



## **Update Relating to the Jones Avenue Learning Centre Emergency Reconstruction**

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

**Date:** 24 February, 2021

**Report No.:** 02-21-4038

### **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 request to use between \$2.0M and \$2.5M of proceeds of disposition on unfunded costs of the construction, subject to Ministry approval, be approved.

### **Context**

The purpose of this report is to provide an update on the Jones Avenue Learning Centre Emergency Reconstruction project. The original facility at 540 Jones Avenue caught fire in May 2019 and was severely damaged, including destruction of the existing roof framing and extensive water damage. Active intervention was immediately required to avoid total loss of the building. Given the nature of the damage, the building has been gutted and remediation continues.

Following the fire, a determination was made that tearing down the existing structure and building a new school would be cost prohibitive. At an early stage, it was confirmed that there would be no Capital Funding support from the Ministry of Education for this project. School Condition Improvement funds will be used to pay for normal expenses typically covered as part of maintenance and renewal items. Therefore, the reinstatement of Jones Avenue Learning Centre will be paid for through a combination of insurance settlement funds, School Condition Improvement (SCI) funds and Proceeds of Disposition (POD).

Remediation of the building began in February 2020. The building has been stabilized, cleared and remediated in accordance with a City of Toronto Emergency mandate. Both the consulting team and the General Contractor have been retained through sole source initiatives and approved by the Director. This approach was extended to the design and reconstruction phases of the project. This is an active site and work has been accelerated due to the need of the insurance providers to complete the restoration as a result of rising costs as the project remains open as well as due to the impacts of COVID on the cost of construction materials.

Reconstruction of the building is currently in progress based on a school accommodation program provided by TDSB Planning. The program has made provision for a 440-student population elementary school, along with reinstatement of the 230-student population Adult Learning Centre.

The elementary school is not intended to serve an existing population or community. It was defined by TDSB to serve as a potential overflow or “holding school” for surging populations in the area, or to relocate schools affected by Capital Project initiatives, major school renovations or school re-builds.

The building plan works within the original building envelope and footprint. No additions were foreseen as part of the reconstruction.

It should be noted that the option of incorporating a Childcare facility in the reconstruction program was reviewed. In accordance with the Ministry of Education (EDU) there is no demographic requirement that would require a Childcare funding priority at Jones Ave. As a result, no facility was included, although the possibility remains to designate and convert areas of the building in the future with the understanding that space within the building is limited and any future Childcare would take away from the proposed elementary school.

The initial remediation focused on the removal of environmentally sensitive material followed by internal demolition. The focus was the safe removal of interior finishes, systems and assemblies affected by the fire and related water damage. This work is now complete. Initial construction focused on the reinstatement of the roof structure which is critical to reinstating a weather-tight building envelope. The building is now dry and environmental testing is in progress to certify that the site is ready for the re-build.

The overall project goal is to reinstate the pre-existing Adult Learning Centre and elementary school classroom space. At the same time, TDSB will take advantage of the building being under construction to improve barrier free access, mechanical and electrical systems, and quality of space, as well as incorporate “green” building features. It should be noted that Jones Ave is not part of a greater TDSB expansion or consolidation project.

## Action Plan and Associated Timeline

As noted above, this project has been under demolition and reconstruction for the past year while the design and construction documents were developed. TDSB is now at the stage where the construction documents are complete in accordance with the TDSB program. A bid price has been submitted by the contractor and a building permit is being filed.

Following the Environmental Report which will confirm that the site is ready for reconstruction, and approval of the building permit, the reconstruction of Jones Ave will begin. In the interim, materials and equipment are beginning to be ordered in advance to reduce costs and improve efficiency of the reconstruction.

The current goal is to return the Jones Ave facility to full function in September 2022.

## Resource Implications

As noted, the project will be funded through the insurance settlement, SCI and POD.

Applications have been made for approximately \$2.0M to \$2.5M in Proceeds of Disposition for critical TDSB improvements relating to Accessibility for Ontarians with Disabilities Act (AODA) compliance.

	\$ Identified/ Incurred	\$ Identified Funding
Construction Cost Estimate- Contractor Base Bid*	\$18,920,000	
Consultant Fees & Other Soft Costs Allowance	\$ 2,100,000	
<b>TOTAL Estimated Project Cost</b>	<b>\$21,020,000</b>	

Depending on the final insurance settlement balance for the project, remaining costs will be funded through either SCI or POD. Updates will be provided when final amounts are known.

## Communications Considerations

Staff will continue to update trustees as new information regarding the project becomes available.

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

N/A

## **Appendices**

- Appendix A: Project Summary

## **From**

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