

APPENDIX A

Facility Services Contracts Provided for Information Only (over \$50,000 and up to \$500,000)

#	User/Budget Holder School/Dept.	Products/Services Details	Ward	Recommended Supplier	Low Bid / Highest Score	Object-ions	No. of Bids Rec'd	Total Contract Amount	Projected Start/End Date of Contract	Customer Involvement	Funding Source
ROOFING											
1	Design and Renewal	CN21-212T Oakwood CI. Roof Replacement of roof areas: A, C1, C3, C4, G1. Roof assemblies are deteriorated and have exceeded their useful lifespan. Full roof replacement is required.	9	Dean Chandler Roofing Ltd	Yes	No	3	\$143,250	June 2021/ July 20, 2021	Design and Renewal	School Condition Improvement
2	Design and Renewal	PM21-221T Mary Shadd PS Roof Replacement B1, B4, E1. Roof assemblies are deteriorated and past their life expectancy.	22	Provincial Industrial Roofing & Sheet Metal Company Ltd	Yes	No	8	\$349,285	April 2021/ August 30, 2021	Design and Renewal	School Condition Improvement
3	Design and Renewal	JJ21-257T Courcelette PS Roof Replacement. Roof replacement assemblies of roof A, AB1, B and DF1 are deteriorated, and past their life expectancy. A full roof replacement is required.	18	Crawford Roofing Corporation	Yes	No	9	\$200,100	June 2021/ August 30, 2021	Design and Renewal	School Condition Improvement
MECHANICAL											
4	Design and Renewal	JJ21-223T Alexander Stirling PS Ventilation Upgrade. The gymnasium is ventilated by a very old indoor air handling system. The unit has far exceeded its life expectancy and the dampers are seized. All controls are pneumatic.	22	W. Mitchell & Son Mechanical Contractors Ltd	Yes	No	7	\$371,130	February 2021/ August 20, 2021	Design and Renewal	COVID Resilience Infrastructure Funding Stream
5	Design and Renewal	JM21-238T Gordon A Brown MS Install a new sump pit to control ground water leaking under the slab. New drains will also be constructed.	16	Masen Mechanical Inc.	Yes	No	4	\$106,000	April 2021/ May 2021	Design and Renewal	School Condition Improvement

6	Design and Renewal	MP21-274T Grey Owl JPS Heating Plant Replacement. The boiler is well beyond its life expectancy and failing. The two circulation pumps are rusted and the expansion tanks (suspended) are leaking.	22	Sprint Mechanical Inc.	Yes	No	7	\$386,300	March 2021/ August 22, 2021	Design and Renewal	School Condition Improvement
7	Design and Renewal	VK21-231T Emily Carr PS Heating Plant Replacement. The boilers and vents are rusted and the expansion tanks are in poor condition and require replacement.	22	Gorbern Mechanical Contractors Ltd.	Yes	No	8	396,725	March 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
8	Design and Renewal	JJ21-285T Emery CI Heating Plant Replacement. Existing hot water packaged boilers and pumps are in poor condition, corroded, and have exceeded their life expectancy. Replacement is required.	4	Active Mechanical	Yes	No	6	\$358,779	March 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
9	Design and Renewal	VK21-297T SATEC @ WA Porter CI Make-Up Air Unit Replacement. SATEC's science wing had 3 gas fired Air Handling units. Two of them exceeded their life expectancy and needed replacement as they are not operational and are red tagged. The third one was removed completely off the roof.	18	Stellar Mechanical Inc.	Yes	No	5	\$179,000	June 2021/ August 30, 2021	Design and Renewal	School Condition Improvement
10	Design and Renewal	DK21-203T Elizabeth Simcoe JPS Heating Plant Replacement. The boilers have long exceeded their life expectancy and needs to be replaced. The boiler tubes are leaking and there is no redundancy. The pumps, chemical treatment equipment and expansion tank are rusted and in poor condition.	19	Active Mechanical	Yes	No	6	\$497,000	April 21,2021/ August 20, 2021	Facility Services	School Condition Improvement
STRUCTURAL / BRICK WORK											
11	Design and Renewal	PM21-214T Dovercourt PS Boiler Room Structural Restoration. Boiler room's structural steel and concrete components have been jeopardized due to water infiltration and require restoration.	9	Duron Ontario Ltd.	Yes	No	4	\$330,000	April 2021/ August 31, 2021	Design and Renewal	School Condition Improvement

