



Business Case:

Secord Elementary School

**Business Case for a new 940 Pupil Place
Replacement School**

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: Secord Elementary School Replacement

Project Ranking: 3

Project Description: A new 940 pupil place JK-5 elementary school, EarlyON program and 5-Room childcare

Panel: Elementary

Municipality: Toronto

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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There are also facility condition issues associated with this project. It should be viewed through both lenses

1.0 Rationale for Need

Part A: Project Rationale

This business case outlines the rationale for replacing Secord Elementary School, an elementary school in East York. The facility is currently over-utilized and has a large 14-unit port-a-pack that has been in place on the site for more than 20 years.

A new replacement school for Secord ES was first submitted as a Capital Priority by the Board in 2019. The need for the new, larger school has become more urgent as time has passed. This scope of the project at Secord ES has changed since the previous submissions and is now proposed to be built in a single phase, which has greatly reduced the complexity, scope and cost of the project. Previous business cases had proposed a multi-phased build, which was a highly complex endeavour. The Board has secured an interim holding strategy for students off-site – meaning the Secord ES site will be free and clear for redevelopment. The holding strategy will be described in this business case.

Current projections suggest that additional portables will be required to accommodate long-term enrolment pressures, which would be in addition to the existing port-a-pack. A portable is in the process of being added to the site this fall due to the school's enrolment coming in much higher than projected. Additional staff were allocated to the school and no teaching spaces were available for them.

Secord ES is a JK-5 elementary school constructed in 1964, located northeast of Danforth Avenue and Main Street in East York. A map showing the location of Secord ES can be found in Appendix A. Enrolment at the school has increased steadily since 2009, when the population of the school was 577 students (98% utilization).

For the 2022-23 school year, enrolment was 724 students. Secord ES has a permanent capacity of 591 pupil places (excludes the units in the port-a-pack). The resulting utilization rate of the school for 2022-23 was 123%. For the 2023-24 school year, the school's enrolment was expected to remain relatively stable, however, actual enrolment this fall has exceeded the projection by 61 students – resulting in the need for an additional portable to be added to the site. The school's current enrolment is 789 students, which results in a current utilization rate of 134%.

The school's current enrolment was the projected enrolment for the 2028-29 school year, meaning that growth in the area has accelerated and needs to be addressed as soon as possible. Since 2021, the school has grown by 138 students, which represents an increase of 21% over two years.

Projections indicate that enrolment will continue to increase over the mid to long-term, driven primarily by the turnover of existing homes in the area and significant residential intensification along arterial corridors like Danforth Avenue and Main Street.

The school is situated within proximity to the intersection of Main Street and Danforth Avenue, which is presently experiencing a high degree of residential intensification. There are approximately 6,777 new residential units proposed, approved or under construction within the attendance area of Secord ES. This is an increase of nearly 2,700 units since the February 2022 business case submission (4,089 new residential units), and nearly 5,000 units from the original submission in 2019 (1,800

units). This rapid increase in proposed density over the past four years is indicative of the rapidly changing urban structure of the surrounding area.

The proposed 6,700 new residential units effectively doubles the number of dwellings within the Secord ES attendance area (6,202). This significant added density will continue to place upward pressure on enrolment at the school.

A large proportion of these new units will be of rental tenure, which has historically generated a higher number of students than market condominium units.

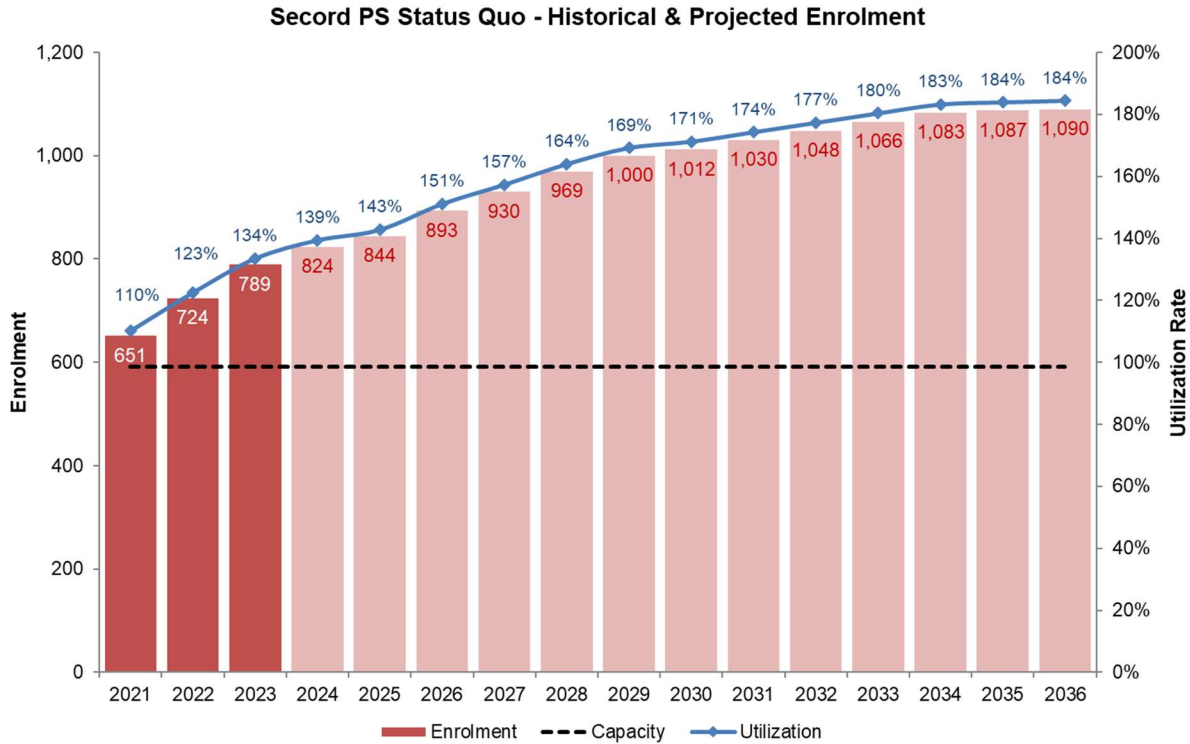
The existing attendance area of Secord ES consists of pre-war single detached and semi-detached homes that are proving to be incredibly desirable to families with young children. These homes are being purchased and renovated as older generations move on, or property owners look to profit in Toronto's hyperactive real estate market. This trend is prominent in many neighbourhoods across the city and is placing newfound pressures at local elementary schools. Neighbourhoods in the east like Riverdale, Leslieville, Little India, The Pocket, and Danforth East are all undergoing similar transformations.

In addition to the lower density housing stock, the attendance area includes a substantial number of existing high-density rental apartment dwellings (3,678), which have historically produced a robust number of families with school-aged children. A number of these rental apartment dwellings are designated as affordable and are managed by the Toronto Community Housing Corporation (275).

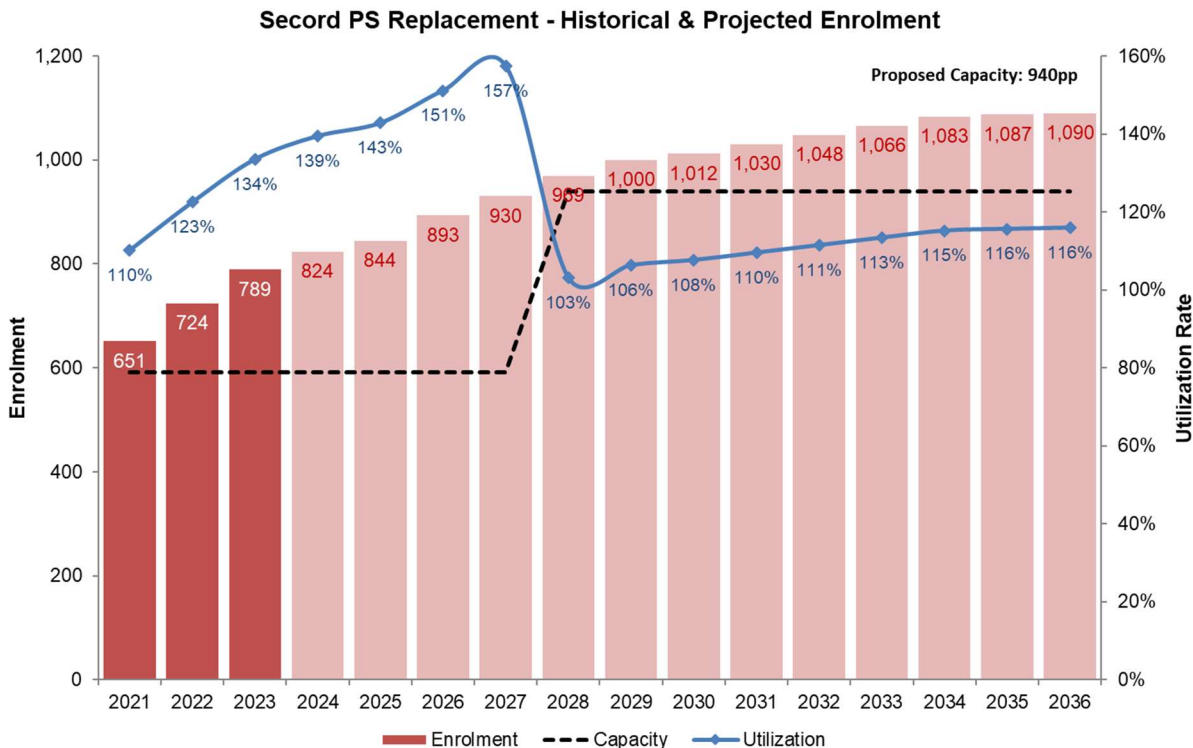
A French Immersion program was introduced at the school in 2017 to address over-enrolment at nearby programs. The French Immersion program at Secord ES is only available to students that reside in the attendance area of the school – this means that the program does not accept students that reside elsewhere and should not be considered 'regional' in nature. The French Immersion program accepts one class of Junior Kindergarten students and was fully phased-in to Grade 5 for the 2022-23 school year.

The following graphs illustrate the projected enrolment growth at Secord ES and how the existing capacity is insufficient to accommodate these students. The school's enrolment has grown by nearly 140 students since 2021 (+21%) and is projected to continue to grow at a significant rate.

Over the long term, enrolment at Secord ES continues to grow, reaching 157% utilization with 930 students by 2027-28 and 177% utilization by 2032-33 with 1,048 students. The site may not be able to accommodate all students given the constraints that exist. By 2027, the school could require a total of 6 portables (in addition to the port-a-pack), and by 2032 the school could require up to 10 portables (in addition to the port-a-pack). This, in combination with the port-a-pack on the site, equates to 24 total portables.



The graph below illustrates the impact of the proposed replacement school on enrolment and utilization at the school. The proposed capacity of 940 pupil places is anticipated to be sufficient to accommodate projected enrolment growth, meeting the 100% utilization threshold outlined by the Ministry by 2032 - five years after the replacement school is completed.



The impact of the new replacement school is a decrease in the projected utilization rates at the school, providing space to accommodate current and projected students. In 2028-29, upon opening of the new school, the utilization rate would decrease from 164% to 103%. By 2032-23, the utilization rate of the school is projected to increase to 111% (from 177%), which is above the threshold identified by the Ministry, and reflects a fully utilized building.

Projected overutilization at the school could be partially addressed in the near term through a proposed boundary change with Crescent Town ES, as described in this report. The proposed capacity of the replacement school is sufficient to accommodate the projected enrolment of Secord ES even with the proposed change. The graph above illustrates the projected enrolment of Secord ES absent of the potential boundary change and is showing that the school will be overutilized upon opening of the new building. This would be partially mitigated through the boundary change, but Secord ES is projected to likely remain operating slightly above 100% utilization over the long-term.

The project would greatly benefit current and future students of the school through the provision of a new, state of the art facility that provides all of the modern amenities that students deserve. This community has had to manage the realities of an aging, deteriorating building and port-a-pak for well over 20 years, and the situation is not going to improve.

Future Residential Development and Alignment with Provincial Growth Plan

Secord ES is situated within an area designated for significant intensification as per provincial policy and the City of Toronto's Official Plan. The community falls within a Major Transit Station Area (MTSA). MTSA's are defined in the Provincial Growth Plan (2019) as areas within an approximate 500-800 metre radius of a transit station. The Growth Plan outlines minimum density targets for MTSA's: 200 residents and jobs per hectare for subways; 160 residents and jobs per hectare for light rail transit (like the Eglinton Crosstown Line); and 150 residents and jobs for GO Transit stations. To satisfy the Growth Plan requirements, the City must determine the boundaries for 180 MTSA's across the City and to demonstrate that each MTSA is planned for the established minimum targets.

Secord ES is situated within the Main Street MTSA, which is also considered a Protected MTSA (PMTSA), where inclusionary zoning exists. Inclusionary Zoning requires new market rate residential development within a Protected Major Transit Station Area (PMTSA) to include a certain percentage of new affordable housing units (O.Reg 232/18). This is a major consideration for accommodation planning because affordable housing units in the City of Toronto tend to have higher pupil yield factors, meaning more students per dwelling unit. This policy provision within the MTSA that falls within Secord ES' attendance area means that intensification is likely to have a more significant impact on the school's enrolment than in other areas of the City.

The density proposed within the Main Street MTSA is 366 people and jobs per hectare (PPJ/Ha), which is significantly higher than the target of 200 PPJ/Ha laid out in the Provincial Growth Plan. The estimated PPJ/Ha for the Main Street MTSA is 110 PPJ/Ha, meaning the planned density will effectively triple the PPJ/Ha – which amounts to an extreme increase in population.

Secord ES' attendance area also includes a portion of the Victoria Park MTSA, where the planned density is 299 PPJ/Ha, also higher than the provincial target. The estimated PPJ/Ha for the Victoria Park MTSA is 127. The planned density for this MTSA will double the PPJ/Ha.

The image below demonstrates the level of density that is proposed for the Secord ES area. The developments in the image are located south of Danforth Avenue, east of Main Street and west of

Dawes Road. The present condition of the area is low-density big-box retail with some light industrial use, with existing high-rise towers in Main Square, which is the south-east corner of Main Street and Danforth Avenue. The proposed towers (pink) in addition to those already approved (blue) represent a dramatic shift in the urban structure of the area.



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

2575 Danforth Avenue: A proposed 5-tower project that would add over 1,500 new residential dwellings to the existing Main Square community. The towers range in height from 15 to 55-storys.

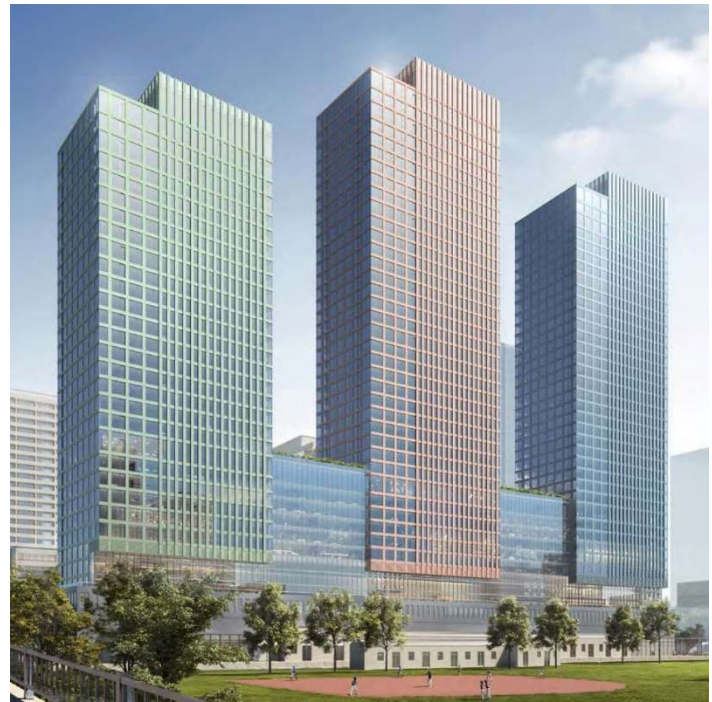


2721 Danforth Avenue: A proposed 2-tower project that would add over 1,100 new residential dwellings to the area through the redevelopment of an existing big-box retail store. The towers range in height from 35 to 55-storeys.



6 Dawes Road: A proposed 3-tower project that would add over 920 new residential dwellings to the area through the redevelopment of an existing self-storage facility adjacent to the Danforth GO station.

The towers range in height from 29 to 39-storeys. This development is also proposed to include a new 50,000 ft² Community Centre run by the City of Toronto.



Facility Condition at Secord Elementary School

As per the March 2023 facility condition report, Secord ES had a Facility Condition Index (FCI) of 70% with a renewal backlog of \$8M. The renewal backlog is projected to increase to over \$10.9M, resulting in an FCI of 85%. The picture becomes even more severe when the high and urgent renewal needs are separated from the total. Of the total \$10.9M, \$9.1M are classified as high and urgent.

A replacement school is recommended as the best solution for addressing the school's poor facility condition and increasing accommodation pressure. An 18-classroom addition to replace just the port-a-pack was considered, but was not supported for the following reasons:

- A new addition, although more straightforward than a replacement school, would create a building condition that is drastically inequitable. The old building would remain, along with the

\$10.9M in projected renewal backlog. Extensive and deep renovations/retrofits would be required to bring the existing facility up to a comparable standard of a new addition.

- Further, the existing building systems are not sufficient or capable of accepting a new addition and would need to be replaced in their entirety. An assessment of the school's condition suggests that the 'bones' are not worth retaining and integrating into a new addition. This is different than other situations, namely Hodgson MS, where a portion of the building is being retained and a large addition constructed.
- The gymnasium at the school is undersized and would need to be replaced as well. The existing gymnasium at the school is only 167 m² (1,796 sq. ft.), which is drastically undersized for a school with close to 800 students. As per Ministry benchmarks a large gymnasium of over 4,000 square feet would be required.

Other Port-a-Packs in the Toronto District School Board

There are a total of seven port-a-packs across the system. As part of the TDSB's Long-Term Program and Accommodation Strategy, large, aging port-a-packs that are situated at schools with existing accommodation pressures, and that are not scheduled to be part of an accommodation study, have been identified as emerging Capital Priorities.

The following is a list of schools that currently have port-a-packs on-site with an explanation as to why they have not been identified as priority projects at this time.

Bennington Heights Jr. PS:

This is a small junior elementary school that is in the south Leaside community. The port-a-pack consists of six units. This site has not been identified as a priority project at this time due to a pending accommodation study that will examine options for long-term student accommodation in the Leaside area. Schools in this area are experiencing accommodation pressures which will be exacerbated by significant long-term redevelopment in the general area. The outcome of that review will inform the next steps on this port-a-pack.

