Mechanical Site Services	0.94	7,868 m2	\$82.61		\$650,000
	<u>D1.3 SITEWORK - Electrical Site Services</u>					
	<u>D1.31 - Site - Power</u>					\$56,307
201	Allowance for Utility cabling and connection charge				See Cash Allowances	
202	Transformer concrete pad and grounding	1	NO	\$14,200.00	\$14,200	
203	4-103mm PVC concrete encased PVC ductbank for primary cabling	30	m	\$386.00	\$11,580	
204	3-103mm PVC concrete encased PVC ductbank for secondary cabling	35	m	\$309.90	\$10,847	
205	#300 rwu90 wire in above ductbank	320	m	\$44.00	\$14,080	
206	#1/0 rwu90 ground in above ductbank	80	m	\$17.50	\$1,400	
207	Power and communication connection to exterior pylon sign	1	NO	\$4,200.00	\$4,200	
	<u>D1.32 - Site - Communications</u>					\$21,868
208	2-103mm incoming communications ductbank	65	m	\$227.20	\$14,768	
209	Allowance for exterior mounted CCTV cameras	1	LS	\$7,100.00	\$7,100	
	<u>D1.33 - Site - Lighting</u>					\$107,750
210	Allowance for efficient LED site lighting to be provided throughout	1	LS	\$106,000.00	\$106,000	
211	Exterior lighting controller c/w contactor, photocell, timeclock	1	LS	\$1,750.00	\$1,750	
	<u>D1.34 - Site - Electrical Contractors Overhead</u>					\$27,350
212	Supervision	1	LS	\$6,850.00	\$6,850	
213	Premium time, etc.				N/A	
214	Job set-up, etc.	1	LS	\$13,670.00	\$13,670	
215	Rentals, small tools, etc.	1	LS	\$3,900.00	\$3,900	
216	Permits & inspections	1	LS	\$2,540.00	\$2,540	
217	Insurance	1	LS	\$390.00	\$390	
	TOTAL FOR SITE WORK - Electrical Site Services	0.94	7,868 m2	\$27.11		\$213,275

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D2.1 ANCILLARY WORK - Demolition</u>						
<u>D2.11 - Demolition</u>						
218	Demolish existing building on site and dispose, as budgted by Safetech Environmental Limited	2323	m2	\$97.00	\$225,000	
219	Garbage bins and dumping fees				Included above	
<u>D2.12 - Hazardous Materials</u>						
220	This estimate includes allowances for asbestos abatement and the handling of hazardous materials as budgeted by Safetech Environmental Limited including:	1	LS	\$525,250.00		\$525,250
220.1	- Vinyl Floor Tile	465	m2	\$47.36	\$22,000.00	
220.2	- Drywall Finishes	1,394	m2	\$129.17	\$180,000.00	
220.3	- Plaster Finishes	465	m2	\$215.28	\$100,000.00	
220.4	- Transite Panels	139	m2	\$161.46	\$22,500.00	
220.5	- Window Caulking	100	Units	\$100.00	\$10,000.00	
220.6	- Duct Insulation,	88	m2	\$215.28	\$19,000.00	
220.7	- Duct Flex Connectors	12	Units	\$250.00	\$3,000.00	
220.8	- Mechanical Pipe	750	Units	\$45.00	\$33,750.00	
220.9	- Mechanical Pipe	7,218	m	\$13.72	\$99,000.00	
220.10	- Fire Doors 4 units	4	Units	\$250.00	\$1,000.00	
220.11	- Disposal of the above	1	LS	\$35,000.00	\$35,000.00	
TOTAL FOR ANCILLARY WORK - Demolition		0.27	2,293	m2	\$327.19	\$750,250

Z. GENERAL REQUIREMENTS & CONTINGENCIES

Z1.1 GENERAL REQUIREMENTS & FEES - General Requirements

Z1.11 - Supervision & Labour Expenses

221	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$2,166,000	\$2,166,000	6.0%
221.1	- supervision and coordination of subcontractors					
221.2	- site superintendent and vehicle					
221.3	- general labour expenses					