12	Design and Renewal	DK21-218T Percy Williams JPS. Skylight and Roof Replacement. The roof curb below the skylight is very low and does not allow the tie-in of roof membrane, causing roof leaks in the lobby. Roof curb will need to be raised, and skylight replaced to properly terminate the roof membranes and stop the leaks. Additionally, this service is a requirement to receive the 20-year manufacturer's warranty for the whole roof.	9	Baycrest General Contractors	Yes	No	4	\$213,260	February 2021/ August 31, 2021	Design and Renewal	School Condition Improvement
13	Design and Renewal	VK21-215Q Castlebar JS Chimney Upgrade. Chimney inspection report indicates many deficiencies that require chimney upgrade.	3	Greco Construction	Yes	No	4	\$72,666	April 2021/ June 30, 2021	Design and Renewal	School Condition Improvement
14	Design and Renewal	VK21-243T Parkdale CI Building Façade Restoration, Phase 3. Exterior wall restoration required to address numerous deficiencies such as spalled stone sill, cracked bricks, missing mortars, leaking windows and rusted steel columns. Life span of existing windows has been exceeded requiring replacement.	7	Duron Ontario Ltd.	Yes	No	4	\$465,000	April 2021/ July 31, 2021	Design and Renewal	School Condition Improvement
15	Design and Renewal	CN21-262T Stanley PS Brick Walls and Canopies Restoration. Exterior brick walls have localized areas with deteriorated and spalled bricks with open joints and canopy frame at Exit #1 is corroded. Restoration work is required.	4	Inter-All Ltd	Yes	No	4	\$125,877	March 2021/ August 31, 2021	Design and Renewal	School Condition Improvement
16	Design and Renewal	JM21-278T Charles G Fraser JPS The south facing fire escape stairs and structural steel cage framing are both heavily corroded and need to be refurbished. In addition,	9	Lisgar Construction Company	Yes	No	2	\$339,300	March 2021/ August 20, 2021	Design and Renewal	School Condition Improvement

		restoration of the stone portico at the north elevation is required.									
WINDOWS											
17	Design and Renewal	JJ21-233T Mimico Adult Learning Centre Remedy Boiler Room. Prolonged water infiltration caused deterioration of the concrete slab. Electrical room is close to the area with deteriorated concrete.	3	Duron Ontario Ltd.	Yes	No	4	\$394,000	April 2021/ August 15, 2021	Design and Renewal	Renewal
ELECTRICAL											
18	Design and Renewal	DK21-211T North Bridlewood JPS Main Switch Board Replacement. Replace outdated existing main switchboard, which is over 35 years old, is beyond its useful lifecycle. Spare parts not available.	20	Alltech Electrical Systems Inc	Yes	No	5	\$114,000	February 2021/ July 30, 2021	Design and Renewal	School Condition Improvement
19	Design and Renewal	VK21-252T Frank Oke SS Fire Alarm Replacement. Existing fire alarm system is outdated and has surpassed its useful lifespan. Difficult to get replacement parts for the current system.	6	Kudlak-Baird (1984) Limited	Yes	No	5	\$194,775	March 2021/ August 30, 2021	Design and Renewal	School Condition Improvement
20	Design and Renewal	CN21-284Q John G. Althouse M.S. Emergency Repair of the TDSB owned High Voltage Power Transformer. The existing incoming high voltage hydro service transformer that is owned by TDSB and supplies power to the entire school, is old, obsolete and was showing signs of oil leakage.	2	Smith and Long Limited	N/A	N/A	Single Source	\$55,940	September 2020/ September 2020	Design and Renewal	School Condition Improvement
21	Design and Renewal	CN21-277T Sunnyview Junior & Senior PS Rooftop Unit Replacement The 2 Existing make-up air units have exceeded life expectancy and are due for replacement.	11	Dunsford Liscio	Yes	No	7	\$288,375	April 2021/ July 15, 2021	Design and Renewal	School Condition Improvement

