

December 20, 2023

Dear Parents/Guardians/Caregivers:

The Hodgson project team and staff would like to provide the school community with an important update regarding the anticipated timeline for the completion of Hodgson's school renovations and addition. Despite best efforts, the project has encountered delays during the Site Plan Approval and Ministry of Education approval processes. This was communicated during a project update meeting with the School Staff and Trustee this past Friday, December 15th, 2023. They requested that this new information be promptly shared with the community.

Several months ago, TDSB submitted for the Approval to Proceed (ATP) to the Ministry of Education, a necessary requirement prior to tendering the project. TDSB had anticipated receiving approval in November 2023, however, the Ministry recently advised that ATP will not be released until January 2024. On a positive note, we have received Notice of Approval Condition from the City for Site Plan Approval, which will allow the City to issue the building permit.

As a result of these approval delays, the tender for both the demolition of 1960's section of the building and construction of the new addition will be issued later than we had hoped. Construction is anticipated to commence in the Spring of 2024, and as noted in previous communications, will require a minimum of 20 to 22 months to complete the project, barring any unforeseen issues encountered during construction. Unfortunately, this will push back the projected re-opening of Hodgson to September 2026, with construction finishing in the summer of that year. We will continue to seek opportunities to shorten this time frame.

During this time the school will continue to operate from its relocation site at Vaughan Road. We understand that this news is disappointing, especially for our students, parents, and staff who are eagerly anticipating the completion of school renovations. We want to assure you staff continue to be committed to supporting students and families throughout this transition.

While there have been delays in the approvals process, our construction team has made progress on the heating and ventilation upgrades required to facilitate the capital project. This progress is identified below.

Progress of Work on Site

- The existing building heating and ventilation system upgrades are nearing completion. The associated mechanical unit start-ups and commissioning are anticipated to be complete by the end of January 2024.
- Conversion of the existing heating plant from steam to hot water is ongoing and

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anticipated to be completed by the end January 2024. New boilers have been installed and start-ups/commissioning are commencing.

- Replacement of the existing Air Handling unit is ongoing. The new unit has been installed, with start-ups/commissioning commencing shortly.

Status of Approvals and Associated Timelines

- Official Notice of Approval Conditions (NOAC) for Site Plan were received in December 2023 from the City.
- Initial application for building permit was submitted on October 12, 2023, and is currently under review with the City of Toronto.
- The General Contractor (GC) Pre-Qualification process has been completed and six qualified GC firms have been shortlisted to bid.
- Construction start is projected to be in Spring 2024 with a targeted occupancy in Summer of 2026. This is contingent on obtaining the necessary City of Toronto and Ministry approvals.

Progress of Work at Vaughn Road Academy

- The refurbishment of the pool is continuing. Due to supply chain issues delaying the procurement of mechanical equipment, the current turn-over date has been pushed to March of 2024. The pool is scheduled to be filled beginning of February 2024 which will allow final commissioning and “Toronto Public Health” inspection/approval.
- The new rooftop mechanical unit for the gymnasium will be completed by end of January.

In the new year, you can expect to learn more about the progress as we will share project updates through Principal Bozzo for the school community on a regular monthly basis or as they become available. Information is also available at

<https://www.tdsb.on.ca/About-Us/Facility-Services/Capital-Projects/Hodgson-Middle-School>.

On behalf of the staff of TDSB Facility Services, we would like to wish everyone a safe and happy holiday season, and we thank you for your ongoing support and understanding as we navigate the hurdles related to major construction works.

Sincerely,



Maia Puccetti, M.Arch., OAA
Executive Officer, Facility Services and Planning, Toronto District School Board