



Business Case:

St. Margaret's Public School

Business Case for a new 331 Pupil Place Replacement School

Toronto District School Board

September 16, 2024

2024-25 Capital Priorities Program

Business Case – Written Component

Using this document or by providing a separate submission please ensure your response considers all the aspects requested in the business case.

School Board	12 - Toronto DSB				
Project Name	St. Margaret's Public School – Replacement Project				
Project scope and Description	A new 331 pupil place replacement school to address accommodation pressures currently managed within a 16-room port-a-pack, along with significant facility condition issues.				
Substantial Completion Date	November 2028		Expected occupancy date	January 2029	
Project Category	Accommodation Pressure		Project Type	New School	
Pupil Places	331	Child Care space	88 Spaces	Child Care room	5 Rooms
Child care	Yes	CMSM / DSSAB Name and number:	City of Toronto - CMSM (211)		
Municipality	Toronto (Scarborough)		Site	Existing school	
Project Ranking	3 / 5		Panel	Elementary	
Cost (Including site)	\$41,886,383		Cost (Excluding site)	\$41,886,383	
Ministry contribution	\$24,386,383		Board contribution	\$17,500,000	
Is Site EDC Eligible	No		Joint-Use School	None	
Board Contact	<i>Daniel Castaldo, (416) 428-1857, Daniel.castaldo@tdsb.on.ca</i>				
Key Facts	<i>A 331 pupil place replacement school to address unsuitable facility condition(s), high renewal backlog, a long-standing accommodation pressure and aging port-a-pack. This high-needs and equity deserving community requires the new, state of the art learning environment that the Board has been advocating for since 2019.</i>				

1.0 Rationale for Need

Part A: Project Rationale

The replacement of St. Margaret's Public School has been identified as one of the top priority projects for the Board based on the following high-level factors.

Accommodation Pressure:	The school is operating at 125% utilization and has had a 16-unit port-a-pack on-site for 20 years that includes the majority of the school's classrooms.
Facility Condition:	The school has a high Facility Condition Index and is a substandard learning environment due to its unconventional design and appearance.
Equity:	The school is situated in an underserved and marginalized community that has been identified as a Neighbourhood Improvement Area by the City of Toronto and is one of the Board's most high-needs schools as per the Learning Opportunities Index.
Opportunity:	The Board is proposing to sever a portion of the St. Margaret's PS site to offset the cost of the project, and to address other provincial priorities and objectives.

This business case will outline the rationale for replacing the existing St. Margaret's Public School, a JK to Grade 8 elementary school located in the West Hill neighbourhood of Scarborough. A replacement school for St. Margaret's PS has been submitted by the Board as a Capital Priority project since 2019, but to date has not received funding approval. The project has been refined to include a severance and sale of a portion of the site to generate revenue that offsets the cost of the build, reducing the contribution being asked of the province through the Capital Priorities program.

Changes from October 2023

The Board's submission in October 2023 highlighted a potential severance of the St. Margaret's PS site to generate Proceeds of Disposition (POD) revenue to help address facility condition issues at schools across the City.

Since early 2022, staff from the TDSB and Toronto Lands Corporation (TLC) have been exploring options to redevelop the site to not only provide for a new replacement school, but also to sever a portion of the large site to address other provincial priorities. In 2023, the severance proposal was submitted as a *potential* avenue for the Board should the Ministry not provide funding for the project.

Funding was not allocated during the 2023 Capital Priorities cycle; **the Board is proposing to proceed with the severance of the St. Margaret's PS site to offset the cost of rebuilding the school.** The Board recognizes that proceeds from the disposition of property are usually to be used to address facility condition issues across the City, however, the Board is proposing that the revenue be used to offset the cost of the St. Margaret's PS replacement school project. Replacing the building school will eliminate the renewal backlog associated with this aging facility.

As such, the capital funding request for the 2024 Capital Priorities cycle is the delta between the total cost of the replacement school and the revenue to be generated through the future severance of approximately 2.93 acres. The Board will continue to invest in schools across the City through funding sources such as School Condition Improvement (SCI), annual school renewal grant and Proceeds of Disposition from future sales.

Background Information

The existing St. Margaret's PS is located north of Lawrence Avenue East, west of Morningside Road. The school consists of a 2,888 m² (31,084 sq. ft.) school building constructed in 1971, and a large 16-unit port-a-pack, 1,141 m² (12,288 sq. ft.) in size, that has been on-site since 2003 (20 years). This port-a-pack contains most of the instructional classrooms at the school and is in very poor condition.

The proposed capital project would result in the existing St. Margaret's PS building and port-a-pack being demolished and replaced with a new, 331 pupil place replacement school to accommodate current and future students within this high-needs community.

The school is situated on a suburban 7.4-acre site that could accommodate the construction of a new replacement school while the existing building remains operational. There would be no requirement to move the school off-site if this project were to be approved. A map showing the location of St. Margaret's PS can be found in Appendix A.

At the conclusion of the 2023-24 school year, the school was operating at 125% utilization with 306 students on-site. The permanent capacity of the facility is 245 pupil places. The port-a-pack that is presently on-site contains a total of 16 units, which are delineated in the following manner:

- 14 units as Classrooms/Instructional Spaces
- 1 unit divided into a Staffroom/Teacher Workroom
- 1 unit divided into Washrooms (Boys and Girls)

The port-a-pack is in very poor condition and has reached the end of its usable life. The port-a-pack was constructed in 1991 and has been on the site for the past 20 years. There have been numerous issues with the port-a-pack units over time (mold, faulty heat, water leaks etc.) that have required ongoing maintenance by TDSB Facilities Services staff.

The existing brick and mortar portion of St. Margaret's PS was constructed in 1971, is also in very poor condition. The significant factor driving the need to replace the school is the unusual design of the building: it is not designed in a manner that is conducive to a positive learning environment for students. The building is open concept, maze-like, and contains an extremely small gymnasium for a JK to Grade 8 school. Photos of the school, port-a-pack along with a floor plan can be found in Appendix B.

Socio-economic Considerations

St. Margaret's PS is in a Neighbourhood Improvement Area (NIAs) as per the City of Toronto (West Hill) neighbourhood. Neighbourhood Improvement Areas are specially selected and designated neighbourhoods in the City of Toronto found to have inequities on several indicators of well-being.

Currently 33 out of 158 neighbourhoods are designated as NIAs. As per the City's Toronto Strong Neighbourhoods Strategy 2020, West Hill, in which St. Margaret's PS is situated, is ranked the 23rd of 158 neighbourhoods across the city in terms of inequity and need.

These rankings are based on a World Health Organization research approach called the Urban Health Equity Assessment and Response Tool, and considers factors such as physical surroundings, economic opportunities, healthy lives, and social development.

These findings align with the TDSB's indicator of need, which is called the Learning Opportunities Index, or LOI. The LOI ranks each school based on measures of external challenges affecting student success. The school with the greatest level of external challenges is ranked number one and is described as highest on the index. The LOI considers variables such as median income, percentage of families receiving social assistance, adults with low education, and lone-parent families.

As of the 2023 LOI ranking, St. Margaret's PS was **#7** out of 470 elementary schools across the TDSB. The LOI factor at St. Margaret's PS has worsened since 2020 when it was ranked #16.

The following schools are ranked higher on the LOI list than St. Margaret's PS, but many do not currently face any accommodation pressure, do not have large, aging, and poor condition port-a-packs on-site, or are scheduled to be included in accommodation studies that may lead to significant changes to boundaries, grades, programs, and resulting future capital projects.

1. Shoreham Public Sports and Wellness Academy

This school is also situated in the Jane-Finch community and has been identified to be included in future Pupil Accommodation Review in the TDSB's Long-Term Program and Accommodation Strategy. This study may lead to the consolidation of schools and lead to future requests for Capital Priorities funding.

2. Yorkwoods Public School

This school is in the Jane-Finch community and does not presently, nor has it recently, had an accommodation pressure that resulted in the need for portables or other measures to manage enrolment growth. Projections indicate that enrolment will remain stable over time.

3. Oakdale Park Middle School

Oakdale Park Middle School is located southeast of the Jane St. / Finch Ave. intersection. The school is not experiencing accommodation pressures at this time. There is no large, aging port-a-pack on-site like there is at St. Margaret's PS.

4. Flemington Public School

This school is situated in the Lawrence Heights community near the Allen Expressway and Lawrence Avenue West. This area went through a Pupil Accommodation Review in 2009-10 that suggested a series of JK to 8 schools was the most appropriate way to provide elementary education in the community. Flemington PS is a JK to 5 school that currently feeds into Lawrence Heights MS for Grades 6 to 8. The TDSB has identified that the area will be engaged in another Pupil Accommodation Review in the near future to confirm the student accommodation plan, which is likely to involve the replacement of Flemington PS.

5. Eastview Public School

Eastview Public School is located south of Kingston Road, east of Galloway Road. Eastview PS is not currently facing an accommodation pressure like St. Margaret's PS, nor does it have a port-a-pack or portables on the site. The school accommodates a large number of indigenous students; TDSB provides busing to students of indigenous background(s) living in the Scarborough area who wish to have Ojibwa language instruction.

6. HJ Alexander Community School

This school is in Weston Road and Lawrence Avenue West in North York. The facility was constructed in 1995 and is in good condition with a low FCI of 27%. The school is operating at 78% utilization and no accommodation or capital interventions are required at this time.

Facility Condition at St. Margaret's PS

The current Facility Condition Index (FCI) of this school is 86%, which does not include the renewal backlog associated with the large port-a-pack on-site.

The current renewal backlog at the school is over \$5.3M. Over the next five years, renewal needs are projected to increase to \$5.5M, or 89% FCI. Of the \$5.4M in projected 5-year renewal backlog, over \$3M is identified as being high and urgent. This assessment of the facility certainly suggests that a full replacement is the most appropriate means of capital intervention. The school is truly prohibitive to repair.

The existing St. Margaret's building and systems were last assessed in 2016, and the findings are explained in a Condition Assessment Report conducted by Bernard E. W. Turkewitsch Inc. Architect. This assessment did not include the condition of port-a-pack.