Gordon A. Brown MS:

This school is in the O'Connor Drive / St. Clair Avenue area of East York. The port-a-pack consists of four units. This school went through a Pupil Accommodation Review that concluded in 2017. The review resulted in a realignment of middle school boundaries with junior school boundaries. Since the port-a-pack is small, it has not been identified as a priority replacement.

Grenoble PS:

This school is experiencing accommodation pressures due to residential intensification in the Flemington Park and Don Mills Road / Eglinton Avenue area. The port-a-pack consists of 16 units (14 units used as classrooms and 2 units used as washrooms and resource areas). There will be an accommodation study undertaken to identify the best location for new pupil places to be constructed, which is likely to be in a new school incorporated into a mixed-use building at the southwest corner of Don Mills Road and Eglinton Avenue East. Additional information on this future project is provided in

the Long-Term Growth Needs submission. The successful procurement of new school space in the area will inform how this port-a-pack is addressed. The goal is to demolish it.

L’Amoreaux CI:

This is an operating secondary school located in north Scarborough. The port-a-pack consists of eight units and is used to accommodate the Adult ESL program at the school. Since the port-a-pack is not utilized for day-school students it has not been identified for priority replacement. L’Amoreaux CI is also going to be included in Pupil Accommodation Review to be undertaken as soon as the provincial moratorium is lifted.

Secord ES:

Large port-a-pack and is identified as a Capital Priority Project

St. Margaret’s PS:

Large port-a-pack and is identified as a Capital Priority Project

Yorkdale SS:

This is an adult day school located in the central part of North York. The port-a-pack consists of only two units and is used to accommodate the Adult programming at the school. Since the port-a-pack is exceptionally small and is not utilized for day-school students, it has not been identified for priority replacement.

Part B: Alternative Strategies

As will be described in the section below, existing schools that surround Secord ES are either operating near, at or above their respective capacities. However, the Board is currently exploring a boundary change with Crescent Town ES, located due east of Secord ES, to mitigate enrolment pressure at Secord ES while utilizing available space at Crescent Town ES.

Aside from the boundary change proposal, there are no opportunities to change boundaries, grades or programs to address the pressure that exists at the school. The following points provide some perspective on what has been undertaken at Secord ES to manage enrolment growth.

- Close the school to optional attendance: The school has been closed to optional attendance – meaning that only students that reside within the school’s attendance area are admitted – since 2001-02.
- Maximize the use of existing space within the building: The facility does not offer any opportunities for the conversion of large, unused or open spaces to create new instructional classrooms.
- Add portables to the site: The existing port-a-pack on-site contains 14 units: 12 are used for instruction, one is used for washrooms, and one is subdivided into storage areas. A portable is in the process of being added to the site to manage current enrolment. Future enrolment increases at the site, which are projected to occur, will require additional portables.

Accommodating multiple portables on the 4.6-acre site will be challenging due to the number of students attending the school (>800) and the corresponding need for soft and hard-surface play areas.

- Change grades: Secord ES is a JK-5 school that feeds into D.A. Morrison MS at Grade 6. The school's French Immersion program follows the same pathway. D.A Morrison MS is currently 105% utilized with 617 students and a capacity of 589 pupil places. For the 2023-24 school year three portables were added to the site to address the accommodation pressure. The school is projected to grow to 132% utilization by 2032 with close to 770 students. This growth is, in part, a function of large graduating cohorts from Secord ES as the largest feeder school to D.A. Morrison MS. D.A. Morrison MS does not have capacity to accept an additional grade or grades from Secord ES.
 - Accommodation pressures at D.A. Morrison MS may be addressed by expanding the grades in the French Immersion program at Earl Beatty Jr. & Sr. PS, which currently feeds into D.A. Morrison MS at Grade 6. Earl Beatty Jr. & Sr. PS is a JK-8 school and now has capacity available to retain their 6-8 French students. French Immersion pathways for other programs are also being examined to mitigate long-term pressures at the school.
- Relocate non-TDSB user groups: Currently Secord ES accommodates an EarlyON Centre in one classroom and a childcare in one classroom. Both services are essential for families residing in the neighbourhood and are viewed as being valuable and compatible partnerships with an operating elementary school. These programs are proposed to be replicated in the new replacement school.
- Relocate programs: The French Immersion program at the school is only open to students who reside within the school's attendance area and does not accept students from other elementary school attendance areas. The program was started at Secord ES due to students not being accepted into adjacent programs due to space constraints. The program is effectively only serving Secord ES students. The program cannot be moved because there is no opportunity to accommodate it elsewhere. Other French Immersion programs in the area are located at schools that are also experiencing accommodation issues such as:
 - Adam Beck Jr. PS – portables currently on-site, projected to remain over-utilized. The school is currently 106% utilized with 3 portables on-site. The school is projected to grow meaning that additional portables may be required over the long-term.
 - Birch Cliff PS – program introduced in 2016 to manage pressures in the local area from French Immersion, will be over-utilized once program is fully phased-in to Grade 8. The school is currently 106% utilized and growing. A portable was added to the site for the 2022-23 school year. Over the long-term up to 7 portables are projected to be required on the site.
 - Earl Beatty Jr. & Sr. PS – constrained site, grade change being explored to allow the school to retain their Grade 6-8 French Immersion students who are currently directed to

D.A. Morrison MS. This expansion would utilize available capacity at the school while helping to address the accommodation pressure at D.A. Morrison MS.

Proposed Boundary Change with Crescent Town Elementary School

Crescent Town Elementary School is located 1.5km to the east of Secord ES and shares a contiguous attendance boundary with the school. Enrolment at Crescent Town ES has declined quite significantly over the past 10 years and space is now available within the building. The school has historically been overutilized, which was a concern given the nature of the site – the school is situated on a slope making the placement of portables to accommodate fluctuations in enrolment was impossible. It was for this reason that Grade 5 students were relocated into George Webster ES in 2012-13 to accommodate the implementation of Full-Day Kindergarten, making Crescent Town ES a JK-4 school.

Given that space has become available within Crescent Town ES, there is an opportunity to explore a boundary change to shift some students away from Secord ES by reassigning residential addresses. There are a cluster of addresses – mostly mid-rise apartment dwellings – that are closer to Crescent Town ES than to Secord ES and accommodate a large number of students. Shifting these addresses to Crescent Town ES will have an impact on enrolment at Secord ES while using available space at Crescent Town ES.

This study is a priority for the 2023-24 school year given the pressure at Secord ES and the need to add a portable to the site. The school's ability to accommodate further increases in enrolment is concerning, meaning that action is required as soon as possible. The Board of Trustees must approve the boundary change at the conclusion of the process. The boundary change is proposed to be implemented for September 2024.

Given that enrolment at Secord ES is projected to exceed the proposed capacity of the replacement school (940pp), this potential boundary change would not result in the new replacement school being underutilized. The school is projected to be operating within the 90 – 100% range over the long-term even with the implementation of the boundary change.

2.0 School Enrolment and Capacity Overview

The schools identified in the table below were identified due to their proximity to Secord ES, specifically this list reflect the schools with attendance boundaries contiguous with those of Secord ES. To the north of the school is Taylor Creek Park, a heavily forested area that will not be developed. This represents a significant geographic and topographic barrier that would present challenges to active transportation, meaning busing would likely be necessary.

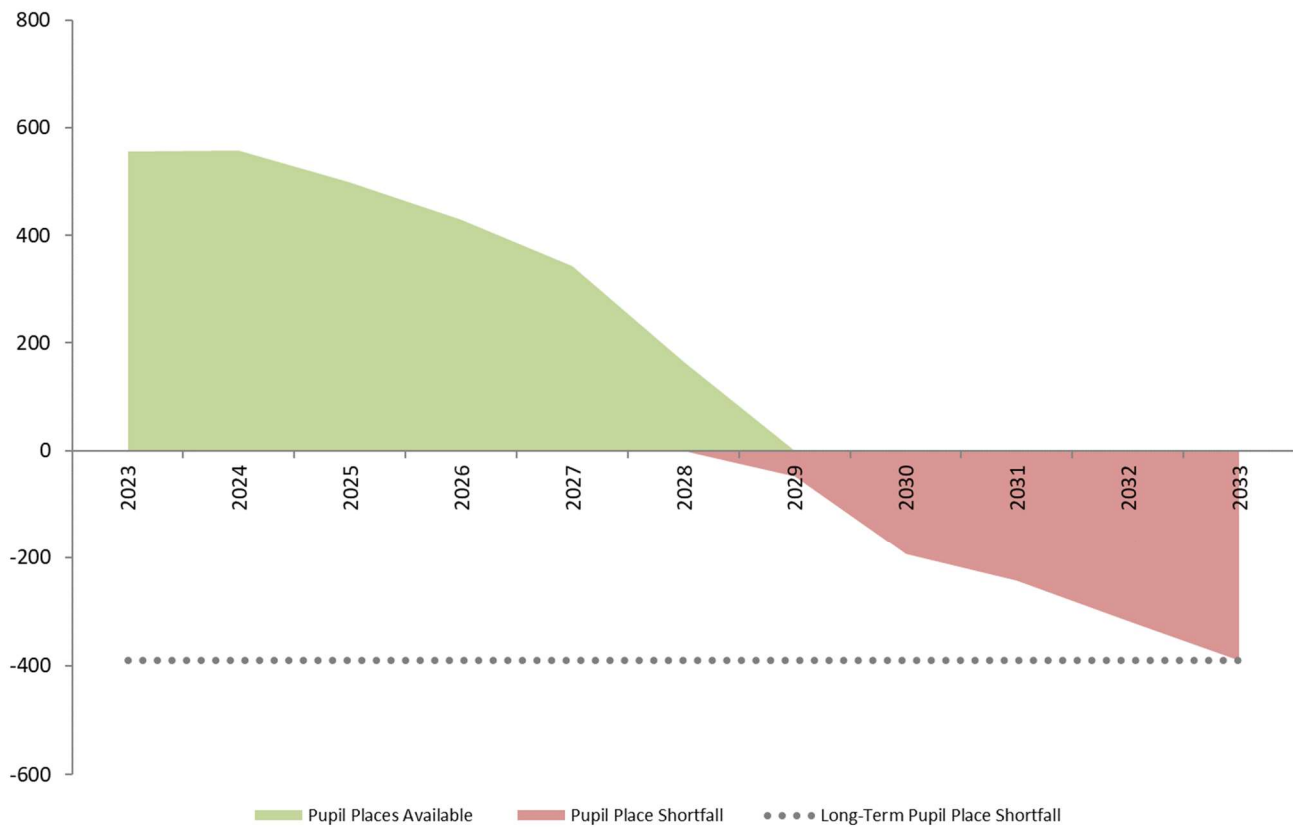
Long-Term Capacity Deficit

The graph below illustrates the long-term capacity deficit of the group of schools including and surrounding Secord ES. In the current school year there is a cumulative surplus of 555 pupil places

throughout all schools (identified in green). The capacity surplus begins to decline in 2025 with 499 pupil places available, then by 2029 enters a deficit. This capacity deficit is projected to increase to -193 pupil places by 2030 and to -390 pupil places by 2033.

The proposed replacement school for Secord ES at a capacity of 940 pupil places represents an increase of 349 pupil places to the area, which would result in a cumulative utilization rate above 100%. Available capacity in the area will be used to address other pressures, including the proposed boundary change between Secord ES and Crescent Town ES, as well as the potential relocation of Beaches Alternative Junior School from Kimberley Jr. PS.

Long-Term Capacity Deficit - Secord ES Area Elementary Schools



School Name	Current Utilization	Distance to Nearest School	School Summary
Secord ES	134%	N/A	<p>Secord ES is a JK-5 elementary school situated north of Danforth Avenue, east of Main Street. The school is currently operating at 134% utilization with 791 students (591 capacity). To address the accommodation pressures at the school, there is a 14-unit port-a-pack on-site that has been in place for more than 20 years.</p> <p>Projections indicate that enrolment will increase over the mid to long term, reaching 969 students by 2028-29 and 1,048 students by 2032-33.</p>

			<p><i>As a result of the anticipated growth, the port-a-pack will be insufficient to accommodate the projected number of students, meaning that standalone portables will be required. A portable is currently being placed at the school to address the over-enrolment for the 2023-24 school year. Additional portables will be problematic for the site to accommodate given the small size and the amount of space already taken up by the expansive building and existing port-a-pack.</i></p> <p><i>The updated FCI of Secord ES is 70% for the 2023-24 school year. There is a current renewal backlog of \$8M at the school. The backlog is projected to increase over the next five years, reaching 85% in 2028-29.</i></p> <p><i>The FCI does not reflect the condition of the port-a-pack, which was inspected and assessed in 2018-19. The condition of the port-a-pack was determined to be poor and was given a rating of 3.5 / 10. The port-a-pack is beyond repair and needs to be demolished along with the existing Secord ES.</i></p> <p><i>The Secord ES community is facing a substantial amount of residential intensification due to the proximity to the Bloor-Danforth subway line and Danforth GO stations – these are areas and corridors that have been targeted for intensification as per provincial policy. The current development applications propose over 6,000 new residential units, which will double the number of dwellings within the attendance area of Secord ES.</i></p>
<p><i>Gledhill Jr. PS</i></p>	<p><i>74%</i></p>	<p><i>1.2 km</i></p>	<p><i>Gledhill Jr. PS is a JK-5 elementary school located to the west of Secord ES. As of September 29, 2023, Gledhill Jr. PS is operating at 74% utilization with 416 students (562 capacity). The school offers a French Immersion program in addition to the regular track, which begins in JK.</i></p> <p><i>Enrolment at the school was impacted by the COVID-19 pandemic as families made different choices about their children’s learning. However, enrolment at the school has increased and revised projections suggest that enrolment will continue to rebound and increase over the long-term. By 2027-28 the school is projected to be 85% utilized with 475 students. By 2032, the school is projected to exceed its capacity with 526 students, resulting in a utilization rate of 95%. Note that the school’s actual enrolment exceeded projection by 25 students in September – this overage will likely result in a revision to the school’s projection that could see enrolment increases earlier than originally predicted.</i></p> <p><i>This school was included in a Pupil Accommodation Review in 2011-12 that concluded in June 2015. The review resulted in Gledhill Jr. PS’ grades changing from JK-6 to JK-5 in the regular program and SK-6 to SK-5 in the French Immersion program. Grade 6 students in both tracks are directed to D.A. Morrison MS, located north of Gledhill Jr. PS and northeast of Secord ES.</i></p> <p><i>Gledhill Jr. PS is projected to be operating at an optimal utilization rate for a dual-track elementary school and does not currently – nor will it in the future – have space available to support accommodation changes with Secord ES.</i></p> <p><i>Gledhill Jr. PS’ attendance area also includes a stretch of Danforth Avenue, which is designated as an intensification corridor as per provincial policy and the City of Toronto’s Official Plan. There have been</i></p>

			<p><i>additional studies undertaken by the City to determine how growth will materialize along this corridor (Danforth Avenue Planning Study/Official Plan Amendment 420). This is evidenced by over 1,000 new residential units currently proposed, approved or under construction within the school's attendance area.</i></p>
Parkside ES	98%	2.5km	<p><i>Parkside ES is a small JK-5 elementary school located northeast of Secord ES. The school is currently operating at 98% utilization with 208 students (212 capacity). Enrolment at Parkside ES exceeded the school's projection for the 2023-24 school year, like Secord ES and Gledhill Jr. PS.</i></p> <p><i>Projections indicate that enrolment will remain stable over the mid to long term, leaving the school fully utilized.</i></p> <p><i>Parkside ES is a very small facility and does not have any space to support any accommodation changes that could address the pressure at Secord ES, or at other adjacent elementary schools.</i></p>
George Webster ES	90%	1.6km	<p><i>George Webster ES is a JK-8 elementary school located north of Secord ES. The old school was replaced in 2018-19 with a new 848 pupil place facility. The old school was in poor condition and overcrowded with a large port-a-pack on-site, a situation analogous to that of Secord ES.</i></p> <p><i>As of September 29, 2023, the school had an enrolment of 762 students, resulting in a utilization rate of 90%. This is on par with the projections associated with the business case that was supported by the Ministry. Enrolment at George Webster ES exceeded the school's projection for the 2023-24 school year, like Secord ES, Gledhill Jr. PS and Parkside ES.</i></p> <p><i>Projections suggest that enrolment will remain stable over the long term, leaving the school fully utilized. Further, George Webster ES community is separated from the Secord ES community by Taylor Creek – a significant geographical barrier that serves as a natural divide between the two schools.</i></p>
Kimberley Jr. PS	129%	1.3km	<p><i>Kimberley Jr. PS is a JK-6 elementary school located south of Secord ES. This school is operating at 129% utilization with 315 students (245 capacity). Enrolment is projected to remain stable over the long-term, leaving the school fully utilized. There are currently 3 portables on-site.</i></p> <p><i>Beaches Alternative Junior School is housed within the Kimberley Jr. PS facility. The school is operating at 84% utilization with 77 students (92 capacity) as of September 29, 2023. Enrolment at this school is controlled at this level to ensure that no further accommodation pressures are created at the site. The school has been assigned a set number of classrooms (four) within the Kimberley Jr. PS facility. The vast majority of students are local to the general area.</i></p> <p><i>A study has been added to the most recent edition of the Board's Long-Term Program and Accommodation Strategy to examine opportunities to relocate Beaches Alt. Jr. School from Kimberley Jr. PS to mitigate the accommodation pressure at the school. This review will be undertaken during the 2025-26 school year.</i></p>

