



Design Consultant Contract Award – Classroom and Childcare Addition to David Lewis Public School

To: Finance, Budget and Enrolment Committee

Date: 15 February, 2023

Report No.: 02-23-4486

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Allocate Human and Financial Resources Strategically to Support Student Needs
- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

Recommendation

It is recommended that the Consultant Contract for the design of a 6-classroom addition, a 5-room childcare and the retrofit of two existing childcare spaces into two classrooms at David Lewis Public School be awarded to the firm of *Weiss Architecture & Urbanism Limited* for a fixed fee of \$345,760 be approved.

Context

David Lewis Public School (DLPS) is a Junior Kindergarten (JK) to Grade 8 school with a capacity of 337 pupil places with a current total school population, including portables, of 357 students and two childcare rooms. The proposed 6-classroom addition will increase capacity to 521 pupil places. Located near the intersection of Birchmount Road and McNicoll Avenue, the school building occupies a 4.99 acre, 20,194 metre square (m²) site relative to its facility size of 39,896 square feet (sf) /3,706m². The school has 6 existing portables on site which will be removed after the addition is completed.

A business case for the addition of 8-classrooms was submitted to the Ministry of Education (EDU) and was approved under the 2019-20 Capital Priorities Grant program. Following the approval, the City of Toronto and Toronto Children's Services indicated that this is an area of the city where additional subsidized childcare spaces

are required and indicated the need to expand the childcare from the current pre-school aged program to include infants (one room) and toddlers (two rooms).

Following this request, the EDU completed an additional review of the business case and provided additional funds under the 2020-21 Capital Priorities Grant program to support the 8-classroom and 3-room childcare addition. TDSB staff completed an initial concept “fit-test” study and determined that for operational and program efficiency, it would be advantageous to locate all the childcare spaces together, rather than have the three new childcare rooms located at one end of the building, with the other two existing rooms on another side of the building. This change also responded to the school’s concern regarding security and managing access to the building.

TDSB Staff consequently issued a scope change to the EDU for a 138-pupil place addition and the retrofit of existing two childcare spaces to add 46 pupil places as well as a 5-room childcare addition. The EDU approved the scope change on July 28, 2022 and the Facility Space Template on August 12, 2022.

Action Plan and Associated Timeline

The scope and details of the proposed addition to David Lewis Public School was communicated through a Request for Proposal (RFP). Six architectural firms responded to the RFP posted by Purchasing on the Bids & Tenders platform.

It is recommended that *Weiss Architecture & Urbanism Limited* as the highest scoring proponent be awarded this project, based on the submitted bid of \$345,760.

The intended completion occupancy date for the project is September 2027. The project is proceeding through the stages of the capital projects delivery plan which includes the Site Plan Approval process of the City of Toronto, which may affect the overall timeline.

Resource Implications

The project is funded through the approved 2019/2020 Capital Priorities Grant program.

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| EDU Capital Priorities funding – Classroom Addition: | \$ 3,121,011 |
| EDU Child Care Capital funding – 5-Room Addition: | \$ 2,727,597 |
| Total Identified Capital Funding (total Project Funding): | \$ 5,848,608 |

The approved funding does not include provisions for any interior renovations of the existing school beyond reasonable measures to tie the classroom addition to the existing mechanical, electrical, communication and life safety systems. It is anticipated that other improvements to either the building or site will be funded through School Condition Improvement (SCI) initiatives.

Communications Considerations

Staff will present the school redevelopment concept at community meetings.

A community update on the current project status will be included on the Capital Projects website.

Board Policy and Procedure Reference(s)

Not Applicable

Appendices

Not Applicable

From

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