



## **York Memorial Collegiate Institute: Project Update**

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

**Date:** 1 June, 2023

**Report No.:** 06-23-4554

### **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 Project Update report provided as additional information regarding the status of work 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 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 stabilize the structure and avoid total loss of the building. The initial restoration work, which started in February 2020, focused on the safe removal of interior finishes, salvageable Heritage artifacts, and systems and assemblies affected by the fire and related water damage. In consultation with the TDSB and the insurers, a team of consultants was assembled along with the general contractor Integricon to begin the emergency work to stabilize and remediate the damaged building.

Taylor Hazel Architects (THA) have extensive experience in the conservation and restoration process, as well as the project approvals process established by Heritage Preservation Services for the City of Toronto. Integricon is a general contractor that was brought in by the insurer for the initial and extensive fire remediation work and has both restoration and new build experience.

In May 2021, the TDSB presented a business case to the Ministry of Education (EDU) that proposed the consolidation of YMCI and George Harvey CI. Capital Priorities funding was approved in January 2022 and the overall project goal has been expanded to accommodate up to 1300 pupil places, along with adding the specific program features unique to George Harvey CI.

In September 2022, the Board approved a report to extend the contracts with the consultants and the general contractor, to incorporate the next phases of the rebuilding of the facility.

The project is currently divided into 3 phases:

**Phase 1:** On-going remediation and Heritage stabilization and reconstruction necessary to maintain stability and to prepare the site for future work. This scope of work is covered and funded by the Insurance Company.

**Phase 2:** Reconstruction of the original YMCI school building, including Heritage elements. The majority of this scope of work is covered and funded by the Insurance company with additional program areas initiated by TDSB to be funded through the approved Capital Priorities grant and Proceeds of Disposition (POD). This includes any improvements related to school Program Accommodation outside of Insurance coverage within the original YMCI school footprint.

**Phase 3:** Expansion of the school to accommodate the consolidation of YMCI and George Harvey CI, which will be funded from the Capital Priorities grant and POD. This involves the conversion of the 2 Trethewey and Annex administrative buildings, which are part of the YMCI complex, to academic spaces. This will require the relocation of administrative staff prior to the start of construction, which is anticipated to begin in January 2024. This relocation project is already under way and is being lead by the Design & Renewal team with support from TDSB Planning.

The conversion of 2 Trethewey and Annex is outside the purview of the Insurance Company and is governed by EDU submission requirements. The overall scope of project work was submitted to the EDU in October 2022 as a preliminary Approval to Proceed (ATP) package. The final ATP submission is anticipated in June 2023 with a third-party cost report.

## **Current Status**

**Site and Construction:** The building has been stabilized, cleared, and remediated under the direction of the initial Insurance Company's vendors and continued under the instructions of the Sole Source form signed in June 2019 under the emergency works mandate. Phase 1 construction is ongoing.

**Approvals:** This project does not require Site Plan Approval from the City of Toronto. The site is governed by a Heritage Designation. The consultant team have submitted a Heritage Conservation Plan with Toronto Heritage Preservation Services (THPS) and a Heritage Permit has been approved.

There is a Building Permit in place for Phase 1 construction.

Phase 2 & 3 Building Permit application has been submitted. Meetings have been held with the city to obtain sequential Permits for work to expedite activity on site.

**Design:** The original YMCI building is being designed to be reconstructed with improvements such as barrier free accessibility and modernized building systems, while reinstating heritage elements. The Trethewey and Annex buildings are under design to be heavily renovated and rebuilt to current TDSB standards. After construction completion, all three building wings (original YMCI, Trethewey and Annex buildings) will function as one integrated modern facility. THA was retained as the Architect along with the various engineers as consultants for Phases 2 and 3 to maintain the continuity between all three phases. Additional consultants have been brought onto the project to support the consultant team for an optimal school design. The team is preparing construction documents for an anticipated tender at the end of 2023. The updated design has been presented to school staff, school community, and the TDSB program leads with structured working sessions for academic input into the design.

**Next Steps:** Although Integricon has been retained as a general contractor for the Phase 1 work, through a CCDC-2 Stipulated Sum construction contract, the Phase 2 and 3 work will be tendered in a competitive bidding process to engage a new General Contractor. In addition to retaining both THA and Integricon, the insurer recommended engaging EllisDon as the project manager for all phases, to provide overall project coordination and master scheduling support to the architect, constructor, Insurance Company and TDSB. Although the insurer is covering most of the restoration costs in Phase 1 and 2, TDSB, as the owner of the property, is required to sign contracts with all project vendors.

In September 2022, the Board approved extending the contracts with the consultants and the general contractor, to incorporate the next phase of the rebuilding of the facility.

The following are the primary vendors engaged on this project.

- **Architect: Taylor Hazel Architects (THA)**

Role: The Architectural and Engineering team will continue with the design and contract administration for the Phase 1 extended work. A fixed fee is under review that includes design and contract

administration based on a single CCDC-2 Stipulated Sum construction contract for all Phase 2 and 3 work.

Contract type: Fixed Fee design contract, currently under review, based on the Royal Architectural Institute of Canada (RAIC) Doc 6.

