



York Memorial Collegiate Institute: Reconstruction Update

To: Finance, Budget and Enrolment Committee

Date: 8 June, 2022

Report No.: 06-22-4343

Strategic Directions

- Create a Culture for Student and Staff Well-Being
- Provide Equity of Access to Learning Opportunities for All Students

Recommendation

It is recommended that the York Memorial Collegiate Institute: Reconstruction Update report be received.

Context

The purpose of this report is to provide an update on the restoration and rebuilding of York Memorial Collegiate Institute (YMCI). The original YMCI facility caught fire in May 2019. The fire partially destroyed in the main section of the building and severely damaged the adjacent wings. This included destruction of the existing auditorium and third floor along with extensive water damage in the portions of the building that remained standing. Active intervention was immediately required to avoid total loss of the building. Given the nature of damage – the building has effectively been gutted – there has not been an opportunity to pause remediation and construction activity without risking the full loss of the remaining structure.

Following the fire, a determination was made that tearing down the existing structure and building a new school was not possible due to the Heritage Designation of this site. It was confirmed in the early stages of the post-fire review that the reinstatement of YMCI would largely be paid for through the Insurance Settlement.

In 2021, TDSB Planning concluded the process of consolidating George Harvey CI and York Memorial CI as one facility located in the rebuilt YMCI building. This would create a school with a 1300 pupil place capacity. A Business Case supporting this initiative for

a combined school was submitted to the Ministry in May 2021. In January 2022, the Ministry approved an \$11 M. Capital Priorities Grant along with approved use of \$14 M of Proceeds of Disposition (POD) funding to support the building of additional pupil places.

During this time, both design and construction activities have continued on the site – acknowledging this expanded mandate. The building has been stabilized, cleared and remediated under the auspices of an Emergency mandate. Both the consulting team and the General Contractor were approved by the former Director and Associate Director as Sole source vendors, as they were recommended and intended to be primarily funded by the insurers. This site continues to be active with both design and construction initiatives moving forward.

Reconstruction of the building is currently in progress – based on a school accommodation program provided by TDSB Planning, to support a 1,300 pupil place Secondary School, which will also include specialty program areas and technical shops associated with George Harvey CI.

A Facility Space Template (FST) based on the Ministry format has been completed, indicating the functional program and space needs in the new consolidated building. The FST has been submitted to the Ministry for approval and is currently under review by Ministry Staff. This is seen as a critical first stage in the Ministry approvals process.

The building plan works within the original building envelope and footprint. No additions are foreseen as part of the reconstruction. The adjacent administrative buildings, 2 Trethewey and the Annex will be converted to provide additional school-use spaces. The Annex will be rebuilt within the same footprint to create two of the new technical program spaces for the school.

The initial restoration work which started in February 2020, focused on the safe removal of interior finishes and salvageable Heritage artifacts, systems and assemblies affected by the fire and related water damage. This work is now complete. Initial construction focused on the reinstatement of the roof structure which is critical to reinstating a weather-tight building envelope. The building is now protected from the elements and environmental testing is in progress to certify the site as ready for the re-build.

The overall project goal is to reinstate YMCI and create the larger, consolidated school. The project is currently divided into 3 phases:

Phase 1: on-going remediation, Heritage stabilization & reconstruction necessary to maintain stability and to prepare the site for future work. This scope of work is funded by the Insurance Settlement.

Phase 2: reconstruction of the original YMCI school building, including Heritage elements. This includes rebuilding the auditorium. This scope of work is largely

funded by the Insurance Settlement – with augmented scope for additional program area initiated by TDSB (that will be funded through the approved Capital Grant) This includes the conversion of two existing courtyards into enclosed atriums as well as new vestibules at east and west main entrances.

Phase 3: expansion of the school to accommodate the consolidation will be funded from the Capital Priorities grant and POD. This involves the conversion of the 2 Trethewey and Annex administrative buildings that are part of the YMCI complex to academic space. This will require the relocation of administrative staff prior to the start of construction. Also, the fourth floor of the 2 Trethewey building is not required as academic space and will retain an administrative function. This portion of the work is outside the purview of insurance and is governed by Ministry submission requirements. The TDSB is attempting to combine the work into the Phase 2 construction scheduling in order to reduce project time delays and take advantage of construction efficiencies.