<p><i>Adam Beck Jr. PS</i></p>	<p>103%</p>	<p>2.3km</p>	<p><i>Adam Beck Jr. PS is a JK-6 elementary school located south of Secord ES. This school is currently fully utilized at 103% utilization with 470 students (458 capacity).</i></p> <p><i>Projections suggest that enrolment will remain stable over the mid to long term, and that additional portables could be required (three total).</i></p> <p><i>This school does not have any ability to address the accommodation requirements of the Secord community.</i></p>
<p><i>Crescent Town ES</i></p>	<p>54%</p>	<p>1.5km</p>	<p><i>Crescent Town ES is a JK-4 elementary school located north of Secord ES. The school is situated on a highly constrained site, and the building envelope has been fully utilized by way of an addition in 2005 to support Primary Class Size compliance.</i></p> <p><i>A grade change was implemented in 2012-13 that resulted in Grade 5 students being redirected to George Webster ES. The purpose of the grade change was to create space within the school to implement the Full Day Kindergarten program. As stated, there was no ability to construct the additional classrooms that were necessary. This grade change was a contributing factor to the overcrowding issues at George Webster ES, which were acknowledged and supported by the Ministry.</i></p> <p><i>As of September 29, 2023, the school was operating at 54% utilization with 420 students (778 capacity). The school was impacted heavily by the COVID-19 pandemic. For reference, enrolment in 2019-20 was 531 students. Projections suggest that enrolment will remain stable over the mid-term and increase over the long-term. By 2032, the school is projected to be 59% utilized with 461 students.</i></p> <p><i>The community is home to many newcomers to Canada. The COVID-19 pandemic led to a significant decrease in the number of new immigrants coming into the country through 2020 and into 2021. Now that immigration levels have returned to pre-pandemic levels it can be reasonably anticipated that the population within the community will begin to increase over the long-term, thereby resulting in enrolment increases at Crescent Town ES.</i></p> <p><i>This school is situated in a high-density apartment neighbourhood and is surrounded by high-rise rental towers. This is the only built form that exists within the school's attendance area. Historically, enrolment at Crescent Town ES has been difficult to project given the ebb and flow of families residing within this community. The school's enrolment has been as high as 843 students as recently as 2009 (prior to the grade change). The site is constrained and does not have the ability to accommodate any portables or future expansions.</i></p> <p><i>This means that the TDSB must be cautious when contemplating accommodation changes within the community. The school's circumstances – variable enrolment, constrained site, and recent grade changes – mean that any changes must be implemented carefully.</i></p> <p><i>However, a study was added to most recent version of the Board's Long-Term Program and Accommodation Strategy to explore a boundary change with Secord ES to balance enrolment, mitigate some of the current pressures at Secord ES and utilize available space at Crescent Town ES.</i></p>

			<p><i>This study will explore a set of mid-rise apartment dwellings due south of Crescent Town ES – these addresses are closer to Crescent Town ES than Secord ES and do house many students that would provide meaningful relief to Secord ES while utilizing available space at Crescent Town ES. There are over 100 JK-5 students currently residing within these towers, that, if directed to Crescent Town ES rather than Secord ES, will have a positive impact on space utilization across the two schools. Staff is expecting to implement this proposed boundary change for September 2024, subject to Board approval.</i></p>
D.A. Morrison MS	102%	900m	<p><i>D.A. Morrison MS is a Grade 6-8 school located northwest of Secord ES. This is the middle school that Secord ES graduates are directed to after Grade 5.</i></p> <p><i>As of September 29, 2023, D.A. Morrison MS was operating at 102% utilization with 602 students (589 capacity). Three portables were added to the school site during the 2022-23 school year to accommodate the growth in enrolment.</i></p> <p><i>Enrolment at the school has increased significantly since 2016, shortly after changes associated with the completed Pupil Accommodation Review were implemented. For reference, enrolment at the school in 2016 was only 310 students.</i></p> <p><i>A new French Immersion program was established at the school that began in 2016, accommodating graduating students from neighbouring programs at Gledhill Jr. PS and Earl Beatty Jr. & Sr. PS.</i></p> <p><i>Gledhill Jr. PS' grades were also shifted such that the school converted from a JK-6 / SK-6 to a JK-5 / SK-5 school. In other words, students in Grade 6 in both the Regular and French Immersion programs were relocated into D. A. Morrison MS. In the case of Earl Beatty Jr. & Sr. PS, a JK-8 school, the French Immersion program was stopped at Grade 5 and directed to D. A. Morrison MS to acknowledge the accommodation challenges that existed at the school, along with site constraints preventing multiple portables from being accommodated. The Board will be exploring returning Grade 6-8 students to Earl Beatty Jr. & Sr. PS to acknowledge that space has become available at the school, while mitigating accommodation pressures at D.A. Morrison MS. This study will take place during the 2024-25 school year.</i></p> <p><i>Projections suggest that enrolment at D. A. Morrison MS will grow over the mid to long term, reaching 644 students by 2027-28 (109%) and 767 students by 2032-33 (130% utilization).</i></p>
Blantyre PS	109%	2.7km	<p><i>Blantyre PS is a JK-8 school located southeast of Secord ES. As of September 29, 2023, Blantyre PS was operating at 109% utilization with 351 students (323 capacity). The school currently has 2 portables on-site. The second portable was added for the 2023-24 school year to address recent enrolment increases at the school.</i></p> <p><i>Projections suggest that enrolment will increase substantially over the long-term, with enrolment reaching 574 students by 2032-33, leaving the school operating at 178% utilization.</i></p>

			<p><i>Enrolment growth in this community is due to large residential infill projects occurring along Gerrard Street East/Clonmore Avenue, as well as large redevelopment projects in the 'Quarry' lands, located north of Gerrard Street, east of Victoria Park Avenue. A study was added to the most recent version of the Board's Long-Term Program and Accommodation Strategy to explore a boundary change with Oakridge Jr. PS / Samuel Hearne MS to balance enrolment across the sites and to mitigate emerging pressures at Blantyre PS. This boundary change would see large new residential development projects shifted from the boundary of Blantyre PS to Oakridge Jr. PS / Samuel Hearne MS – this, if approved by Trustees, would address the surplus capacity currently available at the Oakridge/Samuel Hearne site.</i></p> <p><i>Blantyre PS does not have any capacity available to address the accommodation requirements of Secord ES and may require additional portables over time to accommodate its own population unless boundary changes are introduced.</i></p>
Oakridge Jr. PS	73%	2.6km	<p><i>Oakridge Jr. PS is a JK-4 school that is situated east of Secord ES. This school has historically been over-utilized with multiple portables on-site. In 2014-15, a review was undertaken that ultimately led to the relocation of Grade 5 students from Oakridge Jr. PS into Samuel Hearne MS, which shares the site. This grade change assisted in mitigating enrolment pressures at Oakridge Jr. PS by utilizing classroom space at Samuel Hearne MS.</i></p> <p><i>The school is currently operating at 73% utilization with 513 students (703 capacity). Prior to the grade change with Samuel Hearne MS, Oakridge Jr. PS was operating at 110% utilization with 771 students.</i></p> <p><i>Over the long term, enrolment is projected to remain stable, with 564 students projected by 2032-23 (80% utilization).</i></p> <p><i>As mentioned above, there is available capacity at the Oakridge Jr. PS / Samuel Hearne MS site that could be used to address emerging pressures at Blantyre PS, located due south. There are large residential development projects that are underway and proposed within the boundary of Blantyre PS that could be reassigned to Oakridge Jr. PS / Samuel Hearne MS. This is a study that will be undertaken during the 2023-24 school year and is anticipated to fully utilize the surplus space available at the site.</i></p> <p><i>The site is constrained by a turf field and an existing City of Toronto Community Centre, which shares the property. There are also three portables remaining on-site in case enrolment fluctuations materialize and additional space is required.</i></p>
Samuel Hearne MS		2.6km	<p><i>Samuel Hearne MS is a Grade 5-8 school that is situated on the same site as Oakridge Jr. PS. The school is currently operating at 75% utilization with 317 students (423 capacity).</i></p> <p><i>Projections suggest that enrolment at Samuel Hearne MS will remain stable over the long term. As stated above, the Board will be exploring a boundary change between Blantyre PS and Oakridge Jr. PS / Samuel Hearne MS to mitigate emerging accommodation pressures at Blantyre PS. This boundary change is anticipated to use all available space at both Oakridge Jr. PS and Samuel Hearne MS.</i></p> <p><i>The challenges and constraints with the site are outlined above.</i></p>

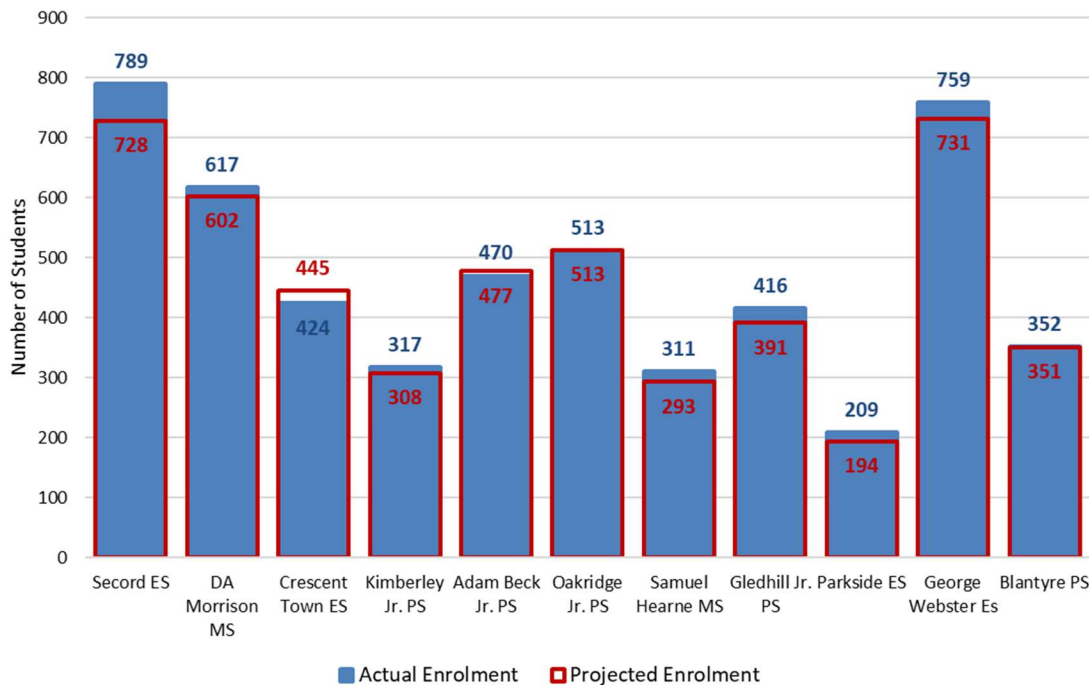
<p>William J. McCordic School</p>	<p>55%</p>	<p>450m</p>	<p>William J. McCordic School is a congregated special education site that accommodates students with complex physical needs. The school is situated within the attendance area of Secord ES.</p> <p>This is not a typical neighbourhood school that serves an attendance area like the others mentioned in this business case. This is a unique setting where students are placed from a large geography, and who are provided with transportation.</p> <p>This facility is small with a capacity of 153 pupil places and has been fit-up to meet the complex and unique needs of the student population it serves.</p> <p>This school does not have the ability to address the accommodation pressures at Secord ES and will continue to be used as a congregated special education site.</p>
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Actual Enrolment for the 2023-24 School Year

The actual enrolment at schools identified within business case came in above their projections by a cumulative total of 144 students. The largest deviation was at Secord ES, who exceeded their projection by 61 students.

This increase in enrolment will be reflected when the enrolment projections for these schools are updated in the spring. These revised projections will likely result in a cumulative utilization and capacity deficit that is larger than what has been described within this business case.

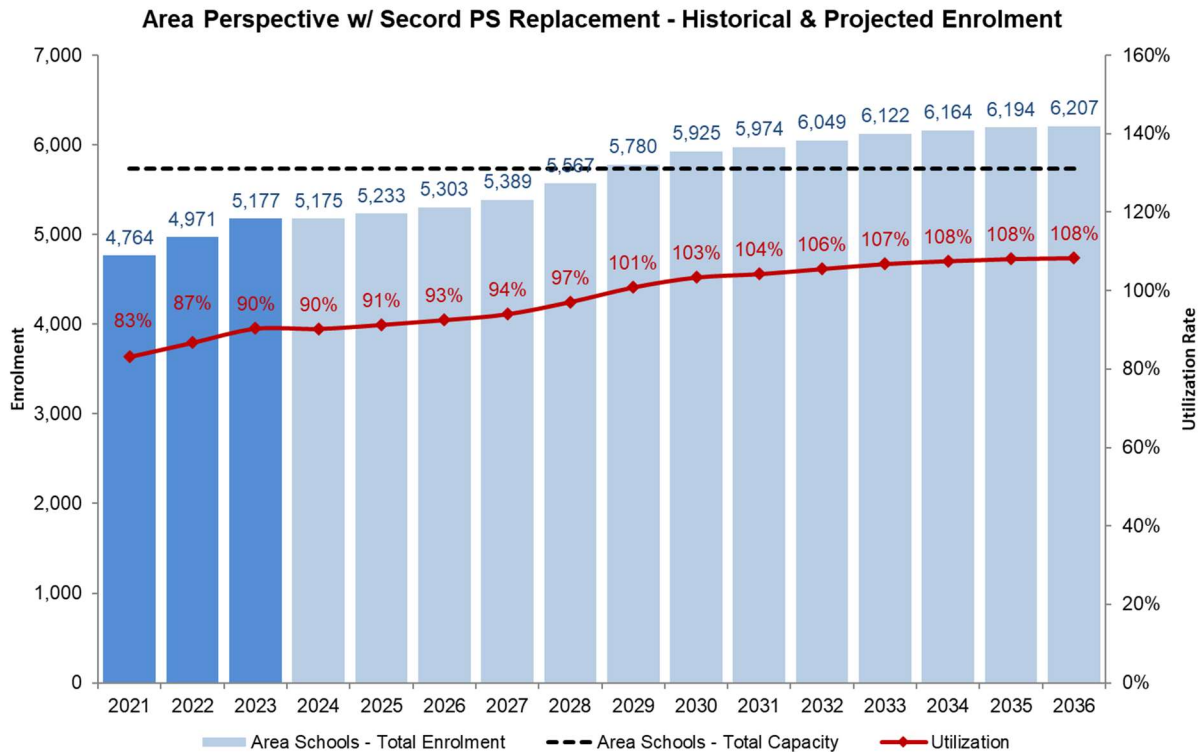
Actual v. Projected Enrolment September 29, 2023



Area Impact of the Secord ES Replacement School

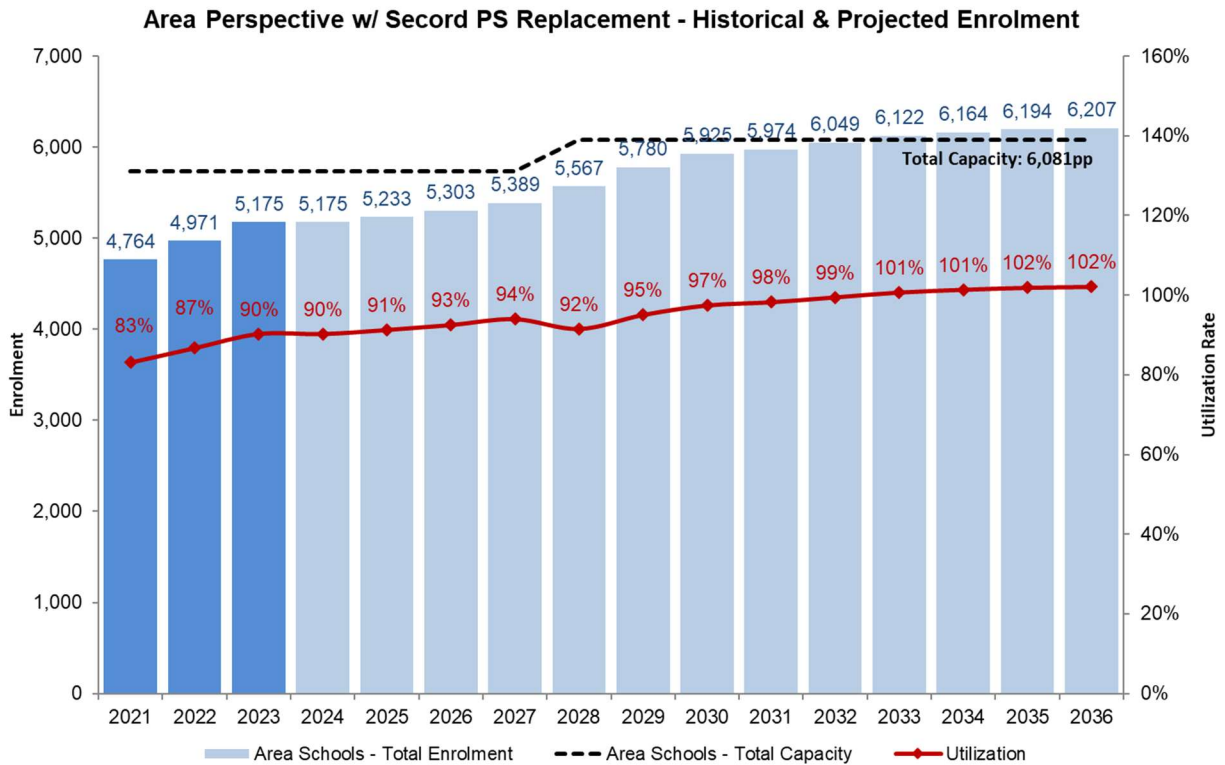
The chart below illustrates the current and project enrolment, capacity and utilization rate for the cluster of schools identified and described in the table above. This cluster of schools has a current enrolment of 5,175 students and a capacity of 5,732 pupil places, resulting in a utilization rate of 90%.

Looking ahead, enrolment is projected to increase, landing at 5,586 students by 2029 (97% utilization), and 6,042 students by 2036 (105% utilization). The increase in enrolment is due to significant residential development intensification in many parts of the community.



If the replacement school for Secord ES is approved, the increase in capacity from 591pp to 940pp (+349pp) will decrease long-term utilization rates slightly. The chart below demonstrates the impact of the increased capacity on the area. The overall utilization rate will land at 100% by 2033, with minor growth projected beyond then.

The intent of the graph below is to illustrate that the added capacity provided by the Secord ES replacement school adequately meets the long-term accommodation needs of the area while hitting the target of 100% utilization identified by the Ministry. All available space within this group of schools will be fully utilized over the long-term.



3.0 Proposed Scope of Work

Part A: School Project Scope

The replacement of Secord ES is now proposed to be undertaken in a single-phase to reduce the complexity of the project, as well as the cost and timeline. The business cases from 2019 and 2022 had proposed a multi-phased project.

Since the business case submission in 2022, an additional holding opportunity for Secord ES has emerged. In 2022 the Board had identified that the Jones Avenue building could be used as a partial holding strategy for Secord ES. This structure was devastated by fire in 2019 but has been restored to accommodate the users that had previously inhabited the building, but also to function as a holding school if the need arose.

The rebuilt Jones Avenue building has a capacity of 440 pupil places available to accommodate students in a holding scenario. While this is not sufficient to accommodate the entire population of Secord ES, the building provides an opportunity to accommodate a large number of students that allows the population on the Secord ES site to be significantly reduced.

Recent conversations with the Toronto Catholic District School Board have revealed that the St. Bernadette CS facility could be leased as part of the holding strategy for Secord ES. St. Bernadette CS is a closed TCDSB school with a capacity of 440pp that is located 600m from Secord ES (door to door). Leasing this facility from the TCDSB was not an option available to the Board when the 2022 business case was developed.