- **Integricon as General Contractor - Phase 1**

Role: This is a direct extension of the original Emergency Work, which includes stabilization and remediation of the original structure immediately after the fire. This part of the work is seen as necessary to prepare key areas of the remaining structure for Phase 1 work.

Contract Type: CCDC-2 Stipulated Sum construction contract with Integricon for Phase 1 as the General Contractor. This has been executed between the TDSB and Integricon, with agreement by the Insurer.

- **Future General Contractor – Phases 2 & 3**

TDSB no longer sees a benefit in the Construction Management approach originally proposed for this portion of construction. A typical stipulated sum contract will be in place to simplify the approval and tendering process. The project team is currently initiating a Pre-qualification process to identify eligible General Contractors to participate in the tender. As per the typical Capital Project process, the project will be tendered once the EDU gives the Approval to Proceed to tender.

Contract Type: CCDC-2 Stipulated Sum construction contract with new General Contractor for Phase 2 and 3.

- **EllisDon as the Project Manager**

Role: The Project Manager is the TDSB's representative to provide overall project management for all phases of the work from design to occupancy as the day-to-day monitor of project activity, critical on a fast-track project where both design and construction happen concurrently.

Contract type: Fixed fee contract for Project Management services.

## **Action Plan and Associated Timeline**

This project has been under demolition and reconstruction since the fire in 2019. The Insurers 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 for all phases of the project.

The TDSB will report on project cost and overall development to the EDU as part of the standard ATP process. An initial cost summary was submitted in August 2022 to the EDU. A more detailed cost consultant report will be provided in June 2023

The current goal is to complete both Phases 2 and 3 together, allowing the combined YMCI and George Harvey CI schools to move together into a complete, renewed facility. The anticipated completion date is Summer 2026, subject to timely receipt of City Building Permits, EDU approvals, and construction market conditions. A further update will be provided in the fall of 2023.

### **Resource Implications**

The funding for this project will come from three key sources: insurance proceeds, Capital Priorities grant, and POD. The value of the insurance settlement is still currently under negotiation and will be finalized later in the project.

The preliminary combined project cost estimate for Phase 1 and 2, as per cost estimates by Integricon in January 2023, is \$82,464,393, including soft costs, design and construction contingencies, and an allowance for escalation and market fluctuations. These estimates will be refined as the project design and specifications are finalized. The majority of Phases 1 and 2 are funded by the insurance.

The estimated project costs for Phase 3, which is the work required to create new pupil places as well as program space primarily in the Annex and Trethewey buildings, is \$30,700,000, which includes fees, permits, design and construction contingencies, and allowances for escalation as noted above. The EDU has approved \$11,100,000 in Capital Priorities funding and use of proceeds of disposition of \$14,000,000. This shortfall will be further refined and will be submitted to the EDU in the upcoming ATP submission in June 2023. It is anticipated that the next report to Board will be in early 2024, following EDU ATP, a concluded project tender and a recommendation to award a construction contract for all remaining phases of work.

The preliminary estimated total project cost for all three phases including consultant fees is \$119.7M. Most of these costs will be funded through the Insurance company. As outlined in the Table below, a risk contingency allowance in the amount of \$6.5M has been added to the estimated total project budget to cover potential budget shortfalls and market fluctuations.

<b>Insurance Reconstruction (Phases 1 and 2)</b>	<b>Estimated Amounts</b>
Construction Cost Estimate from Integricon	\$52,000,000
Contingencies + allowance for escalation & market fluctuation	\$20,529,265

Consultant Fees & Other Soft Costs incl, Permit & Allowance	\$ 7,931,100
Project Management – Ellis Don	\$ 2,004,028
Sub-Total	<b>\$82,464,393</b>
<b>Capital Project (Phase 3)</b>	
Construction Cost Estimate from Integricon	\$ 17,554,084
Contingencies + allowance for escalation & market fluctuation	\$ 8,798,257
Consultant Fees & Other Soft Costs incl, Permit & Allowance	\$ 3,551,900
Project Management – Ellis Don	\$ 858,869
Sub-Total	<b>\$ 30,763,110</b>
<b>Total - Estimated Project Cost (Phase 1, 2, and 3)</b>	<b>\$113,227,503</b>
Risk Contingency – Estimated Project Shortfall	\$ 6,500,000
<b>TOTAL</b>	<b>\$119,727,503</b>

The Insurer is providing a funding contribution to the project based on a 'Like Kind and Quality' metric to reinstate the original YMCI building. This is based on the pre-existing conditions that existed ten-minutes before the fire, with allowances for required compliance to current Ontario Building Code and other authorities. The TDSB has acknowledged that there are areas where current program accommodation requirements may result in additional scope beyond this allocation. The TDSB's proportional share will be clarified as negotiations continue with the insurer and more detailed costs estimates are undertaken when the design and specifications are further developed.

## Communications Considerations

Discussions with the Community and Trustee will continue throughout the project design and construction phase. Regular updates will be provided on the Board and school's website. The Board will be updated on the YMCI project status, budget, and tendering activities as new information becomes available.

## Board Policy and Procedure Reference(s)

Not applicable.

## Appendices

- Appendix A: York Memorial CI Progress Floor Plans

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