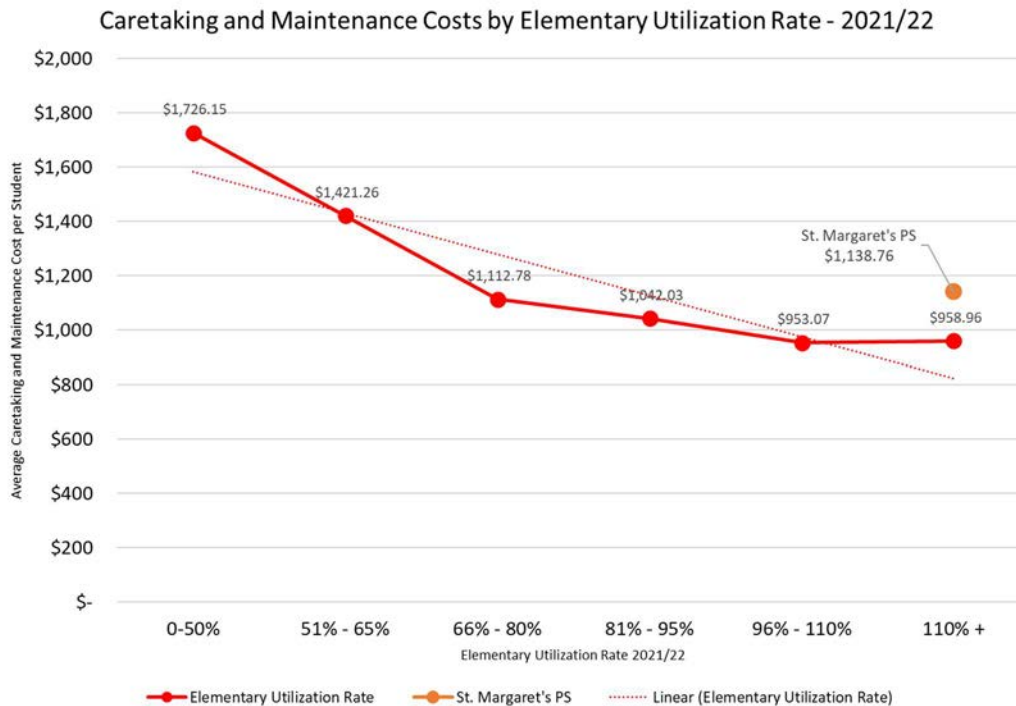
Built in 1971, the building elements, finishes and engineering systems are approaching the end of their useful life. A significant number of exterior windows are single glazed, deteriorated and in need of replacement. The HVAC units, lighting system and Building Automation System (BAS) need to be replaced, and updated to meet new energy efficiency targets. In addition to the poor condition of the infrastructure and engineering systems, the interior finishes including the washroom fixtures, are reaching their useful life and are in dire need of replacement.

Given the broad scope of the urgent and high-priority deferred maintenance, in addition to the large poor condition port-a-pack providing the majority of instructional spaces at the school, a reasonable and strategic renovation cannot be implemented to improve the overall quality of the building and enhance the sense of community and dignity that is characteristic of a school building. Therefore, the recommendation is to replace the existing school with a new building, sized to accommodate the current and projected enrolment.

The operating costs at St. Margaret's PS are higher than the average per pupil operating costs for elementary schools operating at over 110% utilization (as per the 2021-22 school year). The chart below illustrates the average operating cost per pupil, which includes caretaking and maintenance costs, based on utilization rate increments.

The operating cost of St. Margaret's PS was nearly 20% higher than the average for schools with similar utilization rates. The operating cost of St. Margaret PS was \$1,138.76 per student while the

average was \$958.96. The school’s electricity usage is extremely high, using 9.5 kWh/ft2 – 96% of the Board’s elementary schools are using less energy than St. Margaret’s PS.



Other Port-a-Packs in the Toronto District School Board

There are a total of seven port-a-packs across the system. As part of the TDSB’s Long-Term Program and Accommodation Strategy, large, aging port-a-packs that are situated at schools with existing accommodation pressures, and that are not scheduled to be part of an accommodation study, have been identified as emerging Capital Priorities.

The following is a list of schools that currently have port-a-packs on-site with an explanation as to why they have not been identified as priority projects at this time.

Bennington Heights Jr. PS:

This is a small junior elementary school that is in the south Leaside community. The port-a-pack consists of six units. This site has not been identified as a priority project at this time due to a pending accommodation study that will examine options for long-term student accommodation in the Leaside area. Schools in this area are experiencing accommodation pressures which will be exacerbated by significant long-term redevelopment in the general area. The outcome of that review will inform the next steps on this port-a-pack.

Gordon A. Brown MS:

This school is in the O’Connor Drive / St. Clair Avenue area of East York. The port-a-pack consists of four units. This school went through a Pupil Accommodation Review that concluded in 2017. The review resulted in a realignment of middle school boundaries with junior school boundaries. Since the port-a-pack is small, it has not been identified as a priority replacement.

Grenoble PS:

This school is experiencing accommodation pressures due to residential intensification in the Flemington Park and Don Mills Road / Eglinton Avenue area. The port-a-pack consists of 16 units (14 units used as classrooms and 2 units used as washrooms and resource areas).

The Board has identified a new elementary school at the intersection of Don Mills Road and Eglinton Avenue East to address significant accommodation pressures in the area, including at Grenoble PS. This new school has been submitted as the Board's top Capital Priority for the 2024 cycle.

The new school will be incorporated into an urban format, mixed-use building at the southwest corner of Don Mills Road and Eglinton Avenue East. The opening of the new school will reduce enrolment at Grenoble PS. The goal would be to demolish the port-a-pack.

L'Amoreaux CI:

This is an operating secondary school located in north Scarborough. The port-a-pack consists of eight units and is used to accommodate the Adult ESL program at the school. Since the port-a-pack is not utilized for day-school students it has not been identified for priority replacement. L'Amoreaux CI is also going to be included in Pupil Accommodation Review to be undertaken as soon as the provincial moratorium is lifted.

Secord ES:

Large port-a-pack and is identified as a Capital Priority Project.

St. Margaret's PS:

Large port-a-pack and is identified as a Capital Priority Project.

Yorkdale SS:

This is an adult day school located in the central part of North York. The port-a-pack consists of only two units and is used to accommodate the Adult programming at the school. Since the port-a-pack is exceptionally small and is not utilized for day-school students, it has not been identified for priority replacement.

Impact on St. Margaret's PS – Projected Enrolment

At the conclusion of the 2023-24 school year the school was operating at 125% utilization. Projections suggest that enrolment will remain relatively stable over the long term. The graph below illustrates the status quo in terms of capacity and utilization rates.

The increase in enrolment between 2022 and 2023 was quite significant and was due to higher than expected newcomers landing within the community. The total number of newcomers that registered to St. Margaret's PS to September 2023 was 38, which increased to 69 between September and June 2024. There are currently 300 students registered for September 2024 at the school. This is higher than the projected enrolment of 289 students.

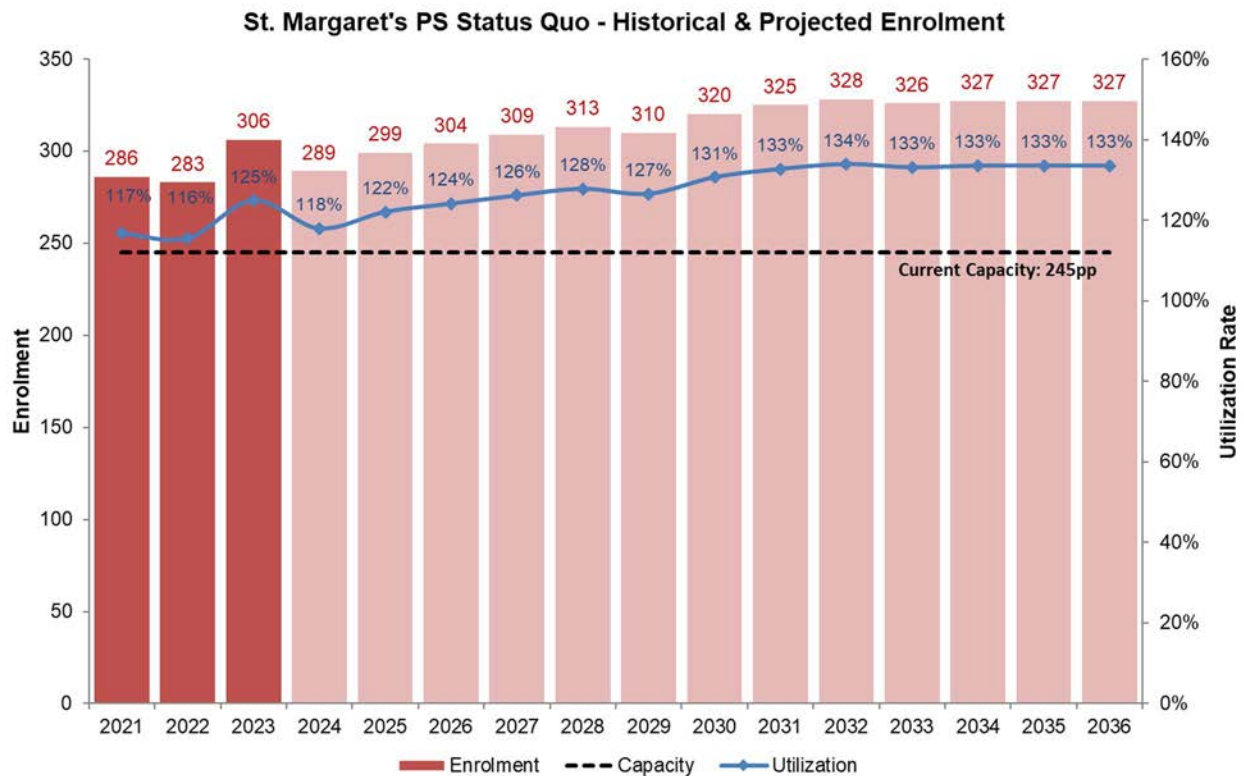
Staff will monitor enrolment through the month of September 2024 to determine whether this is indicative of a new demographic shift within the community.

The St. Margaret’s PS attendance area is comprised of many mid and high-rise rental dwellings. This is a static housing stock that has the potential to be transient in nature, meaning that upward swings in enrolment could be realized at any point if more families were to occupy these dwellings. The current trend indicates that families are ‘aging in place’ and not moving on.

There has been minimal new residential development in the school’s attendance area that would have otherwise offset the aging population.

Junior Kindergarten enrolment at St. Margaret’s PS has been increasing steadily since 2020, when it hit a low of 22 students. This was a decrease from 35 and 37 JK students in the two years prior. The decrease can be attributed to the impact of the pandemic.