St. Bernadette CS was leased as a holding school when the replacement school for George Webster ES was under construction. This allowed Grades 6 to 8 to be relocated from the site and into the holding school to expedite construction and to provide a more cost-effective project.

Using both Jones Avenue and St. Bernadette CS provides the Board with the ability to move all students off-site during construction and into holding schools. Students would be accommodated across the two buildings until the new replacement school is completed. The total capacity available across the two holding schools is approximately 860 pupil places, which is sufficient to accommodate all projected Secord ES students until the new school is completed in 2028.

The intent of the TDSB is to construct a new 940 pupil place elementary school to replace the existing Secord ES. This facility will be constructed on the current site and will be phased to allow portions of the school to remain operational during construction and demolition.

The proposed 940 pupil place JK to Grade 5 school will include:

- 10 Full Day Kindergarten Classrooms
- 18 Primary Classrooms
- 10 Junior Classrooms*
- 3 Special Education Classrooms (MID, Autism)
- 1 Instrumental Music Room
- 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

*Includes 1 to support additional resources allocated to the school for English as a Second Language Students and Learning Opportunities Index support.

The replacement school is planned to be constructed in a similar location to the existing building footprint to maximize the site's ability to provide hard and soft surface play areas, as well as parking. The replacement school would be constructed at the western edge of the site fronting onto Barrington Avenue, with the play areas situated at the rear of the school along Palmer Avenue. Schematic designs for the new school prepared by Snyder Architects can be found in Appendix B.

The building has been designed at 3-storeys due to the size of the school (940pp) and the need to ensure that the site is able to provide adequate greenspace/playfields. The FDK classrooms and play areas are located at the northern edge of the site adjacent to Secord Avenue, while the childcare is located at the western edge (rear) of the school adjacent to the dedicated childcare play area.

Due to the number of FDK classrooms required in the replacement school, along with the area needed by the childcare and library, the gymnasium has been moved to the second floor. This is a benefit in that the double-height of the gymnasium can be accommodated without the need to construct anything above it.

The existing community centre at the school, run by the City of Toronto, will be retained during construction. The city has not yet indicated that they wish to partner with the TDSB in replacing the centre. Upon demolition of the existing school a demising wall will be constructed along the

community centre edge to retain that portion of the building. The new school would then be constructed.

A Class D cost consultant report was prepared by A.W. Hooker to support this business case. The estimated cost of the project is \$71.4M, which includes the cost of demolition (\$4.8M) and site work (\$10.53M). Note that there are very generous contingencies built into the estimate – Design and Pricing (15%), Escalation (21.2%), and Construction (5%). The full cost consultant report can be found in Appendix D. A summary of extraordinary costs associated with the project can be found in Appendix E.

Holding Strategy for Secord ES

Students will be relocated from Secord ES and into a holding strategy until the new school is completed. The Board will be using an existing facility nearby, Jones Avenue – which has been recently renovated to accommodate up to 440 students – and a nearby TCDSB elementary school, St. Bernadette CS, which has a capacity of up to 420 students.

If the Secord ES project is approved, the Toronto Lands Corporation, acting on behalf of the TDSB will negotiate a lease with the TCDSB for the use of St. Bernadette CS. TDSB staff will determine how the holding strategy will be implemented across the two schools, and this information will be shared with the Secord ES community. Transportation to the Jones Avenue building will be required. No transportation is required for students assigned to the St. Bernadette CS holding site.

Jones Avenue has recently been renovated and will not require any further investment to accommodate students. St. Bernadette CS has recently been used by the TDSB as a holding site in the past and is already fit up to accommodate elementary students. No further investment is required.

Part B: Child Care Project Scope, if applicable

Is the board requesting childcare funding to support child care 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. Secord ES currently has a small childcare centre that occupies one classroom in the school. However, 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 child care strategy, a new five-room, 88 space, child care 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 C. The Beaches-East York area, within which Secord ES falls, is identified as a medium priority for the city with only 37% of children served as a ratio of the total 0-4 population (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.

5.0 Joint-Use Project – if applicable

Part A: Co-terminus Boards

The Secord ES site was evaluated to determine whether it could accommodate a joint venture with Conseil Scolaire Viamonde (CSV). The CSV has identified the need for a new elementary school to serve the Beaches/East York area, and TDSB have been systematically reviewing schools and sites in the area to identify potential opportunities.

Unfortunately, the Secord ES site cannot accommodate both schools; the replacement school for Secord ES is quite large at 940 pupil places and cannot support another school building/group of students. TDSB staff continue to evaluate sites in the area for potential joint-use ventures to support the CSV.

6.0 Project Readiness Assessment

Part A: Site Ownership

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

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

The Secord ES site is owned by the TDSB, and no land priorities funding is required.

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

The Secord ES 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?

Secord ES is an operating school, and all utilities are connected.

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

Secord ES 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?

Secord ES 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.

See comments below.

- 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.

Students will be relocated from Secord ES and into a holding strategy until the new school is completed. The Board will be using an existing facility nearby, Jones Avenue – which has been recently renovated to accommodate up to 440 students – and a nearby TCDSB elementary school, St. Bernadette CS, which has a capacity of up to 420 students.

If the Secord ES project is approved, the Toronto Lands Corporation, acting on behalf of the TDSB will negotiate a lease with the TCDSB for the use of St. Bernadette CS. TDSB staff will determine how the holding strategy will be implemented across the two schools, and this information will be shared with the Secord ES community. Transportation to the Jones Avenue building will be required. No transportation is required for students assigned to the St. Bernadette CS holding site.

Jones Avenue has recently been renovated and will not require any further investment to accommodate students. St. Bernadette CS has recently been used by the TDSB as a holding site in the past and is already fit up to accommodate elementary students. No further investment is required.

- 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 Secord ES and an attached but independent municipal community center.

While the school building is being replaced, the community center must be retained. The existing parking lot adjacent to the community center serves the community center (and the school) and also needs to be retained.

The site has significant existing landscaped elements (e.g., the ‘avenue of trees’) which must be retained. There are also restrictions regarding vehicular access to the site.

These site-specific restrictions do not provide the flexibility required to adapt a repeat design designed for a more typical site to be employed here. A 3-storey design is required due to the restricted site.

At 940 pupil places, this is an unusually large elementary school which further reduces the possibility of finding a suitable repeat design.

To summarize, none of the designs in the Ministry catalogue or in the Board's own inventory are suitable for a unique 940pp school with unique site constraints.

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

Part C: Project Milestones

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

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

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

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

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

For project delays that cannot be mitigated, the schedule will be extended to suit in the future. Please refer to attached high level project schedule in Appendix F 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.

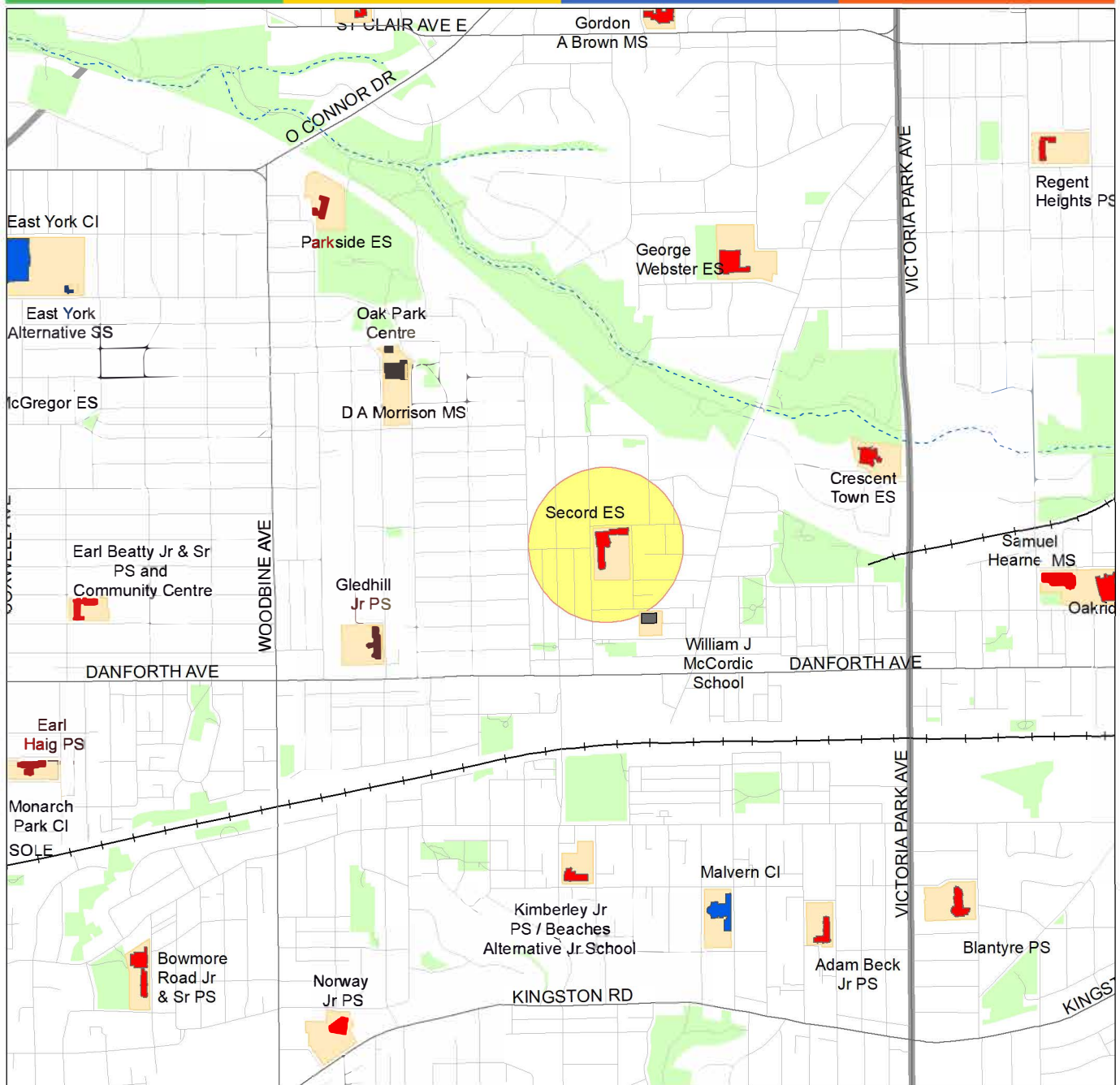
The childcare component of the project has been designed and identified in the drawings and cost report. If the project is not funded, the childcare will also not proceed.

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 Secord ES
Appendix B:	Schematic Designs – Secord ES Replacement School
Appendix C:	Map of the City of Toronto’s Child Care Needs Assessment
Appendix D:	Class D Cost Consultant Report
Appendix E:	Summary of Extraordinary Costs
Appendix F:	Project Milestones

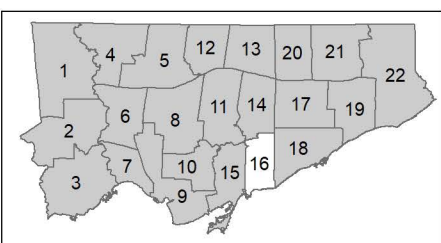


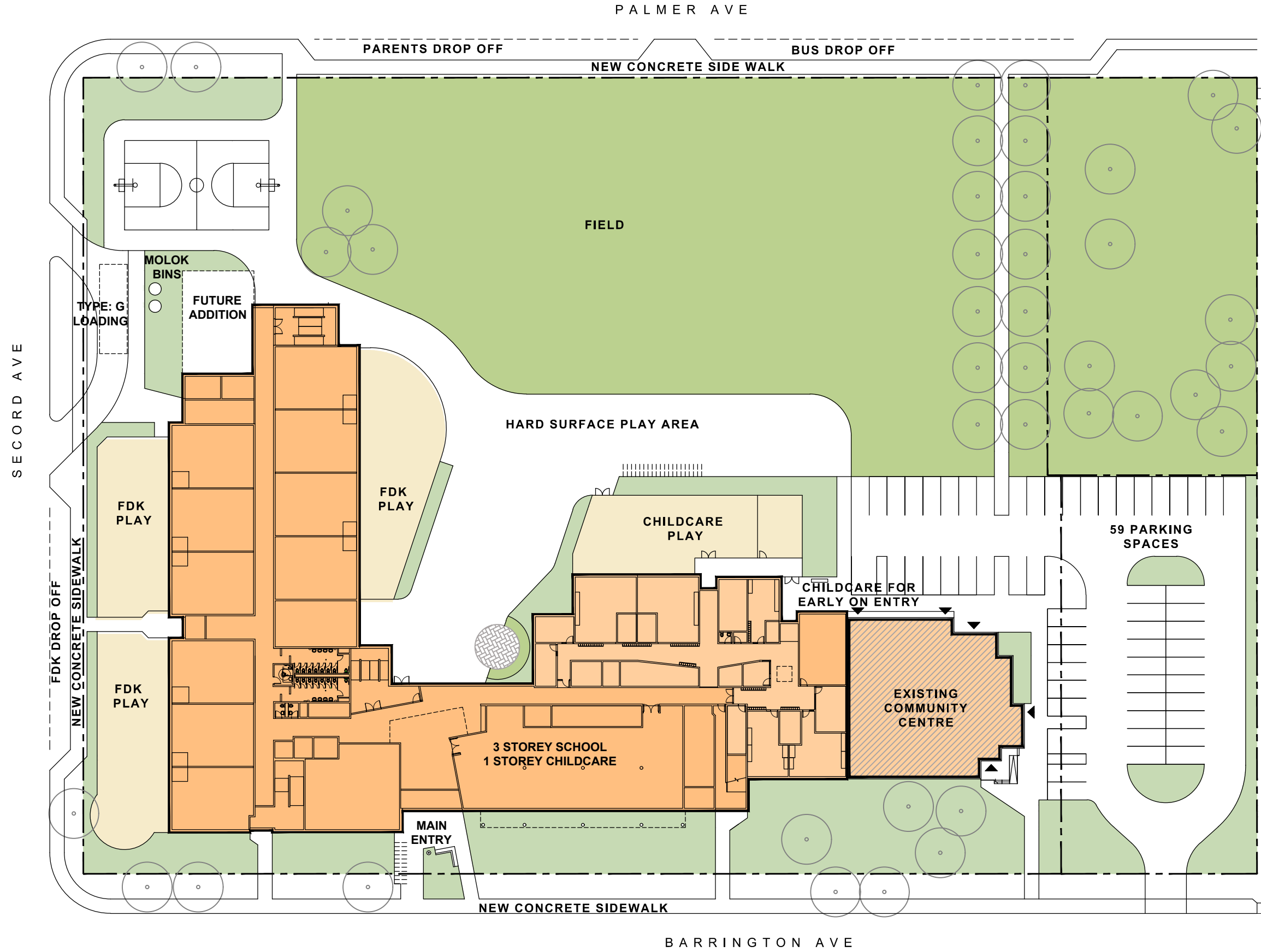
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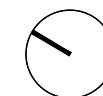
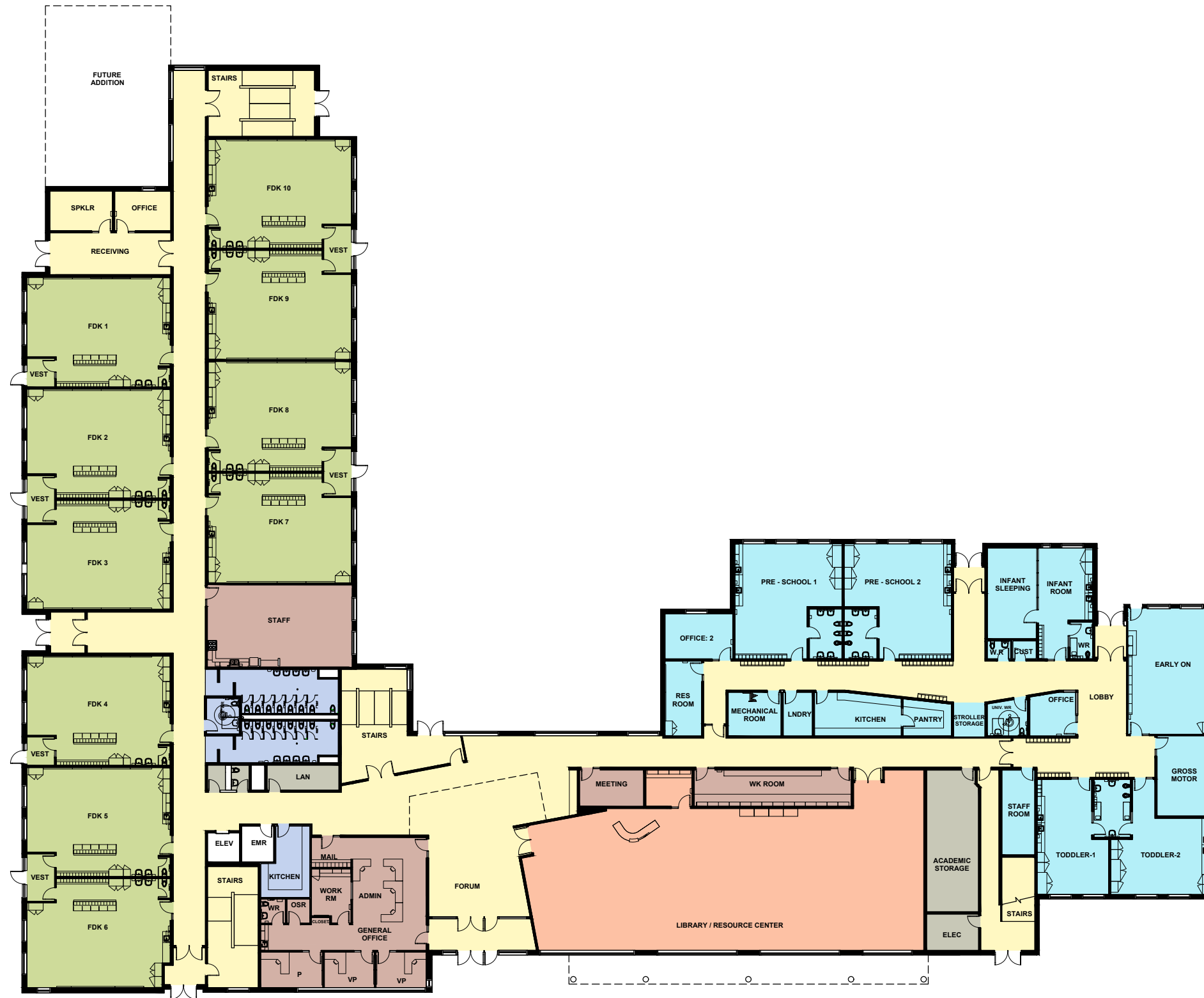
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Planning Division, TDSB
May 2021
Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto

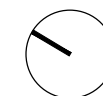
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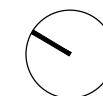
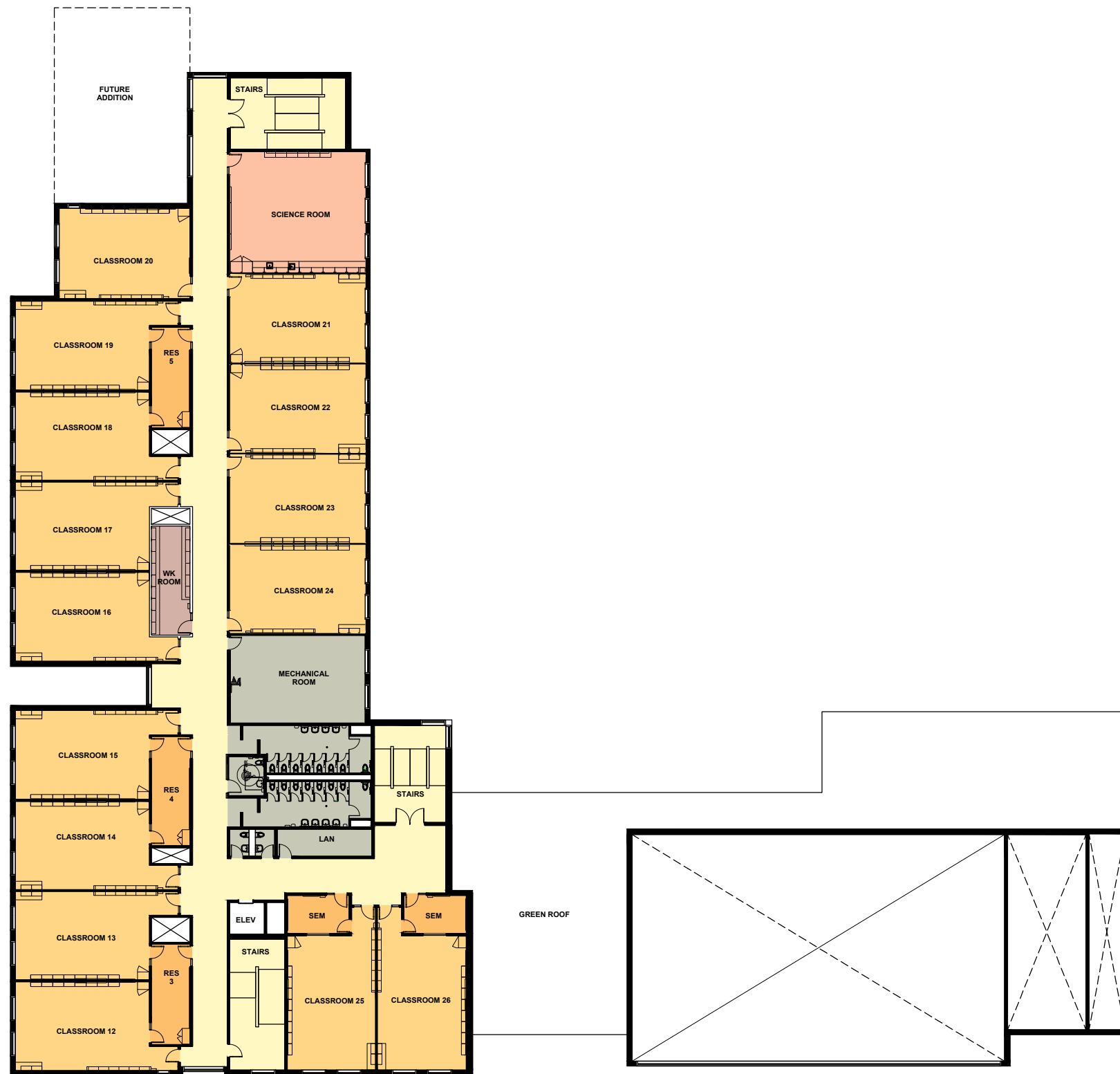
- Elementary School
- Secondary School
- Elementary & Secondary School
- Other TDSB Facility
- Site
- Major Road
- Railway
- Utilityline
- Waterway
- Ward Boundary

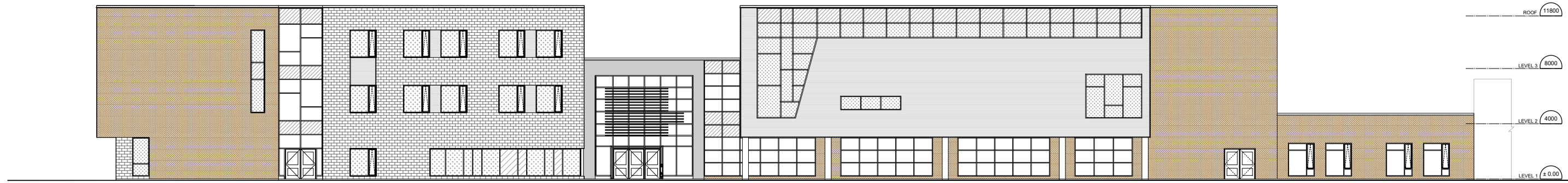




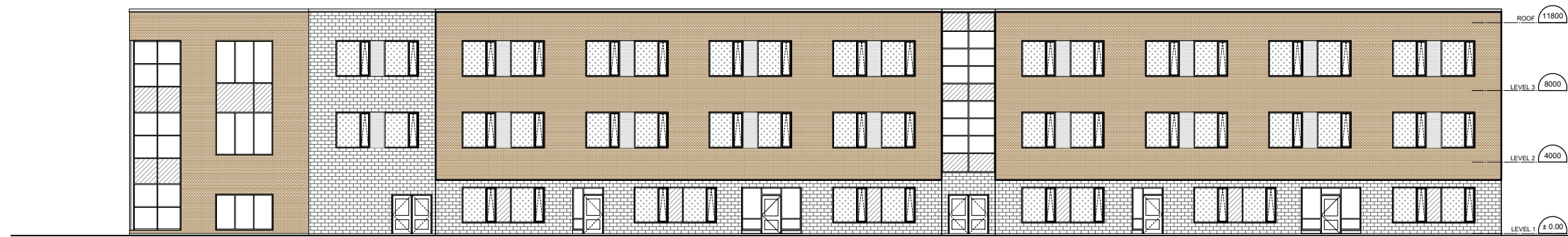




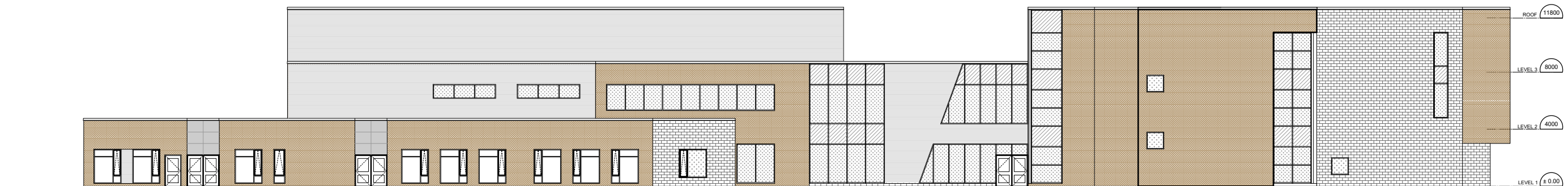




barrington ave. elevation

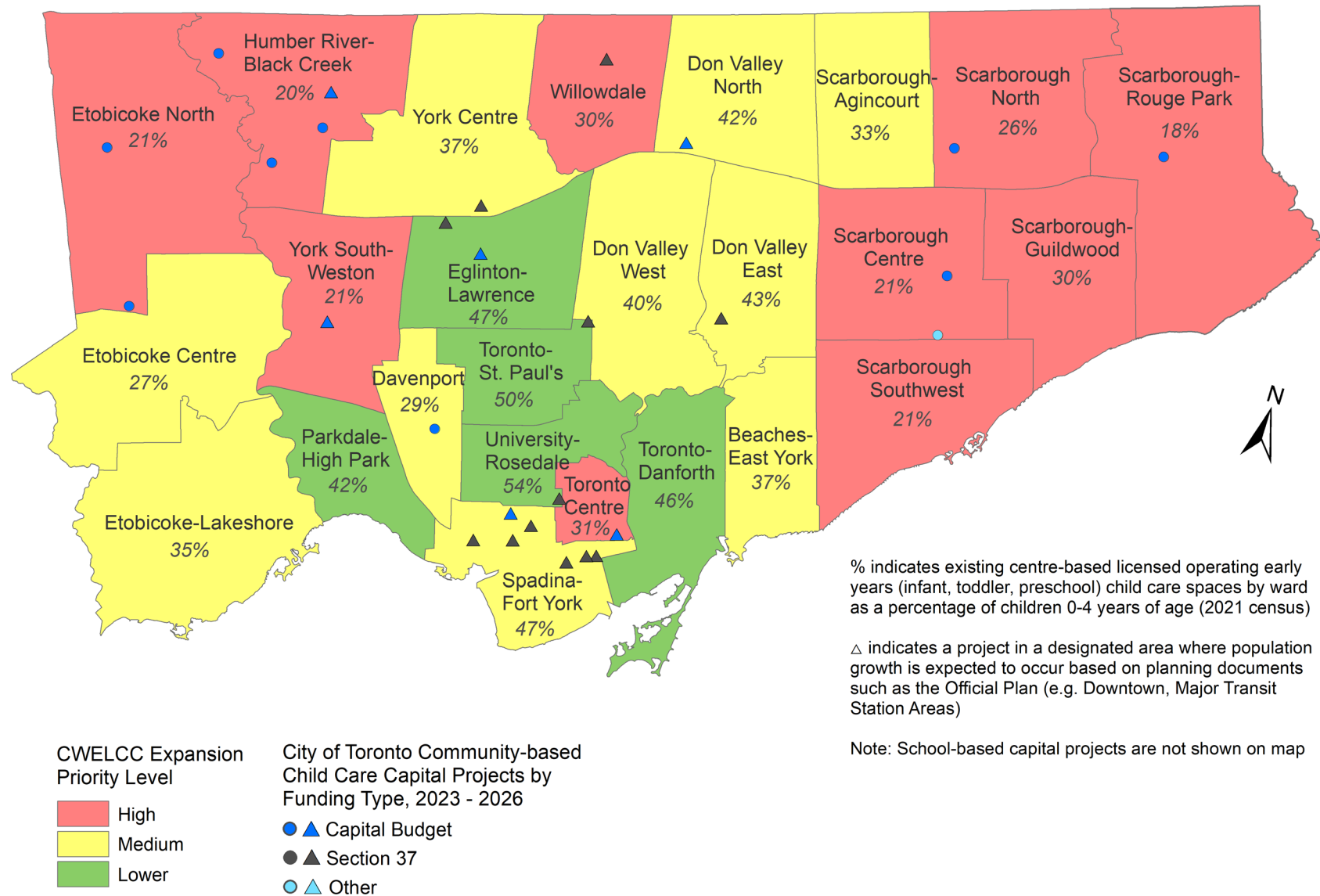


secord ave. elevation



palmer ave. elevation

Figure 1: Priority Levels for CWELCC Expansion by Toronto Wards



Toronto Children's Services, January 2023

TDSB Secord 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 St Margaret's 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 Secord Public School building and the construction of a new school located at 101 Barrington Avenue, East York. Based on our review the demolition GFA 83,871 SF (7,791 m²) is and the new school GFA is 97,123 SF (9,023 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 Scarborough, 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 35 months construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

2.6 General Requirements and Fees

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

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

2.7 Bonding and Insurance

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

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

2.8 Procurement

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

2.9 Specifications

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

2.10 Soft Costs

The estimated soft costs have been excluded in this estimate.

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

3. Contingencies

3.1 Design and Pricing Contingency

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

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

3.2 Escalation Contingency

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

Escalation						
Assumed Tender Date -	June 2026					
Duration (months)	35 months					
Construction End Date	May 2029					
Mid-Point if excess of 12 months duration	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	Secord Ex TDSB Dwgs	September 20, 2023
7 Drawings	Secord Orig Structural Dwgs	September 20, 2023
1 Drawings	Secord Site Survey 1994	September 20, 2023
4 Drawings	2318B Secord PS Plans 20231002	October 3, 2023
1 Page	2318-TDSB Capital Priorities-Cash Allowances	October 11, 2023
2 Pages	Abatement and Demolition Cost Estimate Letter, Dem Project, Secord ES, Oct 2023	October 16, 2023

7. Gross Floor Area Summary

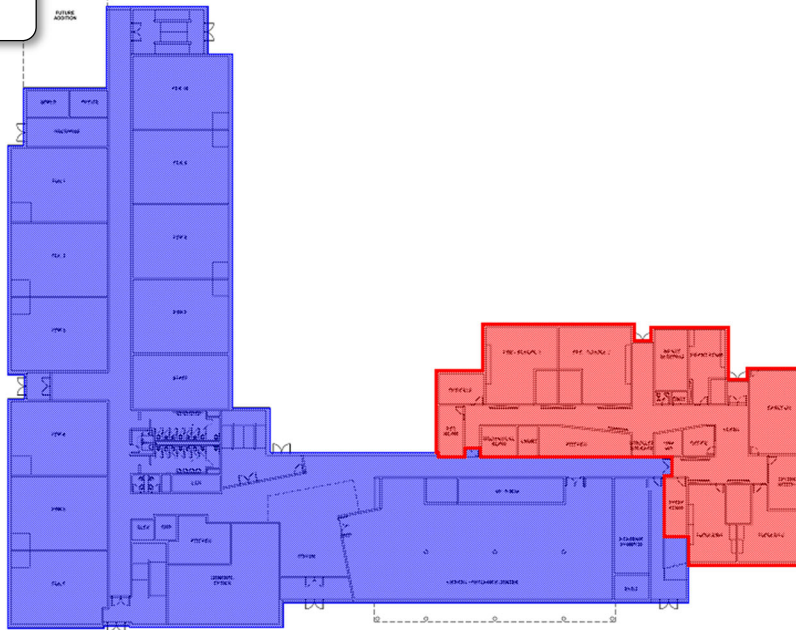
The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published 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	3,014	871	3,885
Second Floor	3,058		3,058
Third Floor	2,080		2,080
Total Gross Floor Area (square meters)	8,152	871	9,023
Total Gross Floor Area (square feet)	87,748	9,375	97,123

7.2 Gross Floor Areas (graphical representations)

Ground Floor



Second Floor



Third Floor

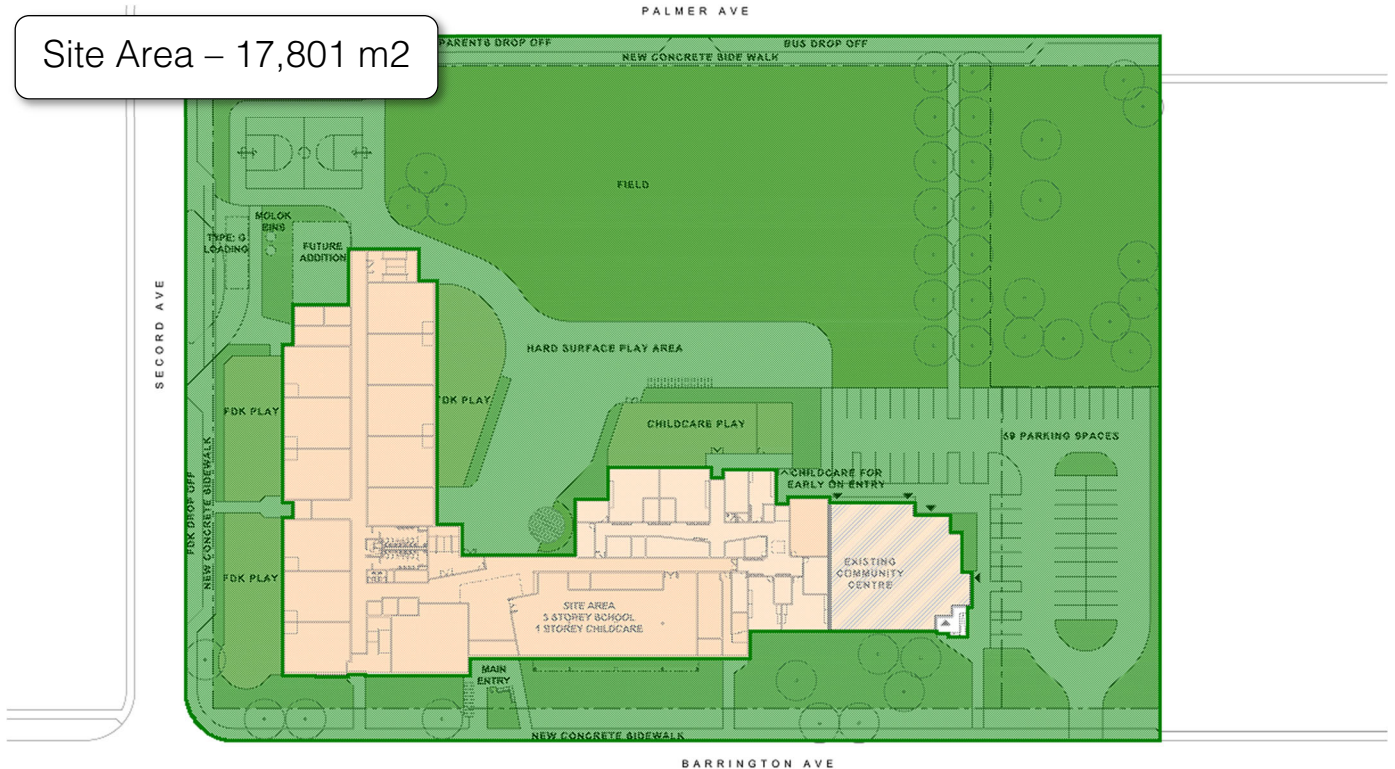


Toronto District School Board | SECOND PUBLIC SCHOOL
101 Barrington Ave., East York, ON M4C 4Y9

sn/der architects | 2318B
2023 OCT 02

LEVEL: 3 | A4
1:400

Site Area – 17,801 m²



Toronto District School Board | SECOND PUBLIC SCHOOL
101 Barrington Ave., East York, ON M4C 4Y9

sn/der architects | 2318B
2023 OCT 02

SITE PLAN | A1
1:600

MASTER ESTIMATE SUMMARY

TDSB SECORD 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	9,023	\$1,483.94		\$13,389,560	18.8%
	- Sub Structure		\$172.23	\$1,554,000		
	- Structure		\$629.87	\$5,683,353		
	- Exterior Enclosure		\$681.84	\$6,152,208		
2	Building Interiors	9,023	\$745.21		\$6,724,062	9.4%
	- Partitions and Doors		\$428.75	\$3,868,635		
	- Finishes		\$177.96	\$1,605,773		
	- Fittings and Equipment		\$138.50	\$1,249,654		
3	Mechanical	9,023	\$1,114.33		\$10,054,605	14.1%
	- Plumbing and Drainage		\$227.32	\$2,051,085		
	- Fire Protection		\$56.26	\$507,635		
	- Heating, Ventilation, Air Conditioning		\$750.75	\$6,774,045		
	- Controls		\$80.00	\$721,840		
4	Electrical	9,023	\$342.96		\$3,094,505	4.3%
	- Service and Distribution		\$80.34	\$724,863		
	- Lighting, Devices, and Heating		\$147.90	\$1,334,517		
	- Systems and Ancillaries		\$114.72	\$1,035,125		
5	Site Work	9,023	\$692.66		\$6,249,859	8.8%
	- Site Development (prep, surfaces, landscaping)		\$595.75	\$5,375,475		
	- Mechanical Site Services		\$72.04	\$650,000		
	- Electrical Site Services		\$24.87	\$224,385		
6	Ancillary Work	9,023	\$315.38		\$2,845,700	4.0%
	- Demolition		\$315.38	\$2,845,700		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	11.3%	9,023	\$529.66	\$4,779,081	6.7%
8	Contractor's Fees (OH&P)	3.5%	9,023	\$182.87	\$1,650,000	2.3%
9	Design & Pricing Contingency	15.0%	9,023	\$811.05	\$7,318,100	10.2%
Sub Total (current dollars)		9,023	\$6,218.05		\$56,105,500	
10	Escalation Contingency	21.2%	9,023	\$1,318.23	\$11,894,400	16.7%
Sub Total (including escalation to JUNE 2026)		9,023	\$7,536.29		\$67,999,900	
11	Construction Contingency (Post Contract Changes)	5.0%	9,023	\$376.81	\$3,400,000	4.8%
Total Estimated Hard Construction Cost		9,023	\$7,913.11		\$71,400,000	
Imperial Conversion		97,124	\$735.15		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	9,023	\$6,213.90	\$56,068,000	78.5%
2	Alterations and Demolition	9,023	\$531.64	\$4,797,000	6.7%
3	Site Work (including M&E site services)	9,023	\$1,167.57	\$10,535,000	14.8%
4	Soft Costs	9,023	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		9,023	\$7,913.11	\$71,400,000	
Imperial Conversion		97,124	\$735.15	Per SF	