No.	Description	Quant.	Unit	Rate	Sub Total	Total		
Cash Allowances						\$1,441,000		
222	Supply and Install Cash Allowances as provided by Synder Architects including	1	LS	\$1,223,000.00		\$1,223,000		
222.1	- Interior Signage	1	LS	\$40,000.00	\$40,000			
222.2	- Exterior Signage (excluding pylon sign and traffic signage)	1	LS	\$40,000.00	\$40,000			
222.3	- Unforeseen / concealed conditions	1	LS	\$200,000.00	\$200,000			
222.4	- Fire safety plan & related graphics	1	LS	\$10,000.00	\$10,000			
222.5	- Scoreboard	1	LS	\$15,000.00	\$15,000			
222.6	- Security camera system (CCTV)	1	LS	\$100,000.00	\$100,000			
222.7	- Toronto Hydro service connection charges	1	LS	\$200,000.00	\$200,000			
222.8	- Municipal charges for new service connections for water, storm and sanitary and disconnection of existing services	1	LS	\$300,000.00	\$300,000			
222.9	- Natural gas utility company charges for new gas connection	1	LS	\$45,000.00	\$45,000			
222.10	- Fire Alarm monitoring panel (Owner to provide and program FA monitoring panel)	1	LS	\$45,000.00	\$45,000			
222.11	- LAN connection	1	LS	\$75,000.00	\$75,000			
222.12	- Outgoing Telephone System switch (Owner to provide and program the standalone telephone switch)	1	LS	\$60,000.00	\$60,000			
222.13	- Outgoing Telephone System connection (Owner to make final connection of outgoing telephone wiring at outlets and at telephone backboard)	1	LS	\$15,000.00	\$15,000			
222.14	- Telephone company's incoming service connection charges (up to main telephone terminal)	1	LS	\$30,000.00	\$30,000			
222.15	- Cable TV incoming service connection charges (to main Electrical Room)	1	LS	\$15,000.00	\$15,000			
222.16	- Security System (Owner to make final connection of the security wiring at the control panel (only) and to program the control panel itself	1	LS	\$20,000.00	\$20,000			
222.17	- Alarm Communicator – TDSB to supply the alarm communicator and cable termination, verification, connection to FACP, incoming telephone, and LAN switcher	1	LS	\$10,000.00	\$10,000			
222.18	- TSSA elevator licence fee	1	LS	\$3,000.00	\$3,000			
223	Testing and Inspection Cash Allowances as provided by Synder Architects including:	1	LS	\$218,000.00		\$218,000		
223.1	- Inspection of excavations and verification/testing of earth bearing capacity, engineered fill and regular fill*							
223.2	- Topsoil inspection and testing	1	LS	\$100,000.00	\$100,000			
223.3	- Concrete and reinforcing steel inspection and testing	1	LS	\$100,000.00	\$100,000			
223.4	- Precast hollow-core concrete slab inspection							
223.5	- Masonry and mortar testing							
223.6	- Structural steel, steel joists, and steel deck inspection							
223.7	- Building envelope and air barrier inspection							
223.8	- Roofing inspection and testing (incl. green roof and flood testing letter)							
223.9	- Window and curtain wall inspection and testing							
223.10	- Fireproofing (incl intumescent) inspection and testing							
223.11	- Fire stopping and smoke seal inspection and testing							
223.12	- Steel door, frames and screens inspection and steel door testing							
223.13	- Painting and high build glazed coatings inspection							
223.14	- Asphalt paving inspection and testing							
223.15	- Moisture testing							
223.16	- Pedestrian concrete / pedestrian hardscape sub-base compaction test	1	LS	\$4,500.00	\$4,500			
223.17	- Root Exploration	1	LS	\$1,500.00	\$1,500			
223.18	- Video inspection of drainage piping	1	LS	\$12,000.00	\$12,000			
Z1.13 - Permits, Insurance & Bonds						\$681,346		
224	Building permit				Excluded			
225	General Liability and Builder's Risk insurance	1	LS	\$253,000	\$253,000			
226	Labour & Material and Performance bonding	1	LS	\$428,346	\$428,346			
TOTAL FOR GEN. REQ'MENTS & FEES - Gen. Req'ments				1.00	8,348	m2	\$513.70	\$4,288,346