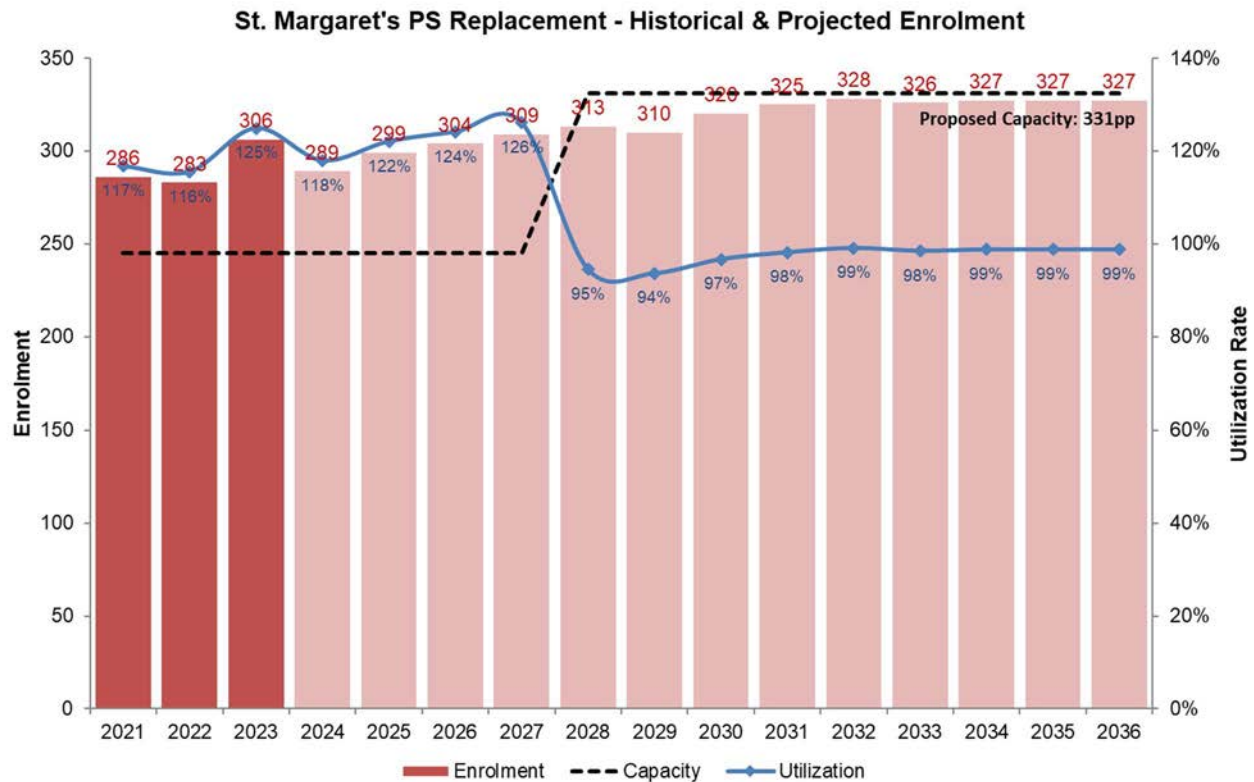
In 2021 JK enrolment increased to 27 students, then 28 students in 2022, and then up to 38 students during the 2023-24 school year. This larger intake of JK students is driving enrolment increases over the long-term as smaller graduating cohorts are replaced with larger cohorts.



The proposed replacement school of 331 pupil places, as described in this business case, would provide students at the school with a new, state of the art facility that is desperately needed. The graph below illustrates the impact on the school’s utilization rate should this new facility be approved.

Note that based on the school’s high ranking on the Learning Opportunities Index, additional resources are allocated to support student success. These additional resources require that another classroom be included in the overall school build, which has been reflected in the proposed capacity of 331 pupil places. The additional classroom will support an additional teacher allocated to reduce overall class sizes from Grades 4 to Grade 8.

The impact of the new school on utilization rates over the long-term aligns with that of a well utilized facility. Upon completion of the project in 2028, the school is projected to be operating at 95% utilization with 313 students enrolled. Over the long-term and as enrolment increases, the school is projected to be operating at 99% utilization by 2036.



Future Residential Development and Alignment with Provincial Growth Plan

The St. Margaret's PS community is located in a relatively stable area in the West Hill neighbourhood of Scarborough. Most residential dwellings in the area are apartment units (71%), which includes a number of affordable housing units managed by the Toronto Community Housing Corporation (24% of total dwellings). The area includes a smaller number of single family and townhomes (29%), mostly located in the eastern section of the attendance area.

Although the Kingston/Galloway and Kingston/Lawrence intersections are not currently identified as Major Transit Station Areas (MTSA), as defined by the provincial Growth Plan, given the potential development of the Eglinton East LRT, these intersections may be identified in the future as a MTSA. St. Margaret's PS is located ~200m and ~800m, respectively from these intersections, and if identified in the future as a MTSA, may be planned to a minimum density of 160 people and jobs per hectare. As such, it is appropriate to plan for additional density in the area over the long-term. As a result, the replacement school at St. Margaret's PS will be planned for expansion should it ever be required.

However, there are several new residential development projects proposed within the area, including mid-rise condominium/apartment projects along arterial corridors such as Lawrence Avenue East. These corridors, which include Lawrence Avenue East and Kingston Road are designated as

'Avenues' under the City's Official Plan, meaning that they are areas where residential intensification is encouraged. The City's Official Plan must align with planning direction from the province.

These developments are currently reflected in the projections for schools in the area and will contribute to the stability of enrolment over the long-term.

Examples of these residential development projects are identified below:

4111 Lawrence Avenue East is an 11-storey market rental building that includes 70 residential units. The project is located south of St. Margaret's PS.



4097 Lawrence Avenue East is a 12-storey condominium building that includes 251 residential units. The project is located southwest of St. Margaret's PS.



Impact of Not Proceeding with This Project

Not proceeding with this project would result in the current and future students of St. Margaret's PS will remaining in a substandard, poor-condition learning environment; an overutilized school where the majority of learning takes place in a port-a-pack that is well beyond its service life.

This is a marginalized and equity-deserving community; current and future students of St. Margaret's PS deserve a better learning environment. The building is prohibitive to repair, is of an unconventional design, lacks access to natural light desperately requires replacement.

The school requires ongoing work to keep the building in a state of good repair, however the preference would be to avoid ongoing costly maintenance work in favour of replacing the school. The Board's strong commitment to addressing the existing conditions at St. Margaret's PS will continue.

Part B: Alternative Strategies

Regarding other potential capital solutions, a replacement school has been proposed rather than a permanent addition and/or renovation due to the condition and configuration of the existing brick and mortar facility.

The building is prohibitive to repair with an FCI of 80%, increasing to nearly 90% in five years. Further, the school was designed to be open concept with very few instructional spaces inside the school; the majority are found within the large port-a-pack on-site. Other instructional areas within the school such as the gymnasium and library are vastly undersized compared with current benchmarks. For example, the gymnasium is only 2,100ft², which is below the Ministry benchmark for a school of a similar size, closer to 4,000ft².

Other non-capital solutions have been implemented, starting with closing the school to Out-Of-Area Admissions (OAA): the school has been 'closed' to OAA since amalgamation in 1998. Currently 95% of the students attending the school reside within the attendance area.

Boundary Changes

Boundary changes that involve St. Margaret's PS are challenging given the geographic and topographic barriers that surround the school's attendance area, along with the topology of the community; the majority of students that attend the school reside in mid and high-rise rental buildings that are located in very close proximity to the school. Shifting all these buildings to an adjacent school would significantly reduce enrolment at St. Margaret's PS, which may impact program viability.

The closest school to St. Margaret's PS, Galloway Road PS, is currently operating at capacity and would require portables to accommodate any change with St. Margaret's PS. Further, choosing individual apartment buildings to move to another school creates challenges given that they are all located within very close proximity to one-another.

The attendance area for St. Margaret's PS is not large – meaning that moving students to another school is likely to extend the amount of time it would take to travel and potentially require bussing. The closest school with available space -temporarily- is Eastview PS, which is located south of St. Margaret's PS. Changing a boundary to assign students from the St. Margaret's PS community to Eastview PS would mean that students would need to 'leapfrog' over Galloway Road PS, which isn't a coherent or logical distribution of attendance areas, likely leading to consternation and confusion within the school community.

The population of St. Margaret's PS is not large relative to the rest of elementary schools, particularly JK-8 schools, across the TDSB. Changing the school's boundary to shift students to an adjacent school may reduce enrolment at St. Margaret's PS but would result in an already small school becoming smaller. This could result in smaller class sizes or split grades, introducing an inefficiency that doesn't currently exist.

Grade Changes

Changing grades at St. Margaret's PS is not feasible because the school already offers a JK-8 program. Introducing new transitions for students is counterproductive and counter to the Board's

intention to pursue JK to Grade 8 schools where possible. Research shows that minimizing transitions is positively correlated with student achievement.

Program Changes

There are no regional or optional programs at St. Margaret’s PS such as French Immersion that can be moved. The school only has an EarlyON program operating out of a classroom that is heavily used by the surrounding community. It is the Board’s intention to replace the EarlyON program as part of the replacement school; it has been reflected in the Facility Space Template.

2.0 School Enrolment and Capacity Overview

The schools identified in the table below were identified due to their proximity to St. Margaret’s PS, specifically this list reflect the schools with attendance boundaries contiguous with those of St. Margaret’s PS. To the north of the school is Morningside Park, a heavily forested area that will not be developed. Morningside Park also extends along the western boundary of the school and includes Highland Creek. These represent significant geographic and topographic barriers that would present challenges to active transportation, meaning busing would likely be necessary.

Lawrence Avenue East separates the St. Margaret’s PS community with the Galloway PS community. This arterial road is six lanes – three eastbound and three westbound, is heavily travelled by car and accommodates dedicated lanes for public transportation (high frequency bus route). This also represents a significant barrier to active student transportation.

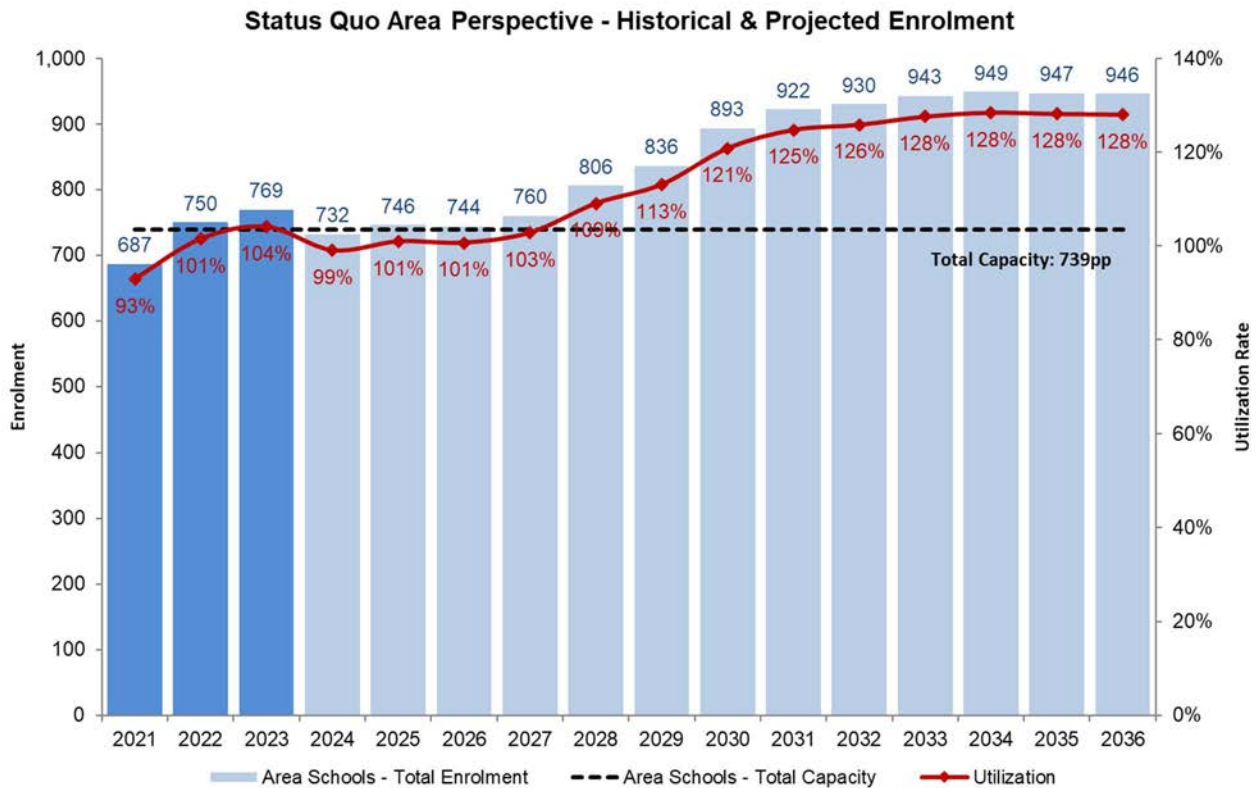
School Name	Current Utilization	Distance to Nearest School	School Summary
St. Margaret’s Public School	125%	N/A	<p><i>St. Margaret’s PS is a JK-8 elementary school located in the Kingston-Galloway Neighbourhood of Toronto. In 2023-24, the school was operating at 125% utilization with 306 students on-site (capacity 245).</i></p> <p><i>To address the historical and current accommodation pressure on the site and shortcomings of the permanent facility, a large 16-unit port-a-pack is attached the school building.</i></p> <p><i>Projections suggest that enrolment will increase over the mid to long-term. This increase is due to larger JK cohorts and larger numbers of newcomers to Canada.</i></p> <p><i>Since 2019, the school has been identified for replacement to address the accommodation pressure at the school, the aging port-a-pack that is in poor condition, as well as overall facility issues associated with the brick-and-mortar school building. St. Margaret’s PS is situated in a high-needs community that deserves a better facility and better student experience overall.</i></p> <p><i>The school building is in poor condition and has a projected 5-year FCI of nearly 90%. A new facility would eliminate a significant amount of renewal backlog from the system.</i></p>