ITEMIZED AND SEPARATE ESTIMATE SUMMARY

TDSB SECOND PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

No.	Description	Quant.	Unit	Rate	Sub Total
Itemized 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).</i>					
1	School cost only	8,152 m2 87,748 SF		\$6,118.50 \$568.42	\$49,878,000
2	Child Care cost only	871 m2 9,375 SF		\$5,138.92 \$477.42	\$4,476,000
3	Site Work cost only				\$10,213,000
4	Demolition of Existing School cost only (including asbestos abatement and the handling of hazardous materials)				\$4,650,000
5	Cash Allowances				\$2,183,000
Sub Total of Itemized Estimates		9,023 m2 97,124 SF		\$7,913.11 \$735.15	\$71,400,000
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				-\$3,145,000
Sub Total of Separate Estimates					-\$3,145,000
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)				\$4,650,000
2	TDSB Washroom Standards (individual room per toilet)				\$675,000
3	Green roofs				\$2,507,000
4	Escalation Contingency				\$11,894,400
5	Allowance for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited				\$5,421,000
6	Allowance for Artificial turf fields, assumed 100ft x 50 ft				\$1,226,000
Sub Total of Separate Estimates		9,023 m2 97,124 SF		\$2,922.91 \$271.54	\$26,373,400
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, 9,046m2 (97,371 SF) in lieu of 9,023 m2 (97,124 SF)	9,046 m2 97,371 SF		\$7,913.11 \$735.15	\$71,582,002
Sub Total of Separate Estimates					\$71,582,002

MECHANICAL ESTIMATE SUMMARY

TDSB SECOND PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **9,023 m2**

Description ElementSub-Element	Specialty Sub Break down	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C1 Mechanical						
C1.1 Plumbing & Drainage			\$2,051,085		\$227.32	19.2%
C1.11 - Plumbing Fixtures		\$380,750		\$42.20		
C1.12 - Domestic Water		\$685,748		\$76.00		
C1.13 - Sanitary Waste & Vent		\$369,943		\$41.00		
C1.14 - Storm		\$252,644		\$28.00		
C1.15 - Natural Gas		\$0		\$0.00		
C1.16 - Specialty Systems:		\$20,000		\$2.22		
- 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		\$342,000		\$37.90		
C1.2 Fire Protection			\$507,635		\$56.26	4.7%
C1.21 - Standpipe		\$185,230		\$20.53		
C1.22 - Sprinklers		\$315,805		\$35.00		
C1.23 - Specialty Systems		\$0		\$0.00		
C1.24 - Fire Extinguisher		\$6,600		\$0.73		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
C1.3 Heating, Ventilation & Air Conditioning			\$6,774,045		\$750.75	63.3%
C1.31 - Liquid Heat Transfer (Heating)		\$1,377,906		\$152.71		
C1.32 - Liquid Heat Transfer (Cooling)		\$1,714,370		\$190.00		
C1.33 - Steam and Condensate		\$0		\$0.00		
C1.34 - Air Distribution		\$2,146,734		\$237.92		
C1.35 - Exhaust Systems		\$135,345		\$15.00		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$270,690		\$30.00		
- C1.37.1 - Noise and Vibration Isolation	\$90,230					
- C1.37.2 - Mechanical Wiring and Starters	\$0					
- C1.37.3 - Balancing and Commissioning	\$180,460					
- 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					
C1.38 - Miscellaneous Works and General Accounts		\$1,129,000		\$125.12		
C1.4 Controls			\$721,840		\$80.00	6.7%
C1.41 - Controls and Automation		\$721,840		\$80.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Building (C1) Mechanical			\$10,054,605		\$1,114.33 Per m2	
Imperial Conversion			97,124 SF		\$103.52 Per SF	
D1.2 Siteworks - Mechanical Summary						
D1.2 Site Works			\$650,000		\$72.04	6.1%
D1.21 - Water		\$75,000		\$8.31		
D1.22 - Sanitary		\$75,000		\$8.31		
D1.23 - Storm		\$500,000		\$55.41		
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		\$72.04 Per m2	
Imperial Conversion			191,599 SF		\$3.39 Per SF	
Total Building (C1) and Siteworks (D1.2) Mechanical			\$10,704,605		\$1,186.37 Per m2	
Imperial Conversion			97,124 SF		\$110.22 Per SF	

ELECTRICAL ESTIMATE SUMMARY

TDSB SECOND PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **9,023** m2

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C2 Electrical					
C2.1 Service & Distribution		\$724,863		\$80.34	21.8%
C2.11 - Main Service	\$30,500		\$3.38		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$248,133		\$27.50		
C2.14 - Feeders	\$174,144		\$19.30		
C2.15 - Motor Controls & Wiring	\$134,534		\$14.91		
C2.16 - Miscellaneous	\$31,581		\$3.50		
C2.17 - Electrical Contractors Overhead	\$105,973		\$11.74		
C2.2 Lighting, Devices & Heating		\$1,334,517		\$147.90	40.2%
C2.21 - Lighting	\$857,185		\$95.00		
C2.22 - Branch Devices & Wiring	\$275,202		\$30.50		
C2.23 - Heating	\$0		\$0.00		
C2.24 - Electrical Contractors Overhead	\$202,130		\$22.40		
C2.3 Systems & Ancillaries		\$1,035,125		\$114.72	31.2%
C2.31 - Fire Alarm System	\$225,575		\$25.00		
C2.32 - Security System	\$180,460		\$20.00		
C2.33 - Communications	\$117,319		\$13.00		
C2.34 - P.A. and A.V System	\$153,391		\$17.00		
C2.35 - Miscellaneous	\$207,701		\$23.02		
C2.36 - Electrical Contractors Overhead	\$150,680		\$16.70		
Total Building (C2) Electrical		\$3,094,505		\$342.96 Per m2	
Imperial Conversion		97,124 SF		\$31.86 Per SF	
D1.3 Siteworks - Electrical Summary					
D1.3 Electrical Site Services		\$224,385		\$24.87	6.8%
D1.31 - Site - Power	\$56,287		\$6.24		
D1.32 - Site - Communications	\$23,268		\$2.58		
D1.33 - Site - Lighting	\$116,450		\$12.91		
D1.34 - Site - Electrical Contractors Overhead	\$28,380		\$3.15		
Total Siteworks (D1.3) Electrical		\$224,385		\$24.87 Per m2	
Imperial Conversion		191,599 SF		\$1.17 Per SF	
Total Building (C2) and Siteworks (D1.3) Electrical		\$3,318,889		\$367.83 Per m2	
Imperial Conversion		97,124 SF		\$34.17 Per SF	

ELEMENTAL SUMMARY

TDSB SECOND PS

CLASS D ESTIMATE (Rev.1)

OCTOBER 17, 2023

Gross Floor Area **9,023 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						\$1,554,000		\$172.23	2.2%
A1.1 Foundations	0.43	3,885	m2	\$400.00	\$1,554,000		\$172.23		
A1.2 Basement Excavation	0.00	0	m2	\$0.00	\$0		\$0.00		
A2. Structure						\$5,683,353		\$629.87	8.0%
A2.1 Lowest Floor Construction	0.43	3,885	m2	\$102.50	\$398,213		\$44.13		
A2.2 Upper Floor Construction	0.57	5,138	m2	\$665.69	\$3,420,340		\$379.07		
A2.3 Roof Construction	0.43	3,885	m2	\$480.00	\$1,864,800		\$206.67		
A3. Exterior Enclosure						\$6,152,208		\$681.84	8.6%
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.39	3,533	m2	\$878.80	\$3,105,183		\$344.14		
A3.3 Windows & Entrances	0.05	475	m2	\$1,369.82	\$650,050		\$72.04		
A3.4 Roof Finish	0.43	3,885	m2	\$568.85	\$2,209,975		\$244.93		
A3.5 Projections	1.00	9,023	m2	\$20.72	\$187,000		\$20.72		
B. INTERIORS									
B1 Partitions & Doors						\$3,868,635		\$428.75	5.4%
B1.1 Partitions	1.45	13,074	m2	\$228.74	\$2,990,635		\$331.45		
B1.2 Doors	0.04	366	m2	\$2,402.19	\$878,000		\$97.31		
B2 Finishes						\$1,605,773		\$177.96	2.2%
B2.1 Floor Finishes	0.91	8,203	m2	\$104.04	\$853,432		\$94.58		
B2.2 Ceiling Finishes	0.91	8,203	m2	\$56.30	\$461,840		\$51.18		
B2.3 Wall Finishes	1.61	14,525	m2	\$20.00	\$290,501		\$32.20		
B3 Fittings & Equipment						\$1,249,654		\$138.50	1.8%
B3.1 Fittings & Fixtures	1.00	9,023	m2	\$109.13	\$984,654		\$109.13		
B3.2 Equipment	1.00	9,023	m2	\$11.08	\$100,000		\$11.08		
B3.3 Conveying Systems	1.00	9,023	m2	\$18.29	\$165,000		\$18.29		
C. SERVICES									
C1 Mechanical						\$10,054,605		\$1,114.33	14.1%
C1.1 Plumbing & Drainage	1.00	9,023	m2	\$227.32	\$2,051,085		\$227.32		
C1.2 Fire Protection	1.00	9,023	m2	\$56.26	\$507,635		\$56.26		
C1.3 HVAC	1.00	9,023	m2	\$750.75	\$6,774,045		\$750.75		
C1.4 Controls	1.00	9,023	m2	\$80.00	\$721,840		\$80.00		
C2 Electrical						\$3,094,505		\$342.96	4.3%
C2.1 Service & Distribution	1.00	9,023	m2	\$80.34	\$724,863		\$80.34		
C2.2 Lighting, Devices & Heating	1.00	9,023	m2	\$147.90	\$1,334,517		\$147.90		
C2.3 Systems & Ancillaries	1.00	9,023	m2	\$114.72	\$1,035,125		\$114.72		
D. SITE & ANCILLARY WORK									
D1 Site Work						\$6,249,859		\$692.66	8.8%
D1.1 Site Development	1.97	17,800	m2	\$301.99	\$5,375,475		\$595.75		
D1.2 Mechanical Site Services	1.97	17,800	m2	\$36.52	\$650,000		\$72.04		
D1.3 Electrical Site Services	1.97	17,800	m2	\$12.61	\$224,385		\$24.87		
D2 Ancillary Work						\$2,845,700		\$315.38	4.0%
D2.1 Demolition	0.86	7,791	m2	\$365.25	\$2,845,700		\$315.38		
D2.2 Alterations	0.00	0	m2	\$0.00	\$0		\$0.00		
Z. GENERAL REQUIREMENTS & CONTINGENCIES									
Z1 General Requirements & Fees						\$6,429,081		\$712.52	9.0%
Z1.1 General Requirements	1.00	9,023	m2	\$529.66	\$4,779,081		\$529.66		
Z1.2 Fees	1.00	9,023	m2	\$182.87	\$1,650,000		\$182.87		
Z2 Allowances						\$22,612,500		\$2,506.10	31.7%
Z2.1 Design & Pricing Contingency	1.00	9,023	m2	\$811.05	\$7,318,100		\$811.05		
Z2.2 Escalation Contingency	1.00	9,023	m2	\$1,318.23	\$11,894,400		\$1,318.23		
Z2.3 Construction Contingency	1.00	9,023	m2	\$376.81	\$3,400,000		\$376.81		
TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)						\$71,400,000		\$7,913.10	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 anceteries (weeping tile, insulation, damproofing, miscellaneous embedded metals)	3,885	m2	\$400.00	\$1,554,000	
<u>A1.12 - Special Foundations</u>						
2	NIL					
TOTAL FOR SUB-STRUCTURE - Foundations		0.43	3,885 m2	\$400.00	\$1,554,000	
<u>A2.1 STRUCTURE - Lowest Floor Construction</u>						
3	Level and compact subgrade	3,885	m2	\$2.50	\$9,713	
4	Concrete slab on grade including:	3,885	m2	\$100.00	\$388,500	
4.1	- granular sub base					
4.2	- rigid insulation					
4.3	- damp proofing					
4.4	- wire mesh reinforcing					
4.5	- concrete					
4.6	- screed and cure					
4.7	- steel trowel finish					
5	Pits and trenches					Included above
6	Curbs and pads for mechanical equipment					Included above
TOTAL FOR STRUCTURE - Lowest Floor Construction		0.43	3,885 m2	\$102.50	\$398,213	
<u>A2.2 STRUCTURE - Upper Floor Construction</u>						
<u>A2.21 - Upper Floor Construction</u>						
7	Structural steel upper floor construction including:	5,138	m2	\$655.00	\$3,365,390	
7.1	- base plates and anchor bolts					
7.2	- structural steel columns					
7.3	- structural steel beams					
7.4	- open web steel joists					
7.5	- bridging and bracing					
7.6	- metal deck					
7.7	- concrete topping					
7.8	- screed and cure					
7.9	- steel trowel finish					
8	Framing to floor openings					Included above
9	Spray fireproofing to upper floor structure					Included above

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>A2.22 - Stair Construction</u>						
10	Metal pan concrete filled stairs	157	m	\$350.00	\$54,950	
TOTAL FOR STRUCTURE - Upper Floor Construction		0.57	5,138 m ²	\$665.69	\$3,420,340	
<u>A2.3 STRUCTURE - Roof Construction</u>						
<u>A2.31 - Roof Construction</u>						
11	Structural steel roof construction including:	3,885	m ²	\$480.00	\$1,864,800	
11.1	- base plates and anchor bolts					
11.2	- structural steel columns					
11.3	- structural steel beams					
11.4	- open web steel joists					
11.5	- bridging and bracing					
11.6	- metal deck					
12	Framing to roof openings				Included above	
TOTAL FOR STRUCTURE - Roof Construction		0.43	3,885 m ²	\$480.00	\$1,864,800	
<u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u>						
<u>A3.21 - Walls Above Grade</u>						
13	Masonry cavity wall assumed including:	2,877	m ²	\$690.00	\$1,984,795	
13.1	- brick masonry					
13.2	- rigid insulation					
13.3	- air / vapour barrier					
13.4	- concrete block					
13.5	- metal furring					
13.6	- gypsum board					
14	Structural wall bracing, assumed 5kg/m ²	14.4	TN	\$7,000.00	\$100,678	
15	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>						
16	Aluminum framed curtain wall system, assumed double glazed, low e coating, and argon filled, assumed locations	657	m ²	\$1,400.00	\$919,710	
TOTAL FOR EXT. ENCLOSURE - Walls Above Grade		0.39	3,533 m ²	\$878.80	\$3,105,183	
<u>A3.3 EXTERIOR ENCLOSURE - Windows & Entrances</u>						
<u>A3.31 - Windows & Louvers</u>						
17	Aluminum framed windows, assumed double glazed, low e coating, and argon filled	438	m ²	\$1,000.00	\$438,000	
18	Extra over for operable units	113	NO	\$850.00	\$96,050	
19	Louvers to mechanical room	1	LS	\$10,000.00	\$10,000	

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	- double	8	PR	\$10,000.00	\$80,000	
21	Insulated hollow metal door and frame including installation and paint finish					
21.1	- single	1	NO	\$3,500.00	\$3,500	
22	Door hardware supply allowance				Included Above	
23	Barrier free operators	5	NO	\$4,500.00	\$22,500	
TOTAL FOR EXT. ENCLOSURE - Windows & Entrances		0.05	475	m2	\$1,369.82	\$650,050
<u>A3.4 EXTERIOR ENCLOSURE - Roof Covering</u>						
<u>A3.41 - Roofing</u>						
24	Green roof including membrane, soil, and growing medium	1,805	m2	\$850.00	\$1,534,250	
25	2 ply modified bitumen roofing including membrane, vapour barrier, insulation, and sheathing	2,080	m2	\$275.00	\$572,000	
26	Tapered insulation	1,805	m2	\$45.00	\$81,225	
27	Flashing to vertical surfaces	75	m	\$100.00	\$7,500	
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		0.43	3,885	m2	\$568.85	\$2,209,975
<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)	435	m	\$200.00	\$87,000	
31	Allowance for canopy at library entrance including structure, roof finish, soffit finish, and fascia	1	NO	\$100,000.00	\$100,000	
32	Roof screens to mechanical equipment				Excluded	
33	Exterior building signature signage				Excluded	
TOTAL FOR EXT. ENCLOSURE - Projections		1.00	9,023	m2	\$20.72	\$187,000