BARRIER FREE

22	Design and Renewal	JM21-229T Regal Rd JPS Barrier free upgrades are required to improve general accessibility throughout the corridor(s) and shared amenity areas.	9	Inter-All Ltd	Yes	No	4	\$253,000	July 2021/ August 1, 2021	Design and Renewal	School Condition Improvement
23	Design and Renewal	CN21-228T West Humber CI Barrier Free Upgrades. Provide Barrier free upgrades to improve general accessibility throughout corridor system and shared amenity areas – includes addition of 12 auto door operators and 17 hold-open devices. Convert part of existing Guest Change Room to Universal washroom.	1	Classic Construction Company (a division of 1093079 Ont. Ltd.)	Yes	No	4	\$399,900	April 2021/ August 30, 2021	Design and Renewal	School Condition Improvement
24	Design and Renewal	DK21-235T Albert Campbell CI Barrier Free Upgrades. School has been selected for Tier 1 Barrier Free upgrades. The scope of work includes upgrades to walkways to main entrance, Barrier Free parking and access to entrance, universal washroom, automatic door operators, millwork upgrades, and miscellaneous related upgrades.	21	Trinity Custom Masonry Limited	Yes	No	4	\$446,333	April 2020/ August 21, 2021	Design and Renewal	School Condition Improvement
25	Design and Renewal	JJ21-248T Driftwood PS Barrier Free Upgrade. Provide barrier free upgrades to improve general accessibility throughout corridor and shared amenity areas.	4	Classic Construction Company	Yes	No	4	\$459,900	March 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
PARKING LOTS											
26	Design and Renewal	VK21-208T Brian PS Parking Lot Restoration. Existing asphalt in the parking lot is significantly deteriorated. Restoration of the	13	Pave-1 Construction Limited	Yes	No	8	\$183,945	April 2021/ August 30, 2021	Design and Renewal	School Condition Improvement

		parking lot asphalt and improvements to the traffic circulation for student pick-up/drop-off and buses, as well as improvements to the garbage bin location.									
27	Design and Renewal	JJ21-181T Victoria Park ES Parking Lot Restoration. Existing parking lot deteriorated beyond repair and requires replacement.	16	Primo Paving & Construction Ltd.	Yes	No	9	\$50,000	July 2021/ August 2021	Design and Renewal	School Condition Improvement
FIELD RESTORATION											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
INTERIOR COMPONENTS / FASCIA / PAINTING											
28	Design and Renewal	MP21-210T Central Etobicoke HS Plaster Ceiling Replacement Various Locations. Replacement with new gypsum board ceilings are required for several rooms due to excessive deterioration.	2	Trinity Custom Masonry Limited	Yes	No	4	\$70,600	February 2021/ April 30, 2021	Design and Renewal	School Condition Improvement
29	Design and Renewal	JM21-220T Scarborough Centre for Alternative Studies The existing sliding glass doors/screen has reached the end of its life. Due to the absence of replacement parts for this system, any attempt at repairing the current system has been unsuccessful. Requires a full replacement with swinging doors that meet the Ontario Building Code.	18	Baycrest Project & Construction Management	Yes	No	4	\$59,900	February 2021/ July 31, 2021	Design and Renewal	School Condition Improvement
30	Design and Renewal	DK21-227T Islington JMS. Gym Floor Replacement. Gym floor has exceeded its useful lifespan.	3	Gym-Con Ltd	Yes	No	3	\$107,270	April 2021/ August 15, 2021	Design and Renewal	School Condition Improvement
31	Design and Renewal	MP21-234T Central Technical School Science Classroom Upgrades and Demolition. Upgrades and demolition of interior	3	Baycrest General Contractors	Yes	No	5	\$329,460	March 2021/ April 9, 2021	Design and Renewal	School Condition Improvement