Design work is in progress for Phase 2 and 3 with the view of combining program accommodation with improved accessibility and overall building performance. There have been several meetings with the staff and the administrative leads at both schools regarding the design and re-instatement of the building, and the consolidated program needs. Further meetings are planned for the fall of 2022 as the design development nears completion.

Action Plan and Associated Timeline

As noted above, this project has been under demolition and reconstruction since the fire. Given the fragile condition of the post-fire building, it was imperative that the rebuilding process, both design and reconstruction, continue without impediment to avoid deterioration of remaining building elements. Furthermore, although TDSB insurers have been very understanding, they have stressed the importance of maintaining momentum and avoiding any delays. As a result, a fast-track, sequential design and construction approach has been implemented. TDSB is reviewing the process of staged construction through sequential Tender packages through a Construction Management approach (CCDC5B contract form) and reconciling this to the EDU approvals process required for the Phase 3 portion of work funded through the Capital Grant and POD.

To facilitate and support the progress of the reconstruction, the Insurer has retained the project management services of EllisDon. EllisDon has started by initiating a review of the project to date and they will provide both their assessment and recommendations to the Insurers and TDSB by June 2022. Based on the review and recommendations, TDSB and the Insurer select the range of services and cost-sharing for EllisDon's continued project management role. The current goal is to finish both Phases 2 and 3 together – allowing the combined GHCI and YMCI schools to move together into a complete, refurbished facility. The anticipated completion date is tentatively in 2025

Resource Implications

As noted above, majority of the project costs will be funded through insurance settlement.

Based on the preliminary construction Class D cost estimate from Integricon from April 20, 2022, the phase 1 and 2 costs are anticipated to range from \$51.2M to \$56.1M, in addition to \$4.6M in consultant fees and soft costs. The Phase 3 costs are anticipated to range from \$22.2M to \$25.2M, in addition to \$2.1M in consultant fees and soft costs.

Also, due to the Heritage component, the construction value of the Phase 2 project is difficult to confirm currently. The TDSB is adding additional features that were not in the original YMCI building. As a result, the apportioning of these costs is currently under review by the Insurers' cost consultant, JS HELD. The Phase 3 project will also be reviewed by a separate cost consultant retained by the TDSB to provide the Class A estimate (based on 85% complete tender documents) and subsequent reporting to the Ministry for 'Approval to Proceed' (ATP). As mentioned, this additional requirement does provide a challenge, including tendering and performance efficiencies to minimize delays and reduce costs, to undertake Phase 2 and 3 on a sequential basis.

The construction costs noted above are estimated at a preliminary Order of Magnitude level. A Class C cost estimate is expected by mid-June 2022. It should also be noted that final cost allocations will continue to be resolved between the Insurer and TDSB based on discussions of 'Like Kind & Quality' allocations and the Insurer's position that they are responsible for restoration to pre-fire condition plus Ontario Building Code and other statutory obligations, in particular, the Ontario Heritage Act, and oversight by the City of Toronto Heritage Preservations Services Department to which the TDSB has been working with immediately following the fire.

The funding for this project will come from three key sources: insurance proceeds, capital priorities grant and proceeds of disposition. The Ministry has approved \$11.1M in capital priorities funding and use of proceeds of disposition of \$14.0M. The value of the insurance settlement is still currently under negotiation but will be based on the project costs identified by the General Contractor outlined above. Based on preliminary discussions, the insurance proceeds are currently estimated to be in the area of \$62.0M based on the Class D estimate.

As negotiations with the insurer are still ongoing, staff will provide a follow up report if the uninsured shortfall exceeds this amount, or if the use of additional POD is required to fund the shortfall.

Construction will continue to move forward during the insurance settlement negotiations. Given the current construction environment with respect to project materials and

equipment increases, TDSB will be responsible for any project shortfall resulting from market price fluctuations until the final resolution of the insurance settlement.

Communications Considerations

Discussions with the Community and Trustee will continue with the start of active construction work. A subsequent report seeking Sketch Plan approval will be submitted to the Board in the fall 2022 with information and regular updates to be posted on the Board and school's website.

Board Policy and Procedure Reference(s)

N/A

Appendices

- Appendix A: Project Layouts & Drawings

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