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	3,711	m2	\$250.00	\$927,750	
35	Concrete block partitions to stairs and elevator	722	m2	\$300.00	\$216,600	
36	Furring and gypsum board to concrete block above	4,433	m2	\$130.00	\$576,290	
37	Gypsum board partitions including:	3,784	m2	\$190.00	\$718,960	
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, assumed locations	244	m2	\$750.00	\$183,076	
40	Rough carpentry	9,023	m2	\$7.00	\$63,161	
41	Caulking, sealing, and firestopping	9,023	m2	\$5.00	\$45,115	
<u>B1.12 - Moveable Partitions</u>						
42	Operable stage partition	36	m2	\$1,200.00	\$43,200	
<u>B1.13 - Structural Partitions & Shear Walls</u>						
43	Extra over for structural steel reinforcing and core fill (assumed 50% of block above)	2,217	m2	\$85.00	\$188,403	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Partitions		1.45	13,074	m2	\$228.74	\$2,990,635
<u>B1.2 PARTITIONS & DOORS - Interior Doors</u>						
<u>B1.21 - Interior Doors & Hardware</u>						
44	Aluminum framed fully glazed doors including installation and finish					
44.1	- double	1	PR	\$10,000.00	\$10,000	
45	Solid core wood door and frame including installation and paint finish					
45.1	- single	102	NO	\$3,500.00	\$357,000	
45.2	- double	17	PR	\$7,000.00	\$119,000	
46	Washroom solid core wood door and frame including installation and finish					
46.1	- single	32	NO	\$3,500.00	\$112,000	
47	Door hardware supply allowance					
47.1	- standard doors	136	NO	\$1,000.00	\$136,000	
47.2	- washroom door	32	NO	\$1,000.00	\$32,000	
48	Barrier free operators	6	NO	\$4,500.00	\$27,000	
49	Allowance for door glazing, and transoms to:					
49.1	- door glazing and transoms to classrooms/student spaces	1	LS	\$70,000.00	\$70,000	
49.2	- transoms to above washroom doors	1	LS	\$15,000.00	\$15,000	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Doors		0.04	366	m2	\$2,402.19	\$878,000

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>B2.1 FINISHES - Floor Finishes</u>						
<u>B2.11 - Floor Finishes</u>						
50	Porcelain tile	1,855	m2	\$140.00	\$259,700	
51	Carpet tile	277	m2	\$65.00	\$18,005	
52	Resilient sheet flooring	5,173	m2	\$75.00	\$387,975	
53	Athletic flooring	584	m2	\$185.00	\$108,040	
54	Concrete sealer	314	m2	\$30.00	\$9,420	
55	Flooring bases including:					
55.1	- porcelain tile	1,479	m	\$30.00	\$44,370	
55.2	- carpet	101	m	\$10.00	\$1,010	
55.3	- rubber	3,114	m	\$8.00	\$24,912	
TOTAL FOR FINISHES - Floor Finishes		0.91	8,203	m2	\$104.04	\$853,432

B2.2 FINISHES - Ceiling Finishes

B2.21 - Ceiling Finishes

56	Suspended gypsum board with paint finish	315	m2	\$180.00	\$56,700	
57	Extra over for water resistant gypsum board to washrooms	315	m2	\$15.00	\$4,725	
58	Suspended acoustical tile	5,059	m2	\$65.00	\$328,835	
59	Paint exposed structure	2,829	m2	\$20.00	\$56,580	
60	Gypsum board bulkheads	1	LS	\$15,000.00	\$15,000	
TOTAL FOR FINISHES - Ceiling Finishes		0.91	8,203	m2	\$56.30	\$461,840

B2.3 FINISHES - Wall Finishes

B2.31 - Wall Finishes

61	Paint	14,525	m2	\$20.00	\$290,501	
TOTAL FOR FINISHES - Wall Finishes		1.61	14,525	m2	\$20.00	\$290,501

B3.1 FITTINGS & EQUIPMENT - Fittings & Fixtures

B3.11 - Miscellaneous Metals

62	Miscellaneous metals including lintels, bracing, and so forth	9,023	m2	\$8.00	\$72,184	
63	Wall mounted handrails, assumed painted metal	55	m	\$350.00	\$19,250	
64	Floor mounted handrails and balustrades, assumed painted metal	43	m	\$550.00	\$23,650	
65	Elevator pit ladder	1	NO	\$2,500.00	\$2,500	

\$117,584

No.	Description	Quant.	Unit	Rate	Sub Total	Total
B3.12 - Millwork						\$700,000
<i>Note: All millwork to have plastic laminate outer with plastic laminate finish unless otherwise noted</i>						
66	Allowance for millwork including benches, kitchen type cabinets and counters, closets, cubbies, bookcases, etc.	1	LS	\$700,000.00	\$700,000	
B3.13 - Specialties						\$167,070
67	Washroom accessories including:					
67.1	- toilet paper dispenser	59	NO	\$50.00	\$2,950	
67.2	- soap dispenser	39	NO	\$40.00	\$1,560	
67.3	- paper towel dispenser	27	NO	\$100.00	\$2,700	
67.4	- grab bars	9	PR	\$450.00	\$4,050	
67.5	- sanitary disposal	24	NO	\$150.00	\$3,600	
67.6	- mirrors	39	NO	\$400.00	\$15,600	
68	Allowance for tack boards & white boards	1	LS	\$95,000.00	\$95,000	
69	Window shades, manual operations	438	m2	\$95.00	\$41,610	
70	Interior signage (doors only)				Included, cash allowance	
71	Entrance pedimat				Excluded	
72	Acoustic panels				Excluded	
73	Corner guards				Excluded	
B3.14 - Furniture						\$0
74	NIL					
TOTAL FOR FITTINGS & EQUIP. - Fittings & Fixtures		1.00	9,023	m2	\$109.13	\$984,654
<u>B3.2 FITTINGS & EQUIPMENT - Equipment</u>						
<u>B3.21 - Equipment</u>						
75	Gym equipment including:	1	LS	\$100,000.00	\$100,000	
75.1	- floor sockets					
75.2	- wall mounted basketball backstops					
75.3	- swing-up basketball netsal					
75.4	- gym divider					
76	Wall padding				Excluded	
77	Timing and Scorekeeping Devices				Excluded	
78	Kitchen equipment				Excluded	
79	Telescopic bleacher seating				Excluded	
80	Scoreboards				Excluded	
TOTAL FOR FITTINGS & EQUIP. - Equipment		1.00	9,023	m2	\$11.08	\$100,000

No.	Description	Quant.	Unit	Rate	Sub Total	Total
B3.3 FITTINGS & EQUIPMENT - Conveying Systems						
B3.31 - Elevators						
81	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	9,023 m2	\$18.29	\$165,000	
C1. SERVICES - MECHANICAL						
C1.1 Plumbing & Drainage						
C1.11 - Plumbing Fixtures						\$380,750
82	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:					
82.1	- Water closet - wall mounted c/w electronic flush valve	77	NO	\$1,300.00	\$100,100	
82.2	- Lavatories - wall hung c/w electronic no touch faucet	49	NO	\$1,300.00	\$63,700	
82.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	2	NO	\$1,300.00	\$2,600	
82.4	- Eyewash station for every janitor mop room	2	NO	\$2,000.00	\$4,000	
82.5	- Counter sinks - double compartments sinks	1	NO	\$1,500.00	\$1,500	
82.6	- Drinking water fountain - wall mounted, barrier free - assume 6 required	6	NO	\$3,000.00	\$18,000	
83	Rough-in for above fixtures	137	NO	\$750.00	\$102,750	
84	Allowance for science classrooms sink and rough-ins	1	NO	\$20,000.00	\$20,000	
85	Allowance for plumbing services to Kitchen	1	NO	\$5,000.00	\$5,000	
86	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:					
86.1	- Water closets / urinals - wall mounted c/w electronic flush valve	6	NO	\$1,300.00	\$7,800	
86.2	- Lavatories - wall hung c/w electronic no touch faucet	6	NO	\$1,300.00	\$7,800	
86.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	1	NO	\$1,300.00	\$1,300	
86.4	- Eyewash station for every janitor mop room and laundry	2	NO	\$2,000.00	\$4,000	
86.5	- Counter sinks - single compartments sinks	10	NO	\$1,000.00	\$10,000	
86.6	- Counter sinks - double compartments sinks	1	NO	\$1,500.00	\$1,500	
86.7	- Laundry sinks	1	NO	\$1,200.00	\$1,200	
86.8	- Drinking water fountain - wall mounted, barrier free - assume 6 required	1	NO	\$3,000.00	\$3,000	
87	Rough-in for above fixtures	28	NO	\$750.00	\$21,000	
88	Allowance for plumbing services to Kitchen	1	NO	\$5,000.00	\$5,000	
89	Laundry hook-up connections	1	NO	\$500.00	\$500	
C1.12 - Domestic Water						\$685,748
90	Allowance to provide new domestic cold/hot/recirculation piping to serve the building new washrooms including all necessary valving and accessories.					
90.1	- Main School	8,152	m2	\$76.00	\$619,552	
90.2	- Childcare	871	m2	\$76.00	\$66,196	
90.3	- Incoming domestic water service c/w backflow preventor				Included	
90.4	- Packaged duplex booster pump set				Included	
90.5	- Indirect hot water storage tank equal to PVI (capacity unknown)				Included	
90.6	- Recirculation loop and recirculation pump				Included	
90.7	- Replaceable bladder expansion tank				Included	
90.8	- Thermostatic mixing valve (electronic type)				Included	
90.9	- Domestic water piping, copper type "L" c/w joints, fittings and supports				Included	
90.10	- Thermal insulation for above piping				Included	
90.11	- Isolation, check and balancing valves				Included	
90.12	- Exterior non-freeze hose bibbs				Included	
90.13	- Interior hose bibbs serving washrooms and mech rooms				Included	
90.14	- Piping accessories such as shock absorbers, vents, drain valves, etc.				Included	
90.15	- Make-up water for hydronic system c/w BFP				Included	
90.16	- Electronic trap seal primers c/w PVC tubing				Included	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.13 - Sanitary Waste & Vent</u>						\$369,943
91	Allowance to provide new sanitary sewer piping to serve the building washrooms and shower areas including all necessary drains.					
91.1	- Main School	8,152	m2	\$41.00	\$334,232	
91.2	- Childcare	871	m2	\$41.00	\$35,711	
91.3	- Connection to outgoing sanitary sewer line c/w main cleanout				Included	
91.4	- Elevator sump pump				Included	
91.5	- Below grade sanitary sewer piping, PVC / DWV copper c/w fittings				Included	
91.6	- Excavation, trenching, bedding and backfilling				Included	
91.7	- Above grade sanitary piping copper DWV/cast iron hubless system				Included	
91.8	- Above grade vent piping, copper DWV c/w joints, fittings and supports				Included	
91.9	- Floor / Funnel Floor drains c/w trap primer assembly				Included	
91.10	- Floor sinks c/w trap primer assembly				Included	
91.11	- Cleanouts and line items				Included	
<u>C1.14 - Storm</u>						\$252,644
92	Allowance for full flow rain/storm water drainage system serving main and ancillary roofs c/w roof drains, leaders and laterals					
92.1	- Main School	8,152	m2	\$28.00	\$228,256	
92.2	- Childcare	871	m2	\$28.00	\$24,388	
<u>C1.15 - Natural Gas</u>						\$0
93	No work required					
<u>C1.16 - Specialty Systems:</u>						\$20,000
<u>C1.16.1 - Irrigation</u>						\$20,000
94	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
95	Demolition of existing school building is carried elsewhere in this estimate				By G.C	
<u>C1.17 - Miscellaneous Works and General Accounts</u>						\$342,000
96	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
96.1	- Main School	1	NO	\$304,000.00	\$304,000	
96.2	- Childcare	1	NO	\$38,000.00	\$38,000	
TOTAL FOR MECHANICAL - Plumbing & Drainage		1.00	9,023	m2	\$227.32	\$2,051,085
<u>C1.2 Fire Protection</u>						
<u>C1.21 - Standpipe</u>						\$185,230
97	Incoming fire water services c/w BFP and double check valve assembly	1	NO	\$15,000.00	\$15,000	
98	An electric fire water booster pump assembly	1	NO	\$75,000.00	\$75,000	
99	Fire department connection c/w check valve	1	NO	\$5,000.00	\$5,000	
100	Fire hose valves are provided at each level at egress stairs and supplemented throughout as required.					
100.1	- Main School	8,152	m2	\$10.00	\$81,520	
100.2	- Childcare	871	m2	\$10.00	\$8,710	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C1.22 - Sprinklers</u>						\$315,805
101	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.					
101.1	- Main School	8,152	m2	\$35.00	\$285,320	
101.2	- Childcare	871	m2	\$35.00	\$30,485	
<u>C1.23 - Specialty Systems</u>						\$0
102	No work required					
<u>C1.24 - Fire Extinguisher</u>						\$6,600
103	Fire extinguishers will be provided and located in accordance with Ontario Fire Code and City of Toronto requirements					
103.1	- Main School	20	NO	\$300.00	\$6,000	
103.2	- Childcare	2	NO	\$300.00	\$600	
<u>C1.25 - Miscellaneous Works and General Accounts</u>						\$0
104	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	9,023	m2	\$56.26	\$507,635

C1.3 Heating, Ventilation & Air Conditioning**C1.31 - Liquid Heat Transfer (Heating)**

<u>C1.31 - Liquid Heat Transfer (Heating)</u>						\$1,377,906
105	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					
105.1	- Main School	8,152	m2	\$153.00	\$1,247,256	
105.2	- Childcare	871	m2	\$150.00	\$130,650	
105.3	- Supplementary electric boilers				Included	
105.4	- Heating water circulator pumps VFD operated				Included	
105.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
105.6	- Hot water distribution piping Sch.40 black steel fittings and insulation				Included	
105.7	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
105.8	- Glycol plant including fill				Included	
105.9	- Heat exchanger				Included	
105.10	- Glycol pumps				Included	
106	Hook-up connection assemblies for equipment					
106.1	- Supplementary electric boilers				Included	
106.2	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
106.3	- Heating water circulator pumps VFD operated				Included	
106.4	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
106.5	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
106.6	- Allowance for equipment hook-ups such AHUs				Included	
106.7	- Heat exchanger, glycol plant and pumps				Included	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1.32 - Liquid Heat Transfer (Cooling)						\$1,714,370
107	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					
107.1	- Main School	8,152	m2	\$190.00	\$1,548,880	
107.2	- Childcare	871	m2	\$190.00	\$165,490	
107.3	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
107.4	- Chilled water circulator pumps VFD operated				Included	
107.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
107.6	- Chilled water distribution piping Sch.40 black steel fittings and insulation				Included	
107.7	- Glycol plant including fill				Included	
108	Hook-up connection assemblies for the equipment				Included	
108.1	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
108.2	- Chilled water circulator pumps VFD operated				Included	
108.3	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
108.4	- Allowance for equipment hook-ups such AHUs				Included	
C1.34 - Air Distribution						\$2,146,734
109	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	16,000	CFM			
109.1	- Main School	14,456	CFM	\$16.00	\$231,288	
109.2	- Childcare	1,544	CFM	\$16.00	\$24,712	
110	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	25,000	CFM	\$25.00	\$625,000	
111	Allowance for air distribution system including:					
111.1	- VAV units	24	NO	\$1,500.00	\$36,000	
111.2	- Galvanized steel sheet metal distribution	25,900	KG	\$26.00	\$673,400	
111.3	- Thermal insulation	3,980	m2	\$50.00	\$199,000	
111.4	- Air diffusion devices	8,152	m2	\$18.00	\$146,736	
111.5	- Motorized dampers	1	LS	\$7,500.00	\$7,500	
111.6	- Fire dampers	1	LS	\$7,500.00	\$7,500	
111.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$67,340.00	\$67,340	
112	Allowance for air distribution system including:					
112.1	- VAV units	4	NO	\$1,500.00	\$6,000	
112.2	- Galvanized steel sheet metal distribution	2,800	KG	\$26.00	\$72,800	
112.3	- Thermal insulation	430	m2	\$50.00	\$21,500	
112.4	- Air diffusion devices	871	m2	\$18.00	\$15,678	
112.5	- Motorized dampers	1	LS	\$2,500.00	\$2,500	
112.6	- Fire dampers	1	LS	\$2,500.00	\$2,500	
112.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$7,280.00	\$7,280	
C1.35 - Exhaust Systems						\$135,345
113	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.					
113.1	- Main School	8,152	m2	\$15.00	\$122,280	
113.2	- Childcare	871	m2	\$15.00	\$13,065	
C1.36 - Specialty Systems						\$0
114	No work required					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1.37 - Support Systems and Works						\$270,690
C1.37.1 - Noise and Vibration Isolation						\$90,230
115	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					
115.1	- Main School	8,152	m2	\$10.00	\$81,520	
115.2	- Childcare	871	m2	\$10.00	\$8,710	
C1.37.2 - Mechanical Wiring and Starters						\$0
116	All starters, motor control centers, line and load side wiring by Electrical Contractor					
C1.37.3 - Balancing and Commissioning						\$180,460
117	The HVAC systems are balanced to design flow rates and equipment placed into prime operating condition via enhanced commissioning practices.					
117.1	- Main School	8,152	m2	\$20.00	\$163,040	
117.2	- Childcare	871	m2	\$20.00	\$17,420	
C1.37.6 - Generator Support						\$0
118	Assume self contained outdoor mounted natural gas generator with integral ventilation system. No mechanical support is required					Info Only
C1.37.8 - Selective Demolition						\$0
	<i>Demolition of existing school building is carried elsewhere in this estimate</i>					By G.C
C1.38 - Miscellaneous Works and General Accounts						\$1,129,000
119	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
119.1	- Main School	1	NO	\$1,031,000.00	\$1,031,000	
119.2	- Childcare	1	NO	\$98,000.00	\$98,000	
TOTAL FOR MECHANICAL - HVAC		1.00	9,023 m2	\$750.75	\$6,774,045	
C1.4 MECHANICAL - Controls						
C1.41 - Controls and Automation						\$721,840
120	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.					
120.1	- Main School	8,152	m2	\$80.00	\$652,160	
120.2	- Childcare	871	m2	\$80.00	\$69,680	
C1.42 - Miscellaneous Works and General Accounts						\$0
121	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	9,023 m2	\$80.00	\$721,840	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
				Total Mech Unit Rate	\$1,114.33	
C2. SERVICES - ELECTRICAL						
<u>C2.1 ELECTRICAL - Service & Distribution</u>						
<u>C2.11 - Main Service</u>						
						\$30,500
122	600A 347/600V main switchboard c/w main and feeder breakers	1	NO	\$28,800.00	\$28,800	
123	Utility meter cabinet	1	NO	\$1,700.00	\$1,700	
<u>C2.12 - Emergency Power</u>						
						\$0
124	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>						
						\$248,133
<i><u>Base Building:</u></i>						
125	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	8,152	m2	\$27.50	\$224,180	
<i><u>Childcare:</u></i>						
126	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	871	m2	\$27.50	\$23,953	
<u>C2.14 - Feeders</u>						
						\$174,144
<i><u>Base Building:</u></i>						
127	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	8,152	m2	\$19.30	\$157,334	
<i><u>Childcare:</u></i>						
128	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	871	m2	\$19.30	\$16,810	
<u>C2.15 - Motor Controls & Wiring</u>						
						\$134,534
<i><u>Base Building:</u></i>						
129	Elevator power connection including line and load side wiring and disconnect switch	1	NO	\$3,700.00	\$3,700	
130	Power connection with line and load side wiring for mechanical equipment	8,152	m2	\$14.50	\$118,204	
<i><u>Childcare:</u></i>						
131	Power connection with line and load side wiring for mechanical equipment	871	m2	\$14.50	\$12,630	
<u>C2.16 - Miscellaneous</u>						
						\$31,581
<i><u>Base Building:</u></i>						
132	Building and technical grounding system	8,152	m2	\$3.50	\$28,532	
<i><u>Childcare:</u></i>						
133	Building and technical grounding system	871	m2	\$3.50	\$3,049	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.17 - Electrical Contractors Overhead</u>						\$105,973
134	Base Building	1	LS	\$96,250.15	\$96,250	
135	Childcare	1	LS	\$9,722.49	\$9,722	
TOTAL FOR ELECTRICAL - Service & Distribution		1.00	9,023	m2	\$80.34	\$724,863
<u>C2.2 ELECTRICAL - Lighting, Devices & Heating</u>						
<u>C2.21 - Lighting</u>						\$857,185
<i>Fixture costs include the supply and installation of fixtures with associated wiring and supports</i>						
<i><u>Base Building:</u></i>						
136	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	8,152	m2	\$95.00	\$774,440	
137	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<i><u>Childcare:</u></i>						
138	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	871	m2	\$95.00	\$82,745	
139	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<u>C2.22 - Branch Devices & Wiring</u>						\$275,202
<i>Device costs include the supply and installation of devices and associated wiring and supports</i>						
<i><u>Base Building:</u></i>						
140	Receptacles and power connections c/w branch wiring	8,152	m2	\$18.00	\$146,736	
141	Lighting control system consisting of devices, panels, conduits, and wires	8,152	m2	\$12.50	\$101,900	
<i><u>Childcare:</u></i>						
142	Receptacles and power connections c/w branch wiring	871	m2	\$18.00	\$15,678	
143	Lighting control system consisting of devices, panels, conduits, and wires	871	m2	\$12.50	\$10,888	
<u>C2.23 - Heating</u>						\$0
144	Power connection to supplementary heating equipment included above				See C2.15	
<u>C2.24 - Electrical Contractors Overhead</u>						\$202,130
145	Base Building	1	LS	\$182,618.17	\$182,618	
146	Childcare	1	LS	\$19,511.83	\$19,512	
TOTAL FOR ELECTRICAL - Lighting, Devices & Heating		1.00	9,023	m2	\$147.90	\$1,334,517

