



## **Program and Sketch Plan Approval – Right-Sizing and Building Addition to Kâpâmahchakwêw - Wandering Spirit School**

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

**Date:** 22 January, 2020

**Report No.:** 09-19-3731

### **Strategic Directions**

- 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 program and sketch plan approval for the right-sizing and building addition to Kâpâmahchakwêw - Wandering Spirit School be approved.

### **Context**

The Kâpâmahchakwêw - Wandering Spirit School, formerly First Nations School of Toronto was relocated to the former Eastern Commerce Collegiate Institute building in January 2017. The school currently serves students from junior kindergarten to grade 11 and will expand to grade 12 by September 2020.

Currently, Kâpâmahchakwêw - Wandering Spirit School shares the building with the Urban Indigenous Education Centre, Subway Academy II Alternative Secondary School, Deaf and Hard of Hearing Special Education Staff, TDSB Pay Equity Staff, Care, Treatment, Custody and Corrections (CTCC) Programs - formerly referred to as Section 23, Library, Museum and Archives, Jones Avenue, Adult ESL, Creative Pre-School and an EarlyOn Centre. Kâpâmahchakwêw - Wandering Spirit School continues to grow and requires additional space; as a result of this, some of the other groups are being moved to other school locations.

Over the years, Kâpâmahchakwêw - Wandering Spirit School has had many additions to accommodate the rapid growth of students. These additions have created tight corridors, hidden stairwells and travelling distance issues.

The right-sizing and building addition at Kâpâmahchakwêw - Wandering Spirit School will eliminate all the inefficient spaces and create a barrier free functional entrance area, new assembly hall and a double gymnasium.

This accommodation plan was submitted as a business case to the Ministry of Education (EDU) in September 2017 and approved in March 2018.

## Action Plan and Associated Timeline

The project was awarded to the architectural firm, MC Architects in September 2018. The schematic drawings have gone through many design meetings with the Core Design Team (CDT) and New School Review Team (NSRT). A meeting with sign-offs will be held during the 2019/2020 school year. (Design layouts are attached in Appendix B).

The right-sizing and building addition at Kâpâmahchakwêw - Wandering Spirit School is anticipated to start during the spring of 2021, with a projected completion date of December 2022. Start and finish dates dependent on obtaining City of Toronto site plan approval, building permits and final funding commitments from EDU.

## Resource Implications

The project is funded through the approved 2017/18 Capital Budget Plan, EDU Capital Priorities. The total allocated funding for the school is \$11,513,306.

<b>Capital Funding</b> – Available to Wandering Spirit School	
\$ 8,866,411	EDU Capital Priorities Funding (2018)
\$ 2,117,516	EDU Capital Priorities Funding – Childcare (2018)
\$ 529,379	EDU Capital Priorities Funding – EarlyON (2018)
<b>\$11,513,306</b>	<b>Total Capital Funding</b>

<b>Current Cost Estimate</b> , refer to Appendix C – Consultant Cost Evaluation	
\$ 8,380,000	Estimated Construction Cost
\$ 1,320,000	Demolition and Abatement (extraordinary item)
\$ 400,000	Toronto Green Standards (extraordinary item)
<b>\$ 10,100,000</b>	<b>Total Construction Cost</b>
\$ 419,000	Construction Contingency
\$ 2,103,800	Soft Costs
<b>\$ 12,622,800</b>	<b>Total Estimated Project Cost</b>

<b>Total Project Shortfall / Overage</b>	
\$11,513,306	Total Capital Funding
\$12,622,800	Total Estimated Project Cost
<b>\$ -1,109,494</b>	<b>Total Projected Shortfall</b>

The architect has evaluated the design and has identified a shortfall of \$1,109,494, of which \$1,720,000 has been identified as potential extraordinary items for demolition, abatement and Toronto Green Standards. The extraordinary items will be requested from the EDU separately for additional funding. The consultant team will also perform value-engineering to reduce the cost leading to the 85% submission to EDU for Approval to Proceed (ATP) to project tender.

## **Communications Considerations**

Staff has presented the school redevelopment concept at community meetings.

## **Board Policy and Procedure Reference(s)**

N/A

## **Appendices**

- Appendix A: Program/EDU Space Template
- Appendix B: Site Plan and Building Plans
- Appendix C: Schematic Design Cost Summary

## **From**

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