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Z1.2 GENERAL REQUIREMENTS & FEES - Fees</u>						
<u>Z1.21 - General Contractor's Fees</u>						
227	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$1,414,000	\$1,414,000	3.5%
TOTAL FOR GEN. REQ'MENTS & FEES - Fees		1.00	8,348	m2	\$169.38	\$1,414,000
<u>Z2.1 ALLOWANCES - Design & Pricing Contingency</u>						
228	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)					
228.1	- Architectural	1	LS	\$2,301,000	\$2,301,000	15.0%
228.2	- Structural	1	LS	\$1,174,700	\$1,174,700	15.0%
228.3	- Siteworks	1	LS	\$610,100	\$610,100	15.0%
228.4	- Mechanical Services	1	LS	\$1,688,700	\$1,688,700	15.0%
228.5	- Electrical Services	1	LS	\$496,100	\$496,100	15.0%
TOTAL FOR ALLOWANCES - Design & Pricing Contingency		1.00	8,348	m2	\$751.15	\$6,270,600
<u>Z2.2 ALLOWANCES - Escalation Contingency</u>						
229	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)					
TOTAL FOR ALLOWANCES - Escalation Contingency		1.00	8,348	m2	\$1,220.87	\$10,191,800
<u>Z2.3 ALLOWANCES - Construction Contingency</u>						
230	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)					
TOTAL FOR ALLOWANCES - Construction Contingency		1.00	8,348	m2	\$348.98	\$2,913,300

2318-TDSB Capital Priorities 2023-2024 Extraordinary Costs

		Silver Hill
A Unique Costs		
Building		
A 1	Restricted site area - 3rd floor	\$ 480,000
A 2	Restricted Site Area - Rooftop Program Space - school	\$ 976,440
A 3	Restricted Site Area - Rooftop Program Space - child care	incl. above
A 4	Phasing premium between demo and construction	\$ -
A 5	Premium for conservation of portion of ex building (community centre)	\$ -
A 6	contaminated soils, poor soils, construction dewatering	\$ 918,138
Sub-total unique costs - building		\$ 2,374,578
Site		
A 7	Restricted site area - artificial turf field	\$ 580,176
Sub-total Unique Costs- site		\$ 580,176
Sub-Total Unique Costs		\$ 2,954,754
B Municipal / Other Costs		
B Toronto Green Standards (TGS)		
Building		
B 1	Air Quality - Green & Cool Roofs	\$ -
B 2	Ecology - Bird Friendly Glazing	\$ 105,000
Sub-total TGS Building		\$ 105,000
Site		
B 3	Air Quality - Open & Covered Bicycle Parking and showers	\$ 20,000
B 4	Air Quality - Connectivity & Sidewalk Space	\$ -
B 5	Urban Heat Island Reduction at Grade (high albedo)	\$ 120,000
B 6	Ecology - Tree Protection	\$ 7,500
B 7	Ecology - Tree Planting/Urban Forest	\$ 100,000
B 8	Ecology - Soil Volumes	\$ 150,000
B 9	Stormwater Management	\$ 350,000
Sub-Total TGS Site		\$ 957,500
C City of Toronto Site Plan Approval Requirements		
Building		
C 1	Roof site screens	\$ 215,000
Sub-total City Building		\$ 215,000
Site		
C 2	Sidewalk widening and reconstruction	\$ 200,000
C 3	Bus layby and driveway construction along street	\$ 40,000
C 4	Decorative fencing and wood fencing	\$ -
C 5	Superpave asphalt at entrances	\$ 6,000
C 6	Landscaped parking islands	\$ 15,000
E 7	Municipal Servicing City Works Premium - Sanitary & Water & Storm	\$ 225,000
Sub-total City Site		\$ 486,000
Sub-Total Municipal / Other Costs - Building		\$ 320,000
Sub-Total Municipal / Other Costs - Site		\$ 1,443,500
Sub-Total Municipal / Other Costs		\$ 1,763,500

Etobicoke City Centre Public School

		Start	Finish
Pre-Design	Ministry Project Approval	Apr 2024	
	Architect Selection	May 2024	Jul 2024
Design	Schematic Design	Jul 2024	Nov 2024
	Background Site Studies	Oct 2024	
	Class C Estimate	Dec 2024	Feb 2025
	Design Development	Feb 2025	Apr 2025
Approvals	SPA Pre-Consultation Meeting	Sep 2024	
	Zoning Certificate	Oct 2024	Nov 2024
	Site Plan Approval	Jan 2025	Jul 2026
	Minor Variance (if required)		
	NOAC		Jul 2026
	Building Permit	Jul 2026	Nov 2026
Construction Documents	Construction Documents	Apr 2025	Jan 2026
	40% Submission	Jul 2025	
	85% Submission	Dec 2025	
	Class A Estimate and Board Review	Dec 2025	Jan 2026
Bidding & Negotiation	Tender	November 2026	January 2027
	Award Construction Contract	January 2027	March 2027
Construction	Construction (including ex school demolition)	April 2027	October 2029
	Occupancy	November 2029	
	School Opening	January 2030	