		architectural elements are required for to facilitate science classroom for September 2021.									
32	Design and Renewal	CN21-236T Highland Creek PS Upgrade Corridor Terrazzo. Areas of terrazzo on the first-floor corridor have lifted and deteriorated leaving zinc divider strips exposed. The affected terrazzo to be removed and replaced with rubber tile flooring.	22	Duguid Flooring Ltd.	Yes	No	3	\$107,957	February 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
33	Design and Renewal	VK21-198Q Parkside ES Upgrade Basement Terrazzo. Existing terrazzo deteriorated creating tripping hazards.	16	Duron Ontario Inc.	Yes	No	3	\$51,000	July 2021/ August 2021	Design and Renewal	School Condition Improvement
34	Design and Renewal	DK21-261TSecond Street JMS Gym Floor Replacement. Gym floor has exceeded its useful lifespan.	3	Gym-Con Limited	Yes	No	2	\$102,000	April 2021/ July 25, 2021	Design and Renewal	School Condition Improvement
35	Design and Renewal	JM21-263T Winston Churchill CI Boiler room has an ongoing problem with water infiltration. Hydraulic pressure on foundation walls causes water to run onto electrical panels and conduits; creating a safety hazard. Installation of new floor drains is required; rusted elements need to be repaired and new waterproofing on the interior face of the foundation walls applied.	17	Duron Ontario Ltd	Yes	No	4	\$375,000	March 2021/ August 21, 2021	Design and Renewal	School Condition Improvement
36	Design and Renewal	PM21-256Q St. Andrew's PS Gym Floor Replacement. Due to earlier water damage (approx. 50% delaminated parquet), bad repairs and fading game lines the wood parquet floor should be replaced with a poured polyurethane seamless floor. This should be scheduled for summer 2021.	17	Gym-Con Limited	Yes	No	2	\$97,000	March 2021/ July 31, 2021	Design and Renewal	School Condition Improvement
OTHER											
37	Design and Renewal	CN21-283T Brookhaven PS Emergency Flood & Repair Remediation - For this emergency,		Integricon Property Restoration &	N/A	N/A	Single Source	\$128,457	February 2021/ March 2021	Design and Renewal	Renewal

		Integricon Property & Construction Group Inc. was contacted to provide services to contain damages, address any risks and quickly proceed with remediation and repairs, in order to allow the school to remain operational.		Construction Group Inc							
38	Design and Renewal	SX21-247S Professional Services for Siporex Roof Replacements at 6 sites (Claireville PS, Elia MS, Emery Adult Learning Centre, Pierre Laporte MS, Lillian PS, Lescon PS). Provide design, tendering and contract administration services for roofing and structural roof deck replacement.	N/A	Barry Bryan Associates	N/A	N/A	Single Source	\$113,800	February 9, 2021/ December 31, 2021	Design and Renewal	School Condition Improvement
39	Design and Renewal	DK21-178P Bickford Centre Supply and deliver High Thermal Performance Curtain wall complete with 46 infill sandwich panels. Replacement of existing old entranceway and window units with High Thermal Performance materials. TDSB trades to install.	10	Windspec Inc.	Yes	No	3	\$109,600	February 2021/ April 2021	Design and Renewal	School Condition Improvement
40	Design and Renewal	SX21-241P Secord ES Professional Services for Steam to Hot Water Conversion and Air Handlers Replacement.	16	Suri & Associates Ltd	Yes	No	5	\$71,725	March 2021/ May 17, 2021	Design and Renewal	School Condition Improvement
41	Design and Renewal	SX21-282S Central Technical School Freight elevator is not operational and requires upgrades to improve school facilities operations and accommodate Bloor CI move to Central Technical School for start of school year 2021-2022.	10	CEE Elevator (Construction)	N/A	N/A	Single Source	\$174,200	March 1 2021/ July 2021	Design and Renewal	School Condition Improvement
42	Design and Renewal	DK21-280P Ernest PS Supply of High Thermal Performance Curtainwall and Rainscreen Vent Operators. Replacement of	13	Cadwin Ltd.	Yes	No	2	\$110,500	March 2021/ June 2021	Design and Renewal	School Condition Improvement