<p>Galloway Road Public School</p>	<p>92%</p>	<p>340m</p>	<p>Galloway PS is a JK-8 school located north of the Guildwood Community. The school was operating at 87% utilization at the conclusion of the 2023-24 school year with 202 students (231 capacity).</p> <p>Projections suggest that enrolment at the school will increase over the long term, reaching 237 students by 2029 (103% utilization), and 286 students by 2034 (124% utilization). There are several active residential infill applications along Kingston Road that will contribute, in part, to enrolment increases over the long term.</p> <p>Galloway Road PS is a small facility that does not have any available capacity to assist in addressing accommodation pressures from outside of the immediate area. The site can accommodate portables if required. There is currently one portable on-site.</p> <p>Galloway PS is also ranked quite high on the Board's LOI measure at 36 of 470.</p> <p>The school is currently operating near capacity and is projected to become over-utilized over the mid and long-term. There is no capacity available to address the accommodation/facility issues at St. Margaret's PS. Further, this school site is located on the south side of Lawrence Avenue, which provides a significant physical barrier to active transportation. If required, a future boundary change between Galloway Road PS and Eastview PS could be explored to balance enrolment. Eastview PS is located 990m away from Galloway Road PS, and the two schools have a contiguous boundary.</p> <p>A Pupil Accommodation Review had been identified in previous iterations of the Board's Long-Term Program and Accommodation Strategy, however, there are significant concerns from an equity lens of targeting two schools in such a high-needs area where these community assets serve as far more than schools. These buildings function as hubs that provide a wide array of amenities.</p>
<p>West Hill PS</p>	<p>99%</p>	<p>1.7 km</p>	<p>West Hill PS is a small JK-8 school located east of St. Margaret's PS on the east side of Morningside Road. This school is currently operating at 99% utilization with 261 students (263 capacity). Projections suggest that enrolment will increase over the mid to long term, landing at 332 students by 2034 (128%).</p> <p>Enrolment increases at West Hill PS are due to new residential development projects within the school's attendance area. There have been several new proposals along the Kingston Road corridor, east of Morningside Avenue, that have now been factored into the enrolment projection for the school. These new developments total approximately 1,500 new dwellings.</p> <p>Like the other elementary schools in the broader area, West Hill PS is a small building that does not have any available capacity to assist in addressing accommodation pressures from outside of the immediate area. The site can accommodate additional portables over the long term should they be required. There is currently one portable on-site.</p>

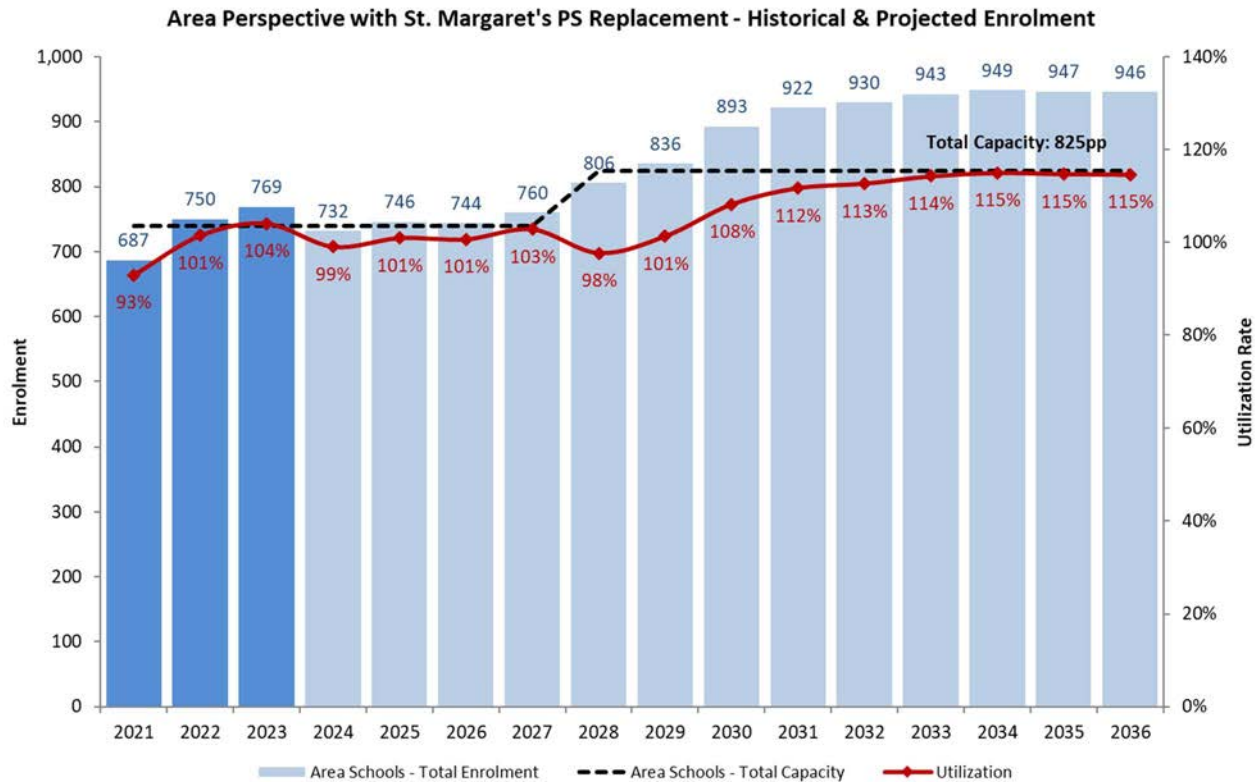
Area Impact of the St. Margaret’s PS Replacement School

The chart below illustrates the current and project enrolment, capacity, and utilization rate for the cluster of schools identified and described in the table above. This cluster of schools has a current enrolment of 769 students and a capacity of 739 pupil places, resulting in a utilization rate of 104%.

Looking ahead, enrolment is projected to increase within this cluster of schools, landing at 836 students by 2029 (113% utilization), and 943 students by 2033 (128% utilization). The increase in enrolment is due to residential development intensification in some parts of the community, increases in newcomers to Canada, post COVID-19 recovery, as well as the turnover of existing dwellings.



If the replacement school for St. Margaret’s PS is approved, the small increase in overall capacity of only 86 pupil places (245pp to 331pp) will decrease long-term utilization rates slightly. The chart below demonstrates the impact of the increased capacity in the area. The overall utilization rate within this cluster of schools is projected to land at 98% upon opening of the replacement school during the 2028-29 school year. The overall utilization rate will continue to increase as enrolment grows within this cluster of schools, reaching 114% by 2033. This meets the Ministry’s threshold for 100% utilization within the area.



3.0 Proposed Scope of Work

Part A: School Project Scope

The existing St. Margaret’s PS is proposed to be replaced with a new 331 pupil place JK to Grade 8 elementary school. The existing main facility and port-a-pack currently on-site would be demolished upon completion and occupancy of the new school.

The proposed new school would consist of the following primary instructional components:

- 3 Full Day Kindergarten Classrooms
- 9 Regular Classrooms
- 1 Art Room
- 1 Science Room
- 1 Instrumental Music Room
- 2 Resource Rooms (unloaded)
- Double Gymnasium Inc. Stage
- Learning Commons
- Other Operational Elements as per Ministry Space Benchmarks
- EarlyON Room
- 5-Room Child Care Centre providing 88 net-new spaces to align with the City of Toronto’s Service Plan

The new school would be constructed on the school site while the existing St. Margaret's PS remains operational. The site is large enough at 7.4 acres to permit the redevelopment of the school without relocating students off-site. The new school will be constructed north of the existing building on what is currently open space. The existing school would remain operational during construction.

The replacement school has been designed as a 3-storey structure to maximize the use of the site, while leaving an area of 2.4 acres available for a future severance to support a long-term care facility. The remaining 4.5 acres provides enough space for the new school, hard and soft-surface play areas, parking, pick-up/drop-off, future portables, and an addition.

The childcare and EarlyON room are located at the eastern edge of the building with direct access to a dedicated play area.

Preliminary soil and environmental testing have not identified any extraordinary concerns with the site. Schematic diagrams of the proposed replacement school, prepared by Snyder Architects, can be found in Appendix C.

A Class D cost consultant report was prepared by A.W. Hooker to support this business case. The estimated cost of this project is approximately \$42M, which includes allowances for the demolition of the existing facility (\$2.6M) as well as costs associated with the site work (\$6.5M). The full cost consultant report can be found in Appendix E. A breakdown of the costs is also provided within the excel business case.

The escalation factor of 18.5% has been removed from the costing information provided within the Excel business case. The 2023 submission omitted soft costs, so these have been added to the estimate, which results in a higher nominal amount than shown in 2023. As shared with the Ministry, the Board will pursue a severance of the site to generate revenue to offset the cost of the replacement school. The value of the area to be severed is approximately \$17.5M, which reduces the provincial commitment to **\$24,386,383** (\$17,517,850 for the school and \$6,868,533 for the childcare).

The City of Toronto, by delegated authority, is the approval authority for all site plan applications. Based on recent submissions by the TDSB, the City requires site plan design elements and conditions that are well beyond Ministry benchmark funding. These might include but are not limited to decorative fencing; road and sidewalk widening/reconstruction; easements; internal site additional landscaping; and façade improvements. These conditions represent substantial increase in both time and cost of construction to the TDSB.

Many of these represent City of Toronto infrastructure projects that are normally funded through the City budget process. These requests represent a significant risk to the benchmark funding and often result in extremely long delays which further impact budgetary constraints.

Proposal to Sever the St. Margaret's PS Site to Generate Revenue

The large St. Margaret's PS site affords the opportunity for the Toronto Lands Corporation (TLC), working with the TDSB, to think more broadly about how a future redevelopment may not only provide an opportunity for a new modern school, but also provide a further benefit to the community that addresses other provincial priorities such as the provision of new long-term care facilities, affordable or market-rate housing.

The proposed severance would also generate revenue that the Board could use to contribute to the cost of the project, reducing the commitment required by the province. An appraisal was completed to determine the potential value of the area to be severed. The portion of the site to be severed is 2.93 acres and has been appraised at **\$17.5M**. A copy of the appraisal report can be found in Appendix F. This amount would be used to offset the cost of rebuilding the school. This amount has been reflected within the Excel Business Case template as a revenue offset, which reduces the amount of Capital Priorities funding being requested of the province.

The severance of property is only possible if funding of the new school is approved; the existing school is currently situated upon the lands and must be demolished before the lands can be severed. The Board will follow the discretionary disposition process outlined within O.Reg 374/23 for the disposition of the lands.

The large size of this site at 7.4 acres is conducive to providing an opportunity to explore how TDSB lands could be used to address other provincial priorities, such as housing, and speaks directly to the TLC's mandate to think broadly about how the TDSB's real estate may, in a broad sense, improve school communities by addressing other needs.

The site is large, relatively flat and irregular in shape with a prominent frontage on Galloway Road. The site abuts the city owned West Hill Park to the north and St. Margaret's in the Pines cemetery to the east. While the site is designated *Neighbourhoods* in the City of Toronto Official Plan it is also adjacent to lands on the south and west designated *Apartment Neighbourhoods*, where a more intense use of lands is permitted such as mid to high-rise development. The site is also in close proximity to Lawrence Avenue East and Kingston Road, a mixed-use future transit corridor, where the province is encouraging development and density.

Due to the significant size of this property, the site offers ample space to section off a portion the site for a new school and yard while maintaining the south end as a viable development parcel. The severance presents an opportunity to consider development concepts on this site that could include affordable housing, community space, etc. The intent is to continue to have conversations with our government partners both at the provincial and municipal level as we carry out further due diligence and program refinement.

Preliminary images can be found in Appendix G and illustrate a 4.5-acre school site with a new 2-storey 331 pupil placement school that reserves the opportunity for future expansion (600 pp), includes an approximate 9,000 sq. M school yard and associated parking.

The replacement of St. Margaret's PS and the severance of the site are not mutually exclusive, meaning that the replacement school could continue while due diligence and conversations with provincial and municipal stakeholders continues. The TLC will continue to advance due diligence on the site to better understand the development potential of the south end of the site, including further exploration of concepts for long-term care and/or housing. It is understood that taking this site from concept development to implementation will take several years requiring the finalization of a

development concept, completion of market sounding, consultation with governments, the local community, and other stakeholders, as well as the selection of potential partners.

Part B: Child Care Project Scope, if applicable

Is the board requesting childcare funding to support childcare space with the Capital Priorities project request? **Yes**

The City of Toronto has indicated that this is a municipal ward with a dearth of subsidized childcare spaces for pre-school aged children. St. Margaret's PS does not currently have a childcare centre and the introduction of new, affordable and subsidized spaces for this community would help to address the service gaps that exist.

Children's Services uses Toronto's Licensed Child Care Growth Strategy target of serving 50% of children aged 0-4 when assessing where to expand licensed childcare. Current licensed childcare capacity for infants, toddlers and preschoolers is added to any confirmed childcare capital projects to determine the total number of spaces. This number is then divided by the number of children aged 0 to 4 to determine how far above or below the target the area is.

This analysis is undertaken at the ward and neighbourhood level (when required) to identify the areas where capital expansion should take place. All the school sites recommended for new childcare spaces fall within the City's medium to highest priority areas.

The City has indicated that to align with their childcare strategy, a new five-room, 88 space, child care centre is proposed for this site. The new childcare centre would serve infants (10), toddlers (30) and pre-school (48) aged children.

A map showing the City's areas of priority can be found in Appendix D. The Scarborough-Guildwood area, within which St. Margaret's PS falls, is one of the highest priorities for the city with only 30% of children served as a ratio of the total 0-4 population (as per the 2021 Census).

The childcare will be constructed as part of the overall school project to maximize economies of scale. There are no alternative plans to build the childcare separate from the replacement school

4.0 Urban and Innovative Schools – if applicable

5.0 Joint-Use Project – if applicable

Part A: Co-terminous Boards

A meeting with the Toronto Catholic District School Board was held on September 27, 2023 to discuss potential partnership / joint venture opportunities. The TCDSB is considering a proposal to

replace the existing St. Martin de Porres Catholic Elementary School building with a new 450pp replacement school, although did not yet have Board approval to submit this project.

St. Martin de Porres Catholic Elementary School is located south of Lawrence Avenue East and west of Morningside Avenue. St. Margaret’s PS is located approximately 1.2km away. The TDSB identified this potential joint venture as part of the business case submitted for St. Margaret’s PS in 2022. The project wasn’t supported at that time, which caused both school boards to re-evaluate their approach.

Although both school boards were amenable to potentially exploring a potential joint venture in 2022, the TDSB is committed to exploring the fulsome redevelopment of the site to meet other provincial objectives while generating much needed Proceeds of Disposition to support other needs across the district.

6.0 Project Readiness Assessment

This section outlines how far the project has progressed to date. Please answer every question to the best of your ability. If there are any questions which are not applicable, please enter that in the space underneath the question.

Many of these questions overlap with information in the excel business case. In these instances, the space here allows the school board to provide any additional context that will help the ministry understand the answers provided in those drop-down menus.

Part A: Site Ownership

Please elaborate about the school board’s current status of site acquisition for the requested Capital Priority, including:

- For EDC eligible boards, please provide the details of the project with reference to the approved EDC background studies.

The TDSB is not eligible to collect Education Development Charges.

- Do you require Land Priorities funding or do you have other sources of funding available?

No Land Priorities funding is required. The TDSB owns the site.

- Has the board secured a site for the project? If not, what progress has been made? When does the board expect to have secured a school site?

The replacement school will be constructed on the existing site, owned by the TDSB.

- What is the status of the identified site?

The site is owned by the TDSB.

- What is the size of the site (in acres)? Is the site size in line with the ministry site size specifications as recommended in the [Education Development Charges Guidelines](#)

The site is 7.4 acres in size. If severed, the remaining lands will be 4.47 acres with 2.93 being severed and sold to generate revenue.

- Are all or some of the utilities connected? If not, when does the board expect this work to be complete?

All utilities are connected.

- Are the roads providing access to the site developed and usable? If not, when does the board expect this work to be complete?

All roads are paved and usable.

- Has the board completed phase 1 of the environmental assessment? If not, when will the board be able to do so? If applicable, were there any issues identified that will influence the timelines or budget of the project and by how much?

Yes, no issues were identified.

- Has the board completed a geotechnical assessment of the site? If not, when will the board be able to do so? If applicable, were there any issues identified that will influence the timelines or budget of the project, and by how much?

- *Yes, no issues were identified.*

- Is the site topography suitable for this project? If not, what are the board's plans to address this issue and what are the implications for project timelines and budget?

Yes, the topography is suitable.

- Does the current zoning enable the construction of a school? If not, please provide details on the requirements for rezoning and any implications on timelines or budget.

Yes, the current zoning enables the construction of a replacement school.

- Have all unique site costs been identified? If not, when does the board expect to have an estimate with ~80% confidence?

All unique site costs have been identified and are reflected in the business case.

- If alternative accommodation is required during the project, please provide information about the board's plan for relocating the students and any further steps you need to complete to finalize this plan.

The existing school will be operational during construction. Once the new building is complete, the existing school will be demolished.

Part B: Project Design

The school site currently accommodates the existing St. Margaret's PS, which will remain operational during construction of the new school. Following the completion of the new replacement school, the existing school will be demolished, and the balance of site work completed. A severance will also be explored, and, if approved, the site will be severed and 2.93 acres sold, leaving a 4.47-acre site for the new school.

The sequencing of work on the site, coupled with a relatively small area of 4.47 acres and associated restrictions regarding vehicular access to the site, create several unique site conditions that impact the design of the new school.

These site-specific restrictions do not provide the flexibility required to adapt a repeat design designed for a more typical site to be employed here. A 3-storey design is required due to the restricted site area and construction sequencing required.

To summarize, none of the designs in the Ministry catalogue or in the Board's own system are suitable to address these unique site constraints and provide a 331pp, 3-storey school with a 2-storey childcare.

The design of the school employs the Board's standardized design guidelines for room layouts and mechanical/electrical systems. The project has been designed to 90% of the Ministry's benchmark.

Part C: Project Milestones

The project milestone schedule is based on durations of key project activities and approvals. The schedule is largely affected by City of Toronto approval processes, such as Site Plan Approval, and by internal approval timelines.

The dates provided in this business case are the best high-level projections based on current and previous project experience and may be subject to change if projected activities are delayed, particularly those that are not within the Board's control.

Project completion is contingent on timely approvals from the City of Toronto, such as Site Plan and Building Permit. Furthermore, delays can also be due to unknowns during construction such as unforeseen soil condition, weather conditions, and labour/manufacturing delays.

Delays will be mitigated by ensuring the project team explores opportunities for pre-approvals such as partial building permits, undertaking early site works such demolition and by overlapping project activities where possible.

TDSB has undertaken an exercise to identify key project milestone durations such as internal reviews and approvals, which has been applied to the projected schedules and gives the project schedule a level of certainty as a result.

For project delays that cannot be mitigated, the schedule will be extended to suit in the future. Please refer to attached high level project schedule in Appendix H that identifies key milestones and durations. A critical element of the projected schedule is the Site Plan Approval (SPA) process, which has been estimated to be 18 months from submission to NOAC (Notice of Approval of Conditions) and is one of the key drivers for the overall completion date.

TDSB has engaged a City of Toronto Planner who will continue to assist the project team by advocating for an expedited SPA process, which can significantly improve the project timeline.

Part D: Predictors of On-Budget Completion

Estimated project costs are based on third party cost consultant reports by A.W. Hooker, along with soft cost estimates based on TDSB previous experience and additional third-party consultants.

The current estimate is significantly higher than previous tendered projects due to market volatility and cost consultant projections. The estimated project cost is based on the project milestone schedule and appropriate escalations as carried by the third-party cost consultant.

A 10% contingency has been carried for each project to protect against unknowns during project development and construction and has been added to the cost consultant estimate. Unique site costs have been identified based on TDSB past project experience, however as the project develops, further unique site costs may be identified that are unknown at this preliminary stage.

The childcare component of the project has been designed and identified in the drawings and cost report. If the project is not funded, the childcare will also not proceed.

Based on recent project experience, the construction market volatility is a significant factor for project cost increases. Previous TDSB capital priorities funding was not based on market prices and therefore resulted in budget shortfalls when projects were tendered on the open market.

If the project is funded based on the cost consultant report, which builds in escalation and contingencies, there is less risk of future budget increases. Increases in project timelines are also a risk to the project budget, therefore the project team will work to ensure projects are delivered as per the schedule to avoid incurring additional costs.

7.0 Risk and Mitigation

The timeline of the project, if not met, will impact student accommodation in the area as all the local schools are fully utilized and projected to grow. As outlined in this business case, the current St. Margaret's PS facility requires replacement due to the condition, configuration, and accommodation pressure.

If the project is delayed (or not supported) then it would impact current and future students, families, community members and staff. The school will continue to operate with the majority of instructional spaces in an aging port-a-pack, the Board will continue to invest scarce resources into an aging facility that desperately requires replacement. This high-needs and equity deserving community will be denied a new, state of the art learning environment that students in other parts of the City, and province, have the opportunity to enjoy.

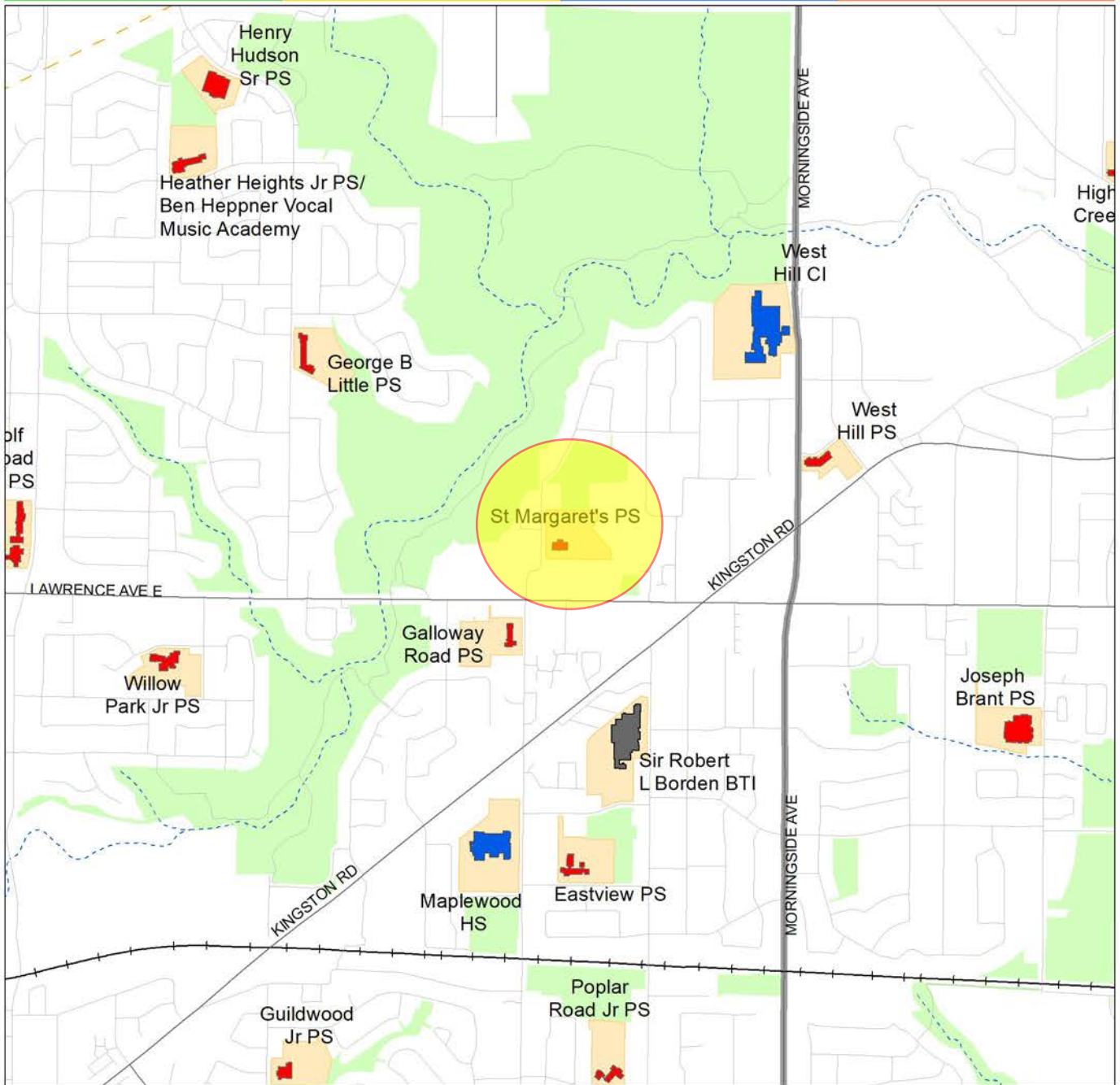
A TDSB Project Manager or Project team would be assigned to the new school build to ensure that any risks are mitigated to the extent possible, and that any delays are communicated to all impacted stakeholders as soon as possible. Planning staff will monitor enrolment and demographic trends carefully to determine if alternative accommodation measures are required.

TDSB staff communicate regularly with impacted stakeholders on all capital projects. If there are delays with the replacement of St. Margaret's PS then details would be shared with the community. The Board introduced a public webpage dedicated to capital projects that would also contain information about any delays, revisions to timelines, and mitigation strategies (if required).



Toronto District School Board

Location of St Margaret's PS 235 Galloway Road

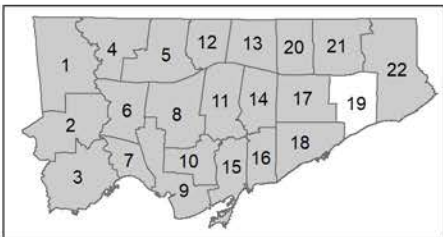


0 0.125 0.25 0.5 0.75 1 km

Produced by:
Planning Division, TDSB
September 2019

Source:
Base Map- Geospatial Competency Centre
Facility - Planning Division, TDSB
Data- City of Toronto

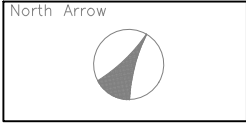
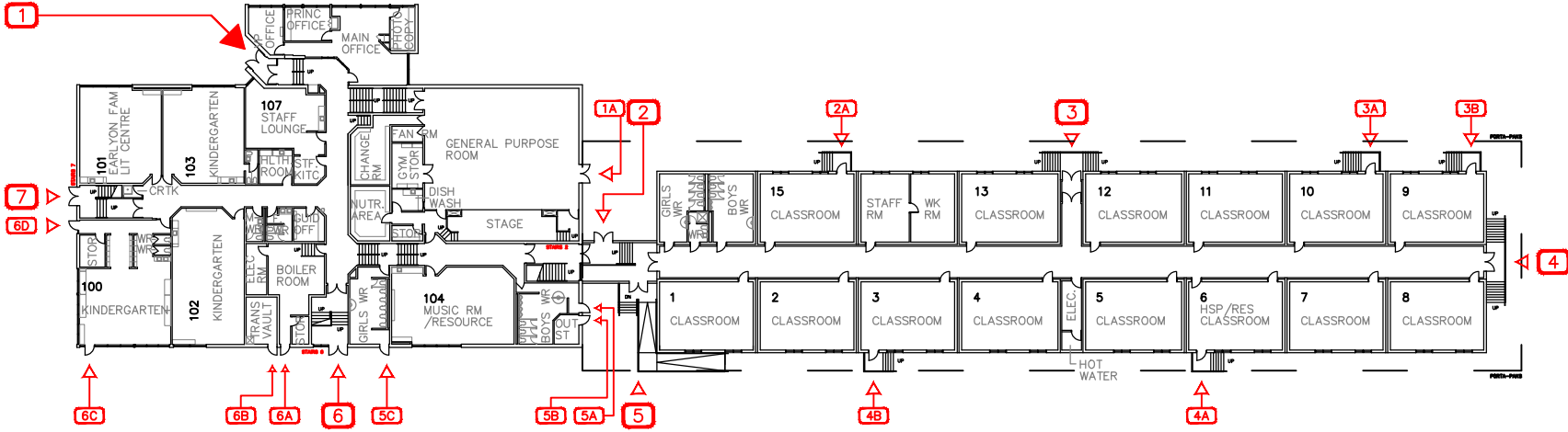
- Legend:
- Elementary School
 - Secondary School
 - Elementary & Secondary School
 - Other TDSB Facility
 - Site
 - Major Road
 - +— Railway
 - - - Utilityline
 - · - · - Waterway
 - ▬ Ward Boundary



Appendix B

LEGEND:

- EX. DOOR LABEL XXXX
- MAIN ENTRANCE ▼
- EXTERIOR DOOR ▼



Facility Services



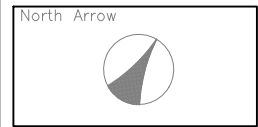
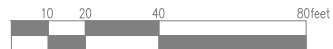
Toronto District School Board

Technical Services Division
Design & Construction Unit
15 Oakburn Cres, Toronto, Ontario M2N 2T5
t. 416-395-4588 / f. 416-395-9734

Facility
St Margaret's Public School
 Address
 235 Galloway Road
 M1E 1X5
 SCARBOROUGH

Sheet Title
 1st Floor

Facility #	Last Update
0610	2020Mar01



Facility Services



Toronto District School Board

Technical Services Division
Design & Construction Unit
15 Oakburn Cres, Toronto, Ontario M2N 2T5
t. 416-395-4588 / f. 416-395-9734

Facility

St Margaret's Public School

Address

235 Galloway Road
M1E 1X5
SCARBOROUGH

Sheet Title

2nd Floor

Facility #	Last Update
0610	2020Mar01

Appendix B

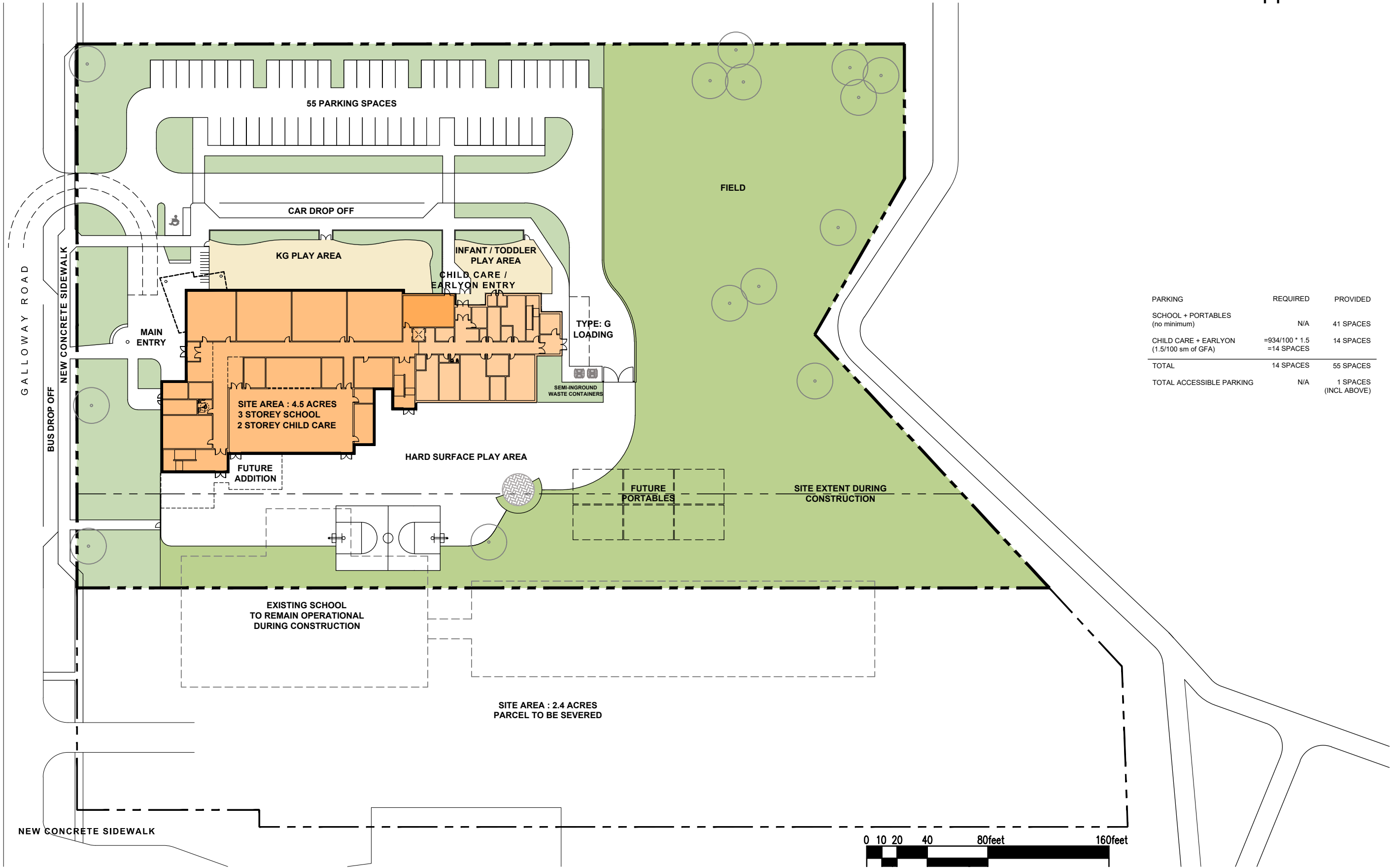
Photographs of the Building and Port-a-Pack



Appendix B

Photographs of the Building and Port-a-Pack

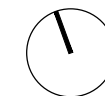
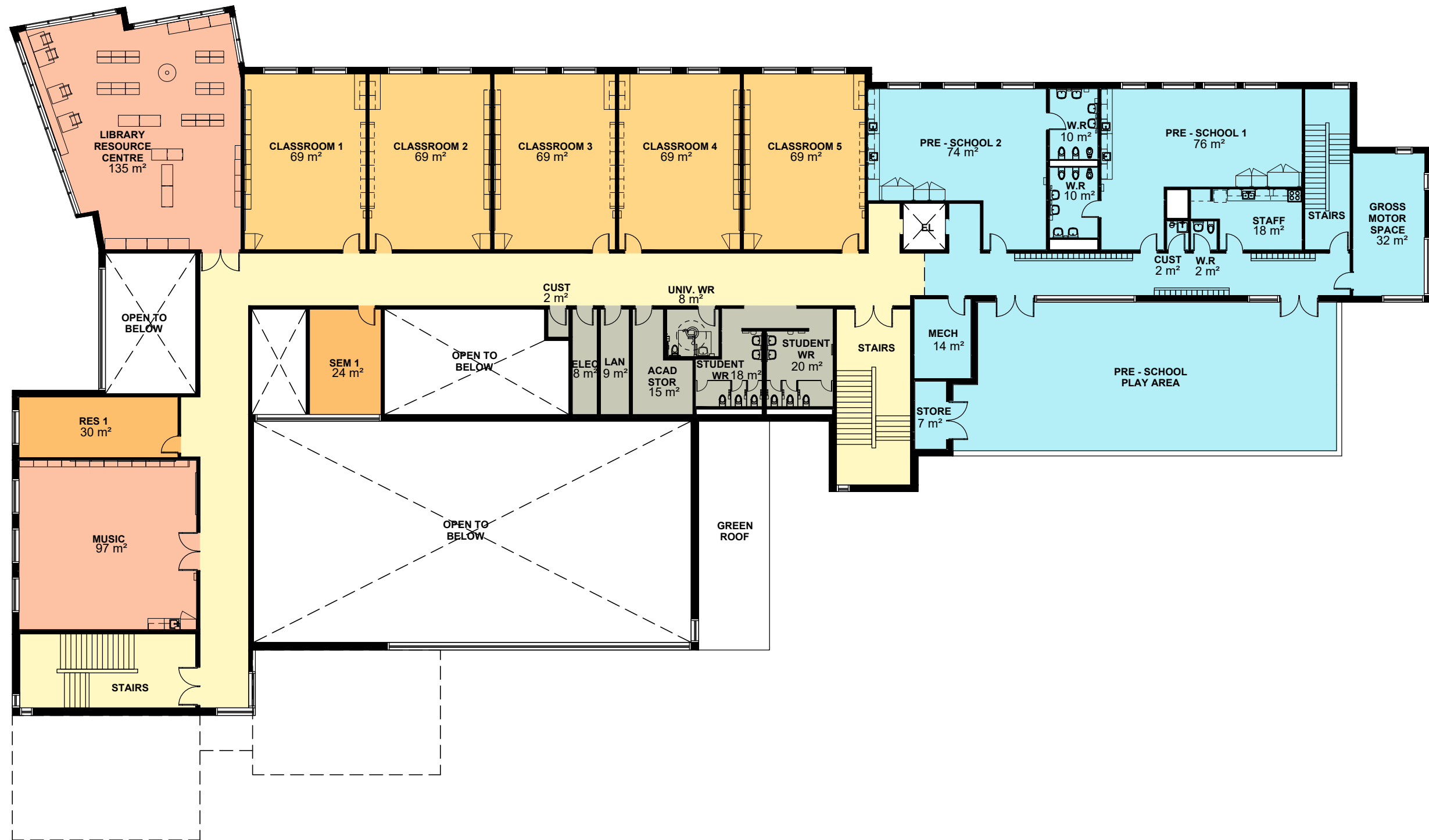


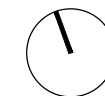


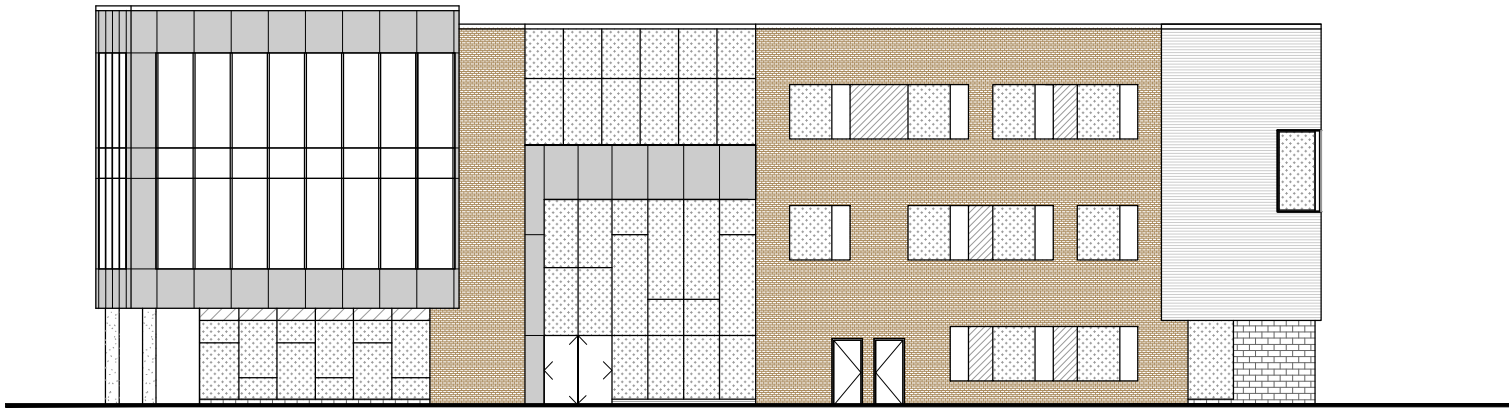
PARKING	REQUIRED	PROVIDED
SCHOOL + PORTABLES (no minimum)	N/A	41 SPACES
CHILD CARE + EARLYON (1.5/100 sm of GFA)	=934/100 * 1.5 =14 SPACES	14 SPACES
TOTAL	14 SPACES	55 SPACES
TOTAL ACCESSIBLE PARKING	N/A	1 SPACES (INCL ABOVE)



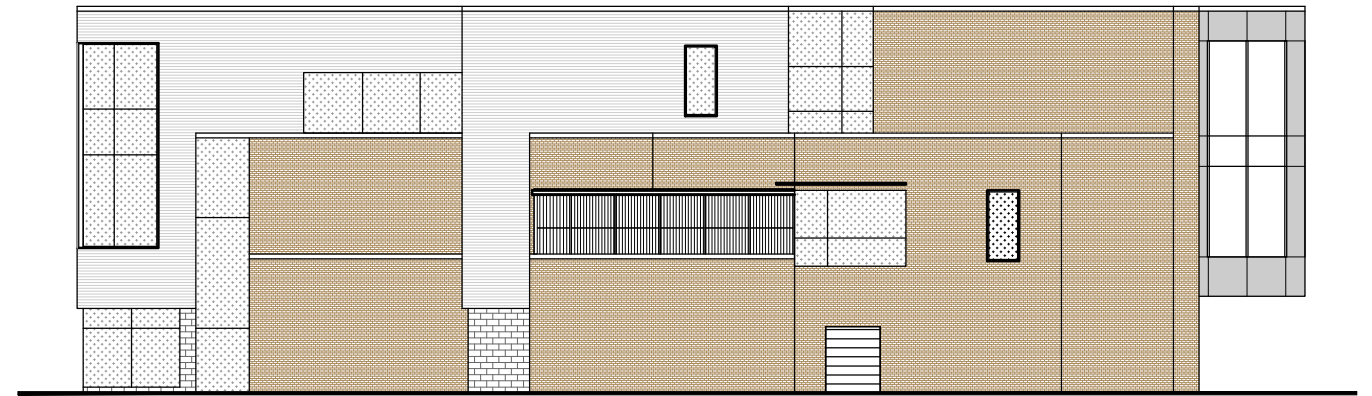




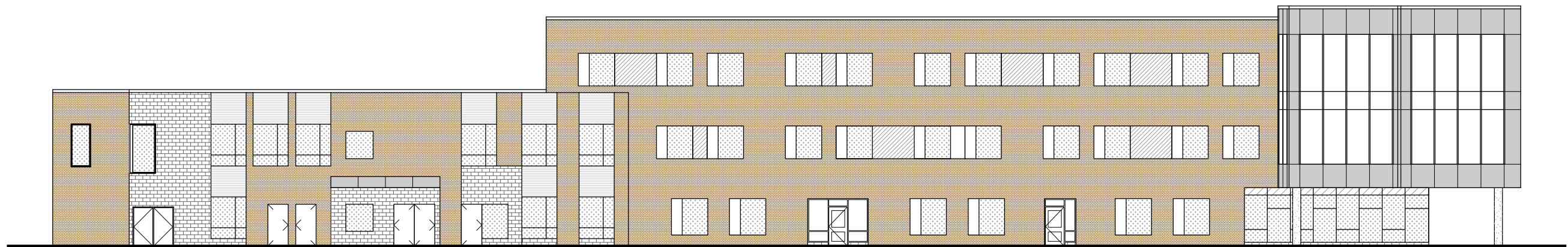




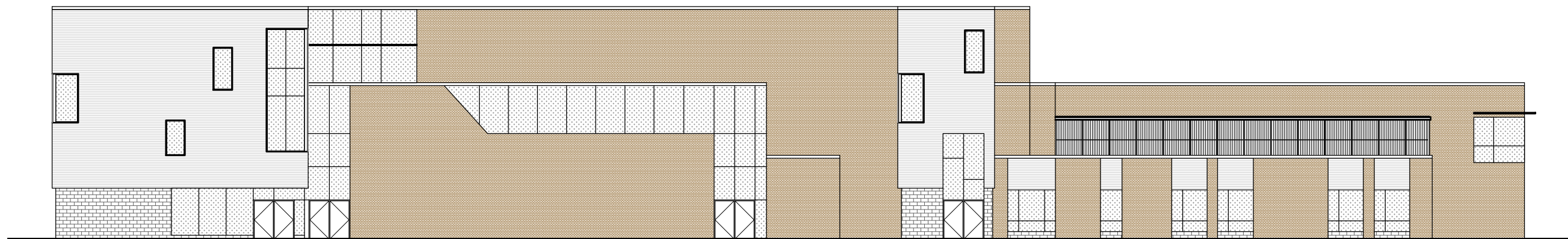
WEST ELEVATION



EAST ELEVATION

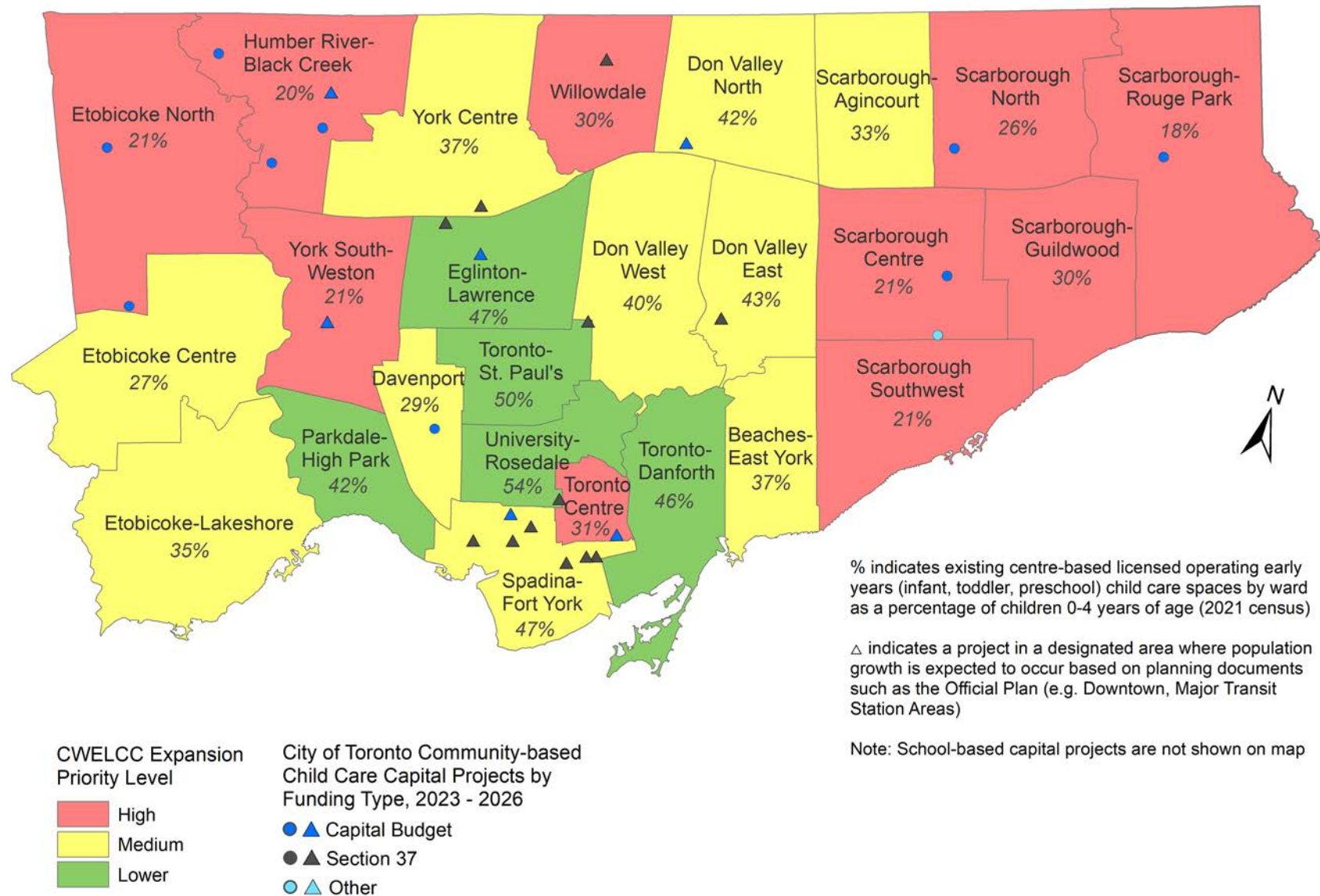


NORTH ELEVATION



SOUTH ELEVATION

Figure 1: Priority Levels for CWELCC Expansion by Toronto Wards



Toronto Children's Services, January 2023

TDSB St Margaret's Public School

Class D Estimate (Rev.2)



Prepared for:
Snyder Architects Inc.

Prepared by:

A.W. HOOKER®
QUANTITY SURVEYORS

2265 Upper Middle Rd. E Suite 400
Oakville, ON L6H 0G5

T 905.823.8111
F 905.823.5111
info@awhooker.com

www.awhooker.com

October 17, 2023

October 17, 2023

Snyder Architects Inc.
100 Broadview Ave, Suite 301
Toronto, Ontario M4M 3H3

Attn: Rochelle Moncarz, OAA, MRAIC, LEED AP
Principal

Re: TDSB St Margaret's Public School Class D Est (R.2)

Dear Rochelle,

Please find enclosed our Class D Estimate for the above project. The estimate is based on design drawings and information provided by Snyder Architects Inc received on September 20, 2023 through October 11, 2023

This version of the report incorporates where necessary the comments provided by the design team received on October 13, 2023 and October 16, 2023.

This estimate is meant to reflect the fair market value for the construction of this project; it is not intended to be the prediction of the lowest bid and should be representative of the median bid amount received in a competitive bidding scenario.

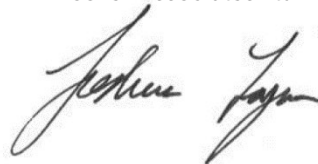
We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,
A.W. Hooker Associates Ltd



Josh Logan, CEC, C.Tech
Quantity Surveyor

Sincerely,
A.W. Hooker Associates Ltd



Stew Kyle, PQS, CET
Partner

Encl. (Class D Estimate (Rev. 2) – October 17, 2023)

Table of Contents

1. Introduction to the Estimate	2
1.1 Project Description	2
1.2 Type of Estimate	2
2. Basis of the Estimate	2
2.1 General Information	2
2.2 Location Cost Base	3
2.3 Unit Rates.....	3
2.4 Taxes.....	3
2.5 Construction Schedule	3
2.6 General Requirements and Fees	3
2.7 Bonding and Insurance	3
2.8 Procurement.....	4
2.9 Specifications	4
2.10 Soft Costs.....	4
3. Contingencies	4
3.1 Design and Pricing Contingency	4
3.2 Escalation Contingency.....	5
3.3 Construction Contingency (Post Contract Changes)	5
4. General Liability	5
4.1 Statement of Probable Costs.....	5
4.2 Ongoing Cost Control.....	6
5. Estimate Scope Clarifications	6
5.1 List of Exclusions	6
5.2 List of Assumptions	6
6. Documentation Received	7
7. Gross Floor Area Summary	7
7.1 Summary of New Construction Area	7
7.2 Gross Floor Areas (graphical representations)	8
8. Elemental Estimate	A1 – A24

1. Introduction to the Estimate

1.1 Project Description

This project consists of the demolition of the existing St Margarets PS building and the construction of a new school located at 235 Galloway Road, Scarborough. Based on our review the demolition GFA is 48,090 SF (4,468 m²) and the new school GFA is 50,870 SF (4,726 m²)

Refer to section 7.2 Gross Floor Areas (graphical representation) for area illustrations.

1.2 Type of Estimate

This Class D Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be +/- 20%. This accuracy is based on the definition for Estimate Classifications (Class D) outlined in the *Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions. This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

*Reference: <https://www.cca-acc.com/wp-content/uploads/2016/07/GuideCostPredictability.pdf>

2. Basis of the Estimate

2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on information prepared by the project engineers, historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

2.2 Location Cost Base

The location cost base for this estimate is Scarborough, Ontario.

2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that non-union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed.

Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a 22 months construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor.

The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history.

The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at general contractor and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

2.10 Soft Costs

The estimated soft costs have been excluded in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

3. Contingencies

3.1 Design and Pricing Contingency

A design and pricing contingency of **15%** has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

3.2 Escalation Contingency

The estimate includes an allowance for escalation. This allowance of is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

Escalation						
Assumed Tender Date -	June 2026					
Duration (months)	22 months – (18 months construction + 4 months demolition)					
Construction End Date	April 2028					
Mid-Point	May 2027					
Year	Assumed Tender Date - Construction End Date	Annual Escalation	# of Months	Monthly %	Total Escalation per annum	
2023	October 2023-December 2023	8.0%	3	0.67%	2.0%	
2024	January 2024-December 2024	6.0%	12	0.50%	6.0%	
2025	January 2025-December 2025	4.0%	12	0.33%	4.0%	
2026	January 2026-December 2026	4.0%	12	0.33%	4.0%	
2027	January 2027-May 2027	4.0%	4	0.33%	1.33%	
Total Compounded % Escalation					18.5%	

3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of 5% is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

4. General Liability

4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

5. Estimate Scope Clarifications

5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Project Soft Costs (as described in item 2.10 above)
3. Furniture, furnishings