



Update on Extraordinary Costs for Davisville JPS and Spectrum Alternative Senior School

To: Finance, Budget and Enrolment Committee

Date: 20 April, 2020

Report No.: FBEC: 04-20-3872

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 update on additional extraordinary costs for the Davisville replacement Junior Public School be received.

Context

The purpose of this report is to inform the Board of a significant additional construction cost claim for the Davisville Junior Public School and Spectrum Alternative Senior School replacement project. The claim presented is higher than allocated contingencies and in accordance with our new accountability protocols: the Capital Projects team is updating the Board on these additional costs.

The additional costs identified are associated with unknown below-grade conditions encountered during excavation and foundation work. The additional costs are also a result of phased work along the easterly property line which allowed for an adjustment to a pre-existing easement with the owners of 68 Davisville Avenue, the neighbouring property to the east. The costs have been reviewed and verified by the consultant team

and are found to be valid. Preliminary costs related to the expropriation were previously identified in separate reports to Board in April and September 2019.

This report also identifies the course of action taken by TDSB in reaching out for additional funding to cover these costs. The Capital Projects team has submitted all costs to the Ministry of Education (EDU) as extraordinary conditions and therefore they are eligible for consideration for additional capital funding from the EDU. It should also be noted that the TDSB has partnered with the City of Toronto on this site to facilitate the development of a Community Aquatic Centre at a future date. These additional project costs have been identified to the City to determine what portion, if any, is attributable to the City as per the Shared Use Agreement negotiated between the City and Toronto Lands Corporation.

Davisville Replacement Junior Public School – Request for Extraordinary Costs

TDSB is requesting additional funding approval from the EDU and the City to contribute to the additional costs identified below.

Request for Extra Item No. 1: Concealed conditions

- Unforeseen below-grade conditions, discovered during construction - requires excavation, removal, disposal of material and backfill not anticipated in the initial scope of work. This includes additional shoring and stabilization to maintain a safe site.
- Costs related to concealed soil conditions - include removal of below-grade contaminated soils discovered during construction, not anticipated in the original scope of work. Associated costs with concealed soil conditions also include excavation, removal and disposal of contaminated material and backfill as per the geotechnical consultant's directions as well as costs of removal of foundation remnants of an old house discovered during construction.
- Item no. 1 Concealed soil conditions is: \$ 1,614,600

Request for Extra Item No. 2: 68 Davisville

- Costs associated with the delay caused through negotiations with owners of 68 Davisville Ave. regarding access agreements and the re-negotiation of a pre-existing access easement. The protracted discussions forced a phased approach to the shoring and foundation, resulting in impact to schedule, construction access, and remobilization of trades and equipment rentals.
- This delay prevented the contractor from being able to complete the superstructure and achieve a weather tight enclosure per the original schedule. This loss of efficiencies resulted in additional costs that were not anticipated. In addition, this required the excavation to begin at the west end, and created

additional excavation costs as they were unable to use the future ramp for parking to access the excavation.

- Item no. 2 Davisville access easement is: \$ 3,427,150

Action Plan and Associated Timeline

The project received TDSB Board Program and Sketch Plan Approval in February, 2018 (FBEC Report, 01-18-3314, 24 January, 2018) and

The Project received TDSB Construction Tender Award Approval in October, 2018 (PPC Report, 10-18-3501, 10 October 2018)

The original budget for the Davisville capital project was augmented through a grant from the City to enable construction of a shared Community Centre on this site. TDSB has communicated these additional costs to the City.

Percon Construction was awarded the contract for the construction of a replacement school building, including a below grade parking garage and related site development, in the amount of \$ 24,994,000 plus HST. This contract includes contingency previously identified amounts for this project that will not be used to cover the identified extraordinary items in this report.

Staff has been in ongoing discussions with Percon Construction and the project was on track for the April 2021 completion date. The date will be reviewed once the moratorium on school construction is lifted, and we are able to determine the impact to the construction schedule.

Resource Implications

The report identifies additional construction cost implications for the Replacement of Davisville Junior Public School and Spectrum Alternative Senior School. The scope of additional work and associated costs has been reviewed by the consultant team and all possible savings or optimizations have been incorporated in the final price. Funding is being requested from the EDU and City through Capital priority grant.

Item no.1 Concealed soil conditions is:	\$ 1,614,600
<u>Item no. 2 Davisville access easement is:</u>	<u>\$ 3,427,150</u>
Total requested additional funding is:	\$ 5,041,750

Should the EDU not agree to fund these extraordinary costs through an increased capital grant amount, we would request approval to use TDSB proceeds of disposition funds.

Communications Considerations

Community Engagement – communication with all community stakeholders is maintained throughout the process. The school and school community will continue to be informed regarding the construction timeline and site utilization.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

Not applicable.

From

Steve Shaw, Executive Officer, Facility and Planning at
Steve.Shaw@tdsb.on.ca or at 416-395-4566

Terry Leventos, Senior Manager, Capital Project Management at
Terry.Leventos@tdsb.on.ca or at 416-395-4566

Salvatore Beltrano, Manager, Capital Project Management at
Salvatore.Beltrano@tdsb.on.ca or at 416-395-4566