		existing old entranceway and curtainwall with High Thermal Performance materials. TDSB trades to install.									
43	Design and Renewal	VK21-125P Supply of Ceiling Tiles for Stock and Non Stock at Various TDSB Sites	n/a	Select Acoustic Supply	Yes	No	1	\$350,000	March 2, 2021/ February 28,2028	Design and Renewal	Operations and Renewal
44	Design and Renewal	SX21-326P Professional Services for Siporex Roof Replacements at 40 sites.	N/A	Engineering Link Inc	N/A	N/A	Single Source	\$75,900	November 20, 2020/ March 22 2021	Design and Renewal	School Condition Improvement
45	Capital Services	SX21-324P George Syme Community School – Second Floor Renovation Construction Management Services See Appendix “E”	6	Percon Construction Inc.	Yes	No	2	\$476,300	April 2021/ December 31, 2021	Capital Services	COVID Resilience Infrastructure Funding Stream

APPENDIX B

Facility Services Contracts Requiring Finance, Budget and Enrolment Committee Approval (over \$500,000 and up to \$1,000,000)

#	User/Budget Holder School/Dept.	Products/Services Details	Ward	Recommended Supplier	Low Bid / Highest Score	Objections	No. of Bids Rec'd	Total Contract Amount	Projected Start/End Date of Contract	Customer Involvement	Funding Source
ROOFING											
1	Design and Renewal	PM21-230T Charlottetown JPS Roof Replacement A, A3, A4, B, B1, C. Roof assemblies are deteriorated, past its life expectancy and require full roof replacement.	22	Provincial Industrial Roofing & Sheet Metal Company Ltd.	Yes	No	8	\$558,390	April 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
2	Design and Renewal	CN21-149T Oakridge JPS Roof Replacement Roof assemblies on areas A, B1, C1, D1, D2, D3, D4, D5, D6, D7, D8, and E are deteriorated, and past their life expectancy.	18	Cordeiro Roofing Ltd.	Yes	No	9	\$939,500	June 2021/ Aug 30, 2021	Design and Renewal	School Condition Improvement
MECHANICAL											
3	Design and Renewal	VK21-222T DA Morrison MS Heating Plant Replacement. Existing Hot Water packaged boilers and Pumps are in poor condition, corroded, and have exceeded their life expectancy. Replacement is required.	16	Smith and Long Limited	Yes	No	6	\$526,790	April 2021/ August 23, 2021	Design and Renewal	School Condition Improvement
4	Design and Renewal	MP21-224T Thorncliffe Park PS Chiller Replacement. Existing chiller is	11	Active Mechanical	Yes	No	7	\$744,000	February 2021/ August 23, 2021	Design and Renewal	School Condition Improvement

		in poor condition. Chiller's internal components are not working and have exceeded its life expectancy.									
STRUCTURAL / BRICK WORK											
5	Design and Renewal	PM21-264T Cedarbrae CI Site Access Modification and Structural Upgrades. During the overpass restoration project, it was discovered that the condition of the concrete bridge was much worse than was anticipated. There were also fundamental design flaws including missing expansion joints, incorrect waterproofing details, etc. Following concrete strength and chlorine testing, it was recommended that the bridge be demolished. This will impose modifications on fire routes and retaining wall.	19	Trinity Custom Masonry Limited	Yes	No	5	\$845,333	April 2021/ December 23, 2021	Design and Renewal	School Condition Improvement
6	Design and Renewal	VK21-180T Wandering Spirit School Main Entrance Façade Repairs & Window Replacement. Façade and Windows deteriorated requiring repair and replacement.	15	Trinity Custom Masonry Limited	Yes	No	7	\$608,833	June 2021/ August 2021	Design and Renewal	School Condition Improvement
WINDOWS											
7	Design and Renewal	JM21-255T Window Replacement and Main Entrance Canopy Renewal at Kipling CI The existing windows in the cafeteria and the main entrance have exceeded their lifespan. Replacement of the deteriorated windows, doors and frames is needed. Repair of deteriorated canopy will be included in the scope.	2	Phoenix Restoration Inc.	Yes	No	3	\$654,000	March 2021/ August 31, 2021	Design and Renewal	School Condition Improvement
8	Design and Renewal	JJ21-199T Satec @ WA Porter CI Window Replacement. Majority of original windows are single glazed in metal frames and have been deteriorated beyond useful life. 5300sq	18	Trinity Custom Masonry Limited	Yes	No	5	\$947,333	June 2021/ August 30, 2021	Design and Renewal	School Condition Improvement