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.3 ELECTRICAL - Systems & Ancillaries</u>						
<u>C2.31 - Fire Alarm System</u>						\$225,575
<i><u>Base Building:</u></i>						
147	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	8,152	m2	\$25.00	\$203,800	
<i><u>Childcare:</u></i>						
148	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	871	m2	\$25.00	\$21,775	
<u>C2.32 - Security System</u>						\$180,460
<i><u>Base Building:</u></i>						
149	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	8,152	m2	\$8.00	\$65,216	
150	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	8,152	m2	\$12.00	\$97,824	
<i><u>Childcare:</u></i>						
151	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	871	m2	\$8.00	\$6,968	
152	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	871	m2	\$12.00	\$10,452	
<u>C2.33 - Communications</u>						\$117,319
<i><u>Base Building:</u></i>						
153	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	8,152	m2	\$9.50	\$77,444	
154	Communication cabling				See Cash Allowances	
155	Data rack c/w backbone cabling	1	LS	\$31,600.00	\$31,600	
<i><u>Childcare:</u></i>						
156	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	871	m2	\$9.50	\$8,275	
157	Communication cabling				See Cash Allowances	
<u>C2.34 - P.A. and A.V System</u>						\$153,391
<i><u>Base Building:</u></i>						
158	Public Address system c/w equipment devices and wiring	8,152	m2	\$12.00	\$97,824	
159	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	8,152	m2	\$5.00	\$40,760	
<i><u>Childcare:</u></i>						
160	Public Address system c/w equipment devices and wiring	871	m2	\$12.00	\$10,452	
161	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	871	m2	\$5.00	\$4,355	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.35 - Miscellaneous</u>						\$207,701
<i>Base Building:</i>						
162	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	8,152	m2	\$3.50	\$28,532	
163	Supply and installation of universal washroom call assistance	3	NO	\$5,780.00	\$17,340	
164	Interspec classroom control panel	41	NO	\$3,400.00	\$139,400	
<i>Childcare:</i>						
165	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	871	m2	\$3.50	\$3,049	
166	Supply and installation of universal washroom call assistance	1	NO	\$5,780.00	\$5,780	
167	Interspec classroom control panel	4	NO	\$3,400.00	\$13,600	
<u>C2.36 - Electrical Contractors Overhead</u>						\$150,680
168	Base Building	1	LS	\$136,249.09	\$136,249	
169	Childcare	1	LS	\$14,430.91	\$14,431	
TOTAL FOR ELECTRICAL - Systems & Ancillaries		1.00	9,023	m2	\$114.72	\$1,035,125
				Total Elec Unit Rate	\$342.96	

D. SITE & ANCILLARY WORK

D1.1 SITEWORK - Site Development

D1.11 - Preparation

<u>D1.11 - Preparation</u>						\$3,597,425
170	Clear and grub site	17,800	m2	\$0.50	\$8,900	
171	Rough grading including cut and fill to achieve desired sub grades	17,800	m2	\$8.00	\$142,400	
172	Site protection and silt fence erosion control (fast fence)	613	m	\$75.00	\$45,975	
173	Construction mud mat (including maintance during construction)	1	LS	\$7,500.00	\$7,500	
174	Allowance for demolition of existing site elements including:	1	LS	\$75,000.00	\$75,000	
174.1	- hard surfaces					
174.2	- soft surfaces					
174.3	- trees					
175	Allowance for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited including:	1	LS	\$3,317,650.00		\$3,317,650
175.1	- Soil Disposal - (Previous building structures along Barrington Avenue, Secord Avenue and Palmer Ave. Cost of disposal for mixed waste is \$130.00 metric tonne)	1	LS	\$2,358,000.00	\$2,358,000	
175.2	- Underground Storage Tanks (\$25,000 per tank)	1	LS	\$50,000.00	\$50,000	
175.3	- GPR (Locate the tanks)	1	LS	\$10,000.00	\$10,000	
175.4	- Environmental Investigations Plus Geo 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	
175.5	- Disposal of Soil Chemical Analysis for O. Reg 406 (Approximately 7073 m3 /200 m3 = 35 plus 7 synthetic leachate analysis)	1	LS	\$16,120.00	\$16,120	
175.6	- Environmental Monitoring and compaction testing (Includes 20 days onsite and additional confirmatory analysis for soil disposal)	1	LS	\$150,000.00	\$150,000	
	- Contingency on items above	25%		\$2,654,120.00	\$663,530	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D1.12 - Hard Surfaces</u>						\$660,225
176	Asphalt paving to parking and laneways including:					
176.1	- heavy duty	1,346	m2	\$95.00	\$127,870	
176.2	- medium duty	1,144	m2	\$75.00	\$85,800	
176.3	- light duty	2,040	m2	\$65.00	\$132,600	
176.4	- Superpave	75	m2	\$125.00	\$9,375	
177	Concrete curbs (straight, curved and flushed)	565	m	\$100.00	\$56,500	
178	Concrete paving to walkways including municipal sidewalk reconstruction & widening to 2.1m along all frontages including removal of existing	1,786	m2	\$125.00	\$223,250	
179	Extra over for ramps	5	m2	\$500.00	\$2,500	
180	Extra over for stairs	7	m	\$500.00	\$3,500	
181	Permeable Unit pavers	33	m2	\$400.00	\$13,200	
182	Line painting to parking lot					
182.1	- standard	57	NO	\$25.00	\$1,425	
182.2	- barrier free	2	NO	\$100.00	\$200	
182.3	- hatching	89	m2	\$45.00	\$4,005	
<u>D1.13 - Improvements</u>						\$292,450
183	Childcare/kindergarten play area including: fencing with gates, hard/soft surfaces, storage sheds	1,260	m2	\$170.00	\$214,200	
184	Seating walls	5	m	\$1,500.00	\$7,500	
185	Ground mounted handrails, assumed galvanized metal	11	m	\$750.00	\$8,250	
186	Sports field equipment including:					
186.1	- basketball nets	2	NO	\$3,500.00	\$7,000	
186.2	- line painting to basketball court	1	LS	\$3,500.00	\$3,500	
187	MOLOCK garbage bins	2	NO	\$10,000.00	\$20,000	
188	Bicycle racks	30	NO	\$900.00	\$27,000	
189	Allowance for parking signage	1	LS	\$5,000.00	\$5,000	
190	Portables					Excluded
<u>D1.14 - Landscaping</u>						\$825,375
191	Seed and topsoil	2,537	m2	\$10.00	\$25,375	
192	Allowance for Artificial turf fields, assumed 100ft x 50 ft	1	LS	\$750,000.00	\$750,000	
193	Allowance for shrubs, plantings, and ground covers	1	LS	\$50,000.00	\$50,000	
TOTAL FOR SITE WORK - Site Development		1.97	17,800	m2	\$301.99	\$5,375,475
<u>D1.2 SITEWORK - Mechanical Site Services</u>						
<u>D1.21 - Water</u>						\$75,000
194	Allowance to provide new incoming water service to building	1	NO	\$75,000.00	\$75,000	
<u>D1.22 - Sanitary</u>						\$75,000
195	Allowance to provide new outgoing sanitary service	1	NO	\$75,000.00	\$75,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	<u>D1.23 - Storm</u>					\$500,000
196	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	
	<u>D1.24 - Natural Gas</u>					\$0
197	New incoming gas service by Enbridge					
	<u>D1.25 - Specialty Systems</u>					\$0
198	No work required					
	<u>D1.26 - Miscellaneous Works and General Accounts</u>					\$0
199	Included in above rates					
	TOTAL FOR SITE WORK - Mechanical Site Services	1.97	17,800	m2	\$36.52	\$650,000
	<u>D1.3 SITEWORK - Electrical Site Services</u>					
	<u>D1.31 - Site - Power</u>					\$56,287
200	Allowance for Utility cabling and connection charge				See Cash Allowances	
201	Transformer concrete pad and grounding	1	NO	\$14,180.00	\$14,180	
202	4-103mm PVC concrete encased PVC ductbank for primary cabling	30	m	\$386.00	\$11,580	
203	3-103mm PVC concrete encased PVC ductbank for secondary cabling	35	m	\$309.90	\$10,847	
204	#300 ruw90 wire in above ductbank	320	m	\$44.00	\$14,080	
205	#1/0 ruw90 ground in above ductbank	80	m	\$17.50	\$1,400	
206	Power and communication connection to exterior pylon sign	1	NO	\$4,200.00	\$4,200	
	<u>D1.32 - Site - Communications</u>					\$23,268
207	2-103mm incoming communications ductbank	65	m	\$227.20	\$14,768	
208	Allowance for exterior mounted CCTV cameras	1	LS	\$8,500.00	\$8,500	
	<u>D1.33 - Site - Lighting</u>					\$116,450
209	Allowance for efficient LED site lighting to be provided throughout	1	LS	\$114,700.00	\$114,700	
210	Exterior lighting controller c/w contactor, photocell, timeclock	1	LS	\$1,750.00	\$1,750	
	<u>D1.34 - Site - Electrical Contractors Overhead</u>					\$28,380
211	Supervision	1	LS	\$6,760.00	\$6,760	
212	Premium time, etc.				N/A	
213	Job set-up, etc.	1	LS	\$14,410.00	\$14,410	
214	Rentals, small tools, etc.	1	LS	\$4,120.00	\$4,120	
215	Permits & inspections	1	LS	\$2,680.00	\$2,680	
216	Insurance	1	LS	\$410.00	\$410	
	TOTAL FOR SITE WORK - Electrical Site Services	1.97	17,800	m2	\$12.61	\$224,385

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D2.1 ANCILLARY WORK - Demolition</u>						
<u>D2.11 - Demolition</u>						
217	Demolish existing building on site and dispose, as budgted by Safetech Environmental Limited	7061	m2	\$97.00	\$684,000	
218	Garbage bins and dumping fees				Included above	
<u>D2.12 - Hazardous Materials</u>						
219	This estimate includes allowances for asbestos abatement and the handling of hazardous materials as budgted by Safetech Environmental Limited including:	1	LS	\$2,161,700.00		\$2,161,700
219.1	- Vinyl Floor Tile	3,716	m2	\$48.44	\$180,000	
219.2	- Drywall Finishes	5,574	m2	\$129.17	\$720,000	
219.3	- Plaster Finishes	3,716	m2	\$215.28	\$800,000	
219.4	- Transite Panels	697	m2	\$161.46	\$112,500	
219.5	- Transite Fume	19	m2	\$215.28	\$4,000	
219.6	- Window Caulking	400	Units	\$250.00	\$100,000	
219.7	- Duct Insulation,	116	m2	\$301.39	\$35,000	
219.8	- Duct Flex Connectors,	12	Units	\$350.00	\$4,200	
219.9	- Fire Doors, 5	5	Units	\$250.00	\$1,250	
219.10	- Mechanical Pipe Fitting Insulation	650	Units	\$45.00	\$29,250	
219.11	- Mechanical pipe Straight Insulation	427	m	\$147.65	\$63,000	
219.12	- Texture Coat,	139	m2	\$269.10	\$37,500	
219.13	- Disposal of the above	1	LS	\$75,000.00	\$75,000	
TOTAL FOR ANCILLARY WORK - Demolition		0.86	7,791 m2	\$365.25	\$2,845,700	

D2.2 ANCILLARY WORK - Alterations

D2.21 - Alterations

220	NIL					
TOTAL FOR ANCILLARY WORK - Alterations		0.00	0 m2	\$0.00	\$0	

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	\$2,541,000	\$2,541,000	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						\$797,081
224	Building permit				Excluded	
225	General Liability and Builder's Risk insurance	1	LS	\$294,500	\$294,500	
226	Labour & Material and Performance bonding	1	LS	\$502,581	\$502,581	
TOTAL FOR GEN. REQ'MENTS & FEES - Gen. Req'ments		1.00	9,023	m2	\$529.66	\$4,779,081

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	\$1,650,000	\$1,650,000	3.5%
TOTAL FOR GEN. REQ'MENTS & FEES - Fees		1.00	9,023 m2	\$182.87	\$1,650,000	
<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	\$2,716,200	\$2,716,200	15.0%
228.2	- Structural		1 LS	\$1,250,400	\$1,250,400	15.0%
228.3	- Siteworks		1 LS	\$1,079,800	\$1,079,800	15.0%
228.4	- Mechanical Services		1 LS	\$1,737,100	\$1,737,100	15.0%
228.5	- Electrical Services		1 LS	\$534,600	\$534,600	15.0%
TOTAL FOR ALLOWANCES - Design & Pricing Contingency		1.00	9,023 m2	\$811.05	\$7,318,100	
<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)		1 LS	\$11,894,400	\$11,894,400	21.2%
TOTAL FOR ALLOWANCES - Escalation Contingency		1.00	9,023 m2	\$1,318.23	\$11,894,400	
<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)		1 LS	\$3,400,000	\$3,400,000	5.0%
TOTAL FOR ALLOWANCES - Construction Contingency		1.00	9,023 m2	\$376.81	\$3,400,000	

Appendix E

2318-TDSB Capital Priorities 2023-2024 Extraordinary Costs

		Second
A Unique Costs		
Building		
A 1	Restricted site area - 3rd floor	\$ 480,000
A 2	Restricted Site Area - Rooftop Program Space - school	\$ -
A 3	Restricted Site Area - Rooftop Program Space - child care	\$ -
A 4	Phasing premium between demo and construction	\$ -
A 5	Premium for conservation of portion of ex building (community centre)	\$ 50,000
A 6	contaminated soils, poor soils, construction dewatering	\$ 2,569,554
Sub-total unique costs - building		\$ 3,099,554
Site		
A 7	Restricted site area - artificial turf field	\$ 581,124
Sub-total Unique Costs- site		\$ 581,124
Sub-Total Unique Costs		\$ 3,680,678
B Municipal / Other Costs		
B Toronto Green Standards (TGS)		
Building		
B 1	Air Quality - Green & Cool Roofs	\$ 1,188,318
B 2	Ecology - Bird Friendly Glazing	\$ 105,000
Sub-total TGS Building		\$ 1,293,318
Site		
B 3	Air Quality - Open & Covered Bicycle Parking and showers	\$ 20,000
B 4	Air Quality - Connectivity & Sidewalk Space	\$ 20,000
B 5	Urban Heat Island Reduction at Grade (high albedo)	\$ 120,000
B 6	Ecology - Tree Protection	\$ 15,000
B 7	Ecology - Tree Planting/Urban Forest	\$ 75,000
B 8	Ecology - Soil Volumes	\$ 120,000
B 9	Stormwater Management	\$ 350,000
Sub-Total TGS Site		\$ 3,306,636
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	\$ 80,000
C 4	Decorative fencing and wood fencing	\$ 77,000
C 5	Superpave asphalt at entrances	\$ 9,000
C 6	Landscaped parking islands	\$ 15,000
E 7	Municipal Servicing City Works Premium - Sanitary & Water & Storm	\$ 225,000
Sub-total City Site		\$ 606,000
Sub-Total Municipal / Other Costs - Building		\$ 1,508,318
Sub-Total Municipal / Other Costs - Site		\$ 3,912,636
Sub-Total Municipal / Other Costs		\$ 5,420,954

Appendix F

Secord ES Replacement 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	