



## **Design Consultant Contract Award – Podium Elementary School & Exterior Play Space Design Guidelines and design of new podium school for Sugar Wharf Public School**

**To:** Finance, Budget and Enrolment Committee

**Date:** 1 June, 2023

**Report No.:** 06-23-4552

### **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 to the firm *CS&P Architects Inc.* for a fixed fee of \$835,000 for the development of the TDSB Podium School Design & Exterior Play Space Guidelines and the design of a fully integrated school in a mixed-use condo development to serve the new community at Lower Yonge Precinct in Ward 9 be approved.

### **Context**

The Sugar Wharf Public School will serve the Lower Yonge Precinct, which is an emerging mixed-use community situated along Toronto's central waterfront. In 2016, Waterfront Toronto and the City of Toronto completed studies for the Lower Yonge Precinct Plan, which established the planning requirement for urban design and community infrastructure. Staff from the TDSB Planning Department participated in this comprehensive planning study and determined that a new elementary school is required to accommodate the proposed population density and intensification planned for the area.

In planning for an elementary school, multiple potential locations and approaches were considered by the TDSB. With rising real estate prices and scarcity of large parcels in

the area, it was extremely difficult for TDSB to acquire adequate land to accommodate a traditional standalone building in the Lower Yonge Precinct. After these considerations, Toronto Lands Corporation (TLC) initiated the alternative approach of forming a partnership with an existing developer to build a school in a podium of the building, with access to playground space in the podium and city park.

On November 18, 2021, the Ministry of Education (EDU) approved \$44,000,000 in Capital Priorities funding for the purchase of the condo strata and school fit up, for a new JK-8 school with 455 pupil places at Lower Yonge Precinct, now known as Sugar Wharf Public School.

The first phase of this project is to develop the TDSB Elementary Podium School Design & Exterior Play Space Guidelines, which will inform the Sugar Wharf school interior design and exterior play areas along with providing standards and guiding principals for future vertical school developments. The Architect will consult with a working group including key TDSB and TLC stakeholders. Phase two of the project is to design the fully integrated elementary school and play area on the third floor of the Menkes Sugar Wharf Condo development.

## **Action Plan and Associated Timeline**

The scope and details of the proposed Sugar Wharf Public School was communicated through a Request for Proposal (RFP). 12 architectural firms responded to the RFP posted by Purchasing on the Bids & Tenders platform.

The evaluation committee consisted of the Manager of Capital Project Development and Community Consultation, the Manager of Capital Project Delivery, and the Design Coordinator. The evaluation process consisted of 4 criteria: Phase 1 Project Experience – Study and Analysis, Phase 2 Project Experience - Design and Construction, fees, and the interview. The highest scored proponent was invited to an interview evaluated by the evaluation committee, and observed by Purchasing Staff and the Trustee. The Superintendent of Education was also invited to attend as an observer in the interview.

It is recommended that *CS&P Architects Inc.*, as the highest scoring proponent, be awarded this project based on the submitted bid of \$835,000.

The intended completion occupancy date for the project is September 2028/2029, based on the condo development timelines. The project is proceeding through the stages of the capital projects delivery process and is subject to the completion and permitting of the base building.

## **Resource Implications**

The project is funded through the approved 2022/2023 Capital Priorities Grant program.

Projected purchase price for school space as negotiated by TLC:	\$35,475,000
Funding for interior and exterior play area (Design and Construction):	\$ 8,525,000
<b>Total Identified Capital Funding Available (Total Project Funding):</b>	<b>\$44,000,000</b>

The approved funding does not include provisions for the shared use of city park and site improvement to accommodate the school at grade. This will be reviewed in coordination with the City and additional funding will be requested from the EDU later in the project.

## **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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