		ft of windows on north wing of school is proposed.									
9	Design and Renewal	JM21-204T CALC Original single glazed windows at east facade are deteriorated beyond useful life and require replacement.	15	Trinity Custom Masonry Limited	Yes	No	6	\$937,800	February 2021/ October 29, 2021	Design and Renewal	School Condition Improvement
ELECTRICAL											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
BARRIER FREE											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
PARKING LOTS											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
FIELD RESTORATION											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
INTERIOR COMPONENTS / FASCIA / PAINTING											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
OTHER											
10	Design and Renewal and Operations	OECM 2019-335 Apparel and Related Products and Service Provision of Employee Uniforms for Unit E (Skilled Trades) Staff.	N/A	Mark's Work Wearhouse	Yes	No	5	\$644,000	May 2021/ May 28, 2024	Design and Renewal Operations	School Operations Grant/ Renewal (Design and Renewal, Operations)

APPENDIX C

Facility Services Contracts Requiring Board Approval (contracts over \$1,000,000 and Consulting Services over \$50,000)

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BARRIER FREE											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
PARKING LOTS											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
FIELD RESTORATION											
-	Nil Items	-	-	-	-	-	-	-	-	-	-
INTERIOR COMPONENTS / FASCIA / PAINTING											
4	Design and Renewal	JJ21-270T Lord Lansdowne JPS Replace Ceiling Tiles. Existing acoustic ceiling tiles have deteriorated and are falling. All existing acoustic ceiling tiles to be replaced along with new energy efficient LED light fixtures.	10	Interall Ltd.	Yes	No	5	\$1,037,200	May 2021/ August 31, 2021	Design and Renewal	School Condition Improvement
5	Design and Renewal	JM21-291T Central Technical School The renovation of the outdated 4 th floor chemistry classrooms are required to accommodate new Bloor CI students.	10	Baycrest Project & Construction Management	Yes	No	8	\$1,675,068	April 2021/ August 20, 2021	Design and Renewal	School Condition Improvement
OTHER											
6	Design and Renewal	VK21-268T Emery CI Building Automation System Upgrade. Existing BAS installed is from the mid-1990's and is in a poor state of repair and has exceeded it's life expectancy. Replacement is required.	4	ESC Automation Inc.	Yes	No	1	\$1,059,221	April 2021/ August 20, 2021	Design and Renewal	COVID Relief Infrastructure Stream

APPENDIX D**Summary of Select Facilities Contracts****(September 1, 2020 to Present)**

-	Project Classification	Total Number of Projects for this Report	Total Number of Projects 2019/20 to date	Total Expenditures for this Report	Total 2019/20 Contract Awards Reported to Date	Current Backlog
1	ROOFING	6	35	\$ 3,499,133	\$ 15,541,239	\$ 96,863,677
2	MECHANICAL	10	55	\$ 4,684,324	\$ 34,529,605	\$ 1,392,378,295
3	STRUCTURAL / BRICK WORK	8	26	\$ 3,000,269	\$ 8,091,909	\$ 185,811,586
4	WINDOWS	5	12	\$ 4,146,133	\$ 8,711,468	\$ 80,695,191
5	ELECTRICAL	4	13	\$ 653,090	\$ 2,179,074	\$ 529,102,976
6	BARRIER FREE	4	4	\$ 1,559,133	\$ 1,559,133	
7	PARKING LOTS	2	8	\$ 233,945	\$ 1,945,922	\$ 92,314,489
8	FIELD RESTORATION	0	6	-	\$ 2,622,200	\$ 271,123,483
9	INTERIOR COMPONENTS / FASCIA / PAINTING	11	15	\$ 4,012,455	\$ 5,415,470	\$ 906,561,010
10	OTHER (FDK, EL4, and Compliance)	8	18	\$ 1,843,403	\$ 3,470,347	

BRIEFING NOTE

Date 7 April 2021
To Finance, Budget & Enrolment Committee
From Maia Puccetti, Executive Officer, Facility Services, Sustainability and Planning
Subject **George Syme Community School – Second Floor Renovation**
Purpose The Board's Business Case submitted to the Ministry of Education (EDU) in September 2017, indicated a need to address the capacity at George Syme Community School. The EDU provided a capital priority grant of \$4,471,339.00 for the addition and renovation work.

To address the capacity issues at George Syme Community School, a second floor renovation is proposed to convert the open concept second floor into enclosed classrooms. The cost of this conversion is estimated at \$6.457M and will be funded by the COVID-19 Resilience Infrastructure Stream Funding. Based on the funding criteria, the construction must begin before September 30, 2021.

The second floor of George Syme CS is entirely open concept, meaning that there are no walls erected to separate all the instructional spaces. With the exception of the school's Full Day Kindergarten classrooms and two regular

classrooms, all of the instructional spaces that make up the capacity of the school are located on the second floor as part of this open concept configuration. This project will involve converting the open concept space into separate instructional spaces. As a result of the impact of the impending work on the schools open concept instructional spaces, this project will be performed in two-phases.

Part of the funding requirement includes restrictive deadlines (substantial completion of the project by December 31, 2021). In order to be able to meet such a tight turnaround, a Construction Management RFP was issued. The RFP closed on 29 March, 2021. Seven General Contractors just recently pre-qualified for a capital project at Terry Fox PS were invited to bid on the Construction Management RFP. Two (2) bids were received. Based on the evaluation criteria (which includes a consideration of fees, construction management experience and recourses) Percon Construction Inc was the successful bidder, with a bid price of \$476,300.00.

TDSB does not typically use a Construction Management approach for capital projects. However, this is an approach used by other Ontario school boards that is effective in getting major projects completed in tight timelines.

To ensure the best possible outcomes, Legal Services has been involved with the review and assembly of the RFP documents and all accompanying Canadian Construction Documents Committee (CCDC) documents used for Construction Management contracts. There will be very close oversight of all aspects of this project by TDSB Capital Services staff and all subsequent sub-trade tenders issued will close in TDSB Purchasing Services offices.

Following emergency COVID purchasing process, all these subsequent tenders with values exceeding \$50,000 will be reported for information to the next scheduled Finance, Budget and Enrolment Committee meeting following the close of the tenders.

Total Project Cost:

The total project costs for the school based on the tender are as follows:

Estimated Cost – Construction Cost	\$ 5,000,000.00
Estimated Cost – Construction	
Contingency	\$ 325,000.00
Estimated Cost – Moving	\$ 150,000.00
Estimated Cost – City fees/Permits	\$ 350,000.00
<u>Estimated Cost – Professional</u>	
<u>Fees</u>	<u>\$ 632,000.00</u>
Sub Total - Addition & Renovation	\$ 6,457,000.00

Resource Implications

The project will be funded from the approved COVID-19 Resilience Infrastructure Stream: Education Related (CVRIS-EDU) Projects.

<u>CVRIS-EDU:</u>	<u>\$6,457,000.00</u>
Total Available Funding:	\$6,457,000.00

Communications Considerations

The school and school community continue to be informed regarding construction timeline and site utilization. Construction and school operations will co-exist safely.

- Strategic Direction**
- Allocate human and financial resources strategically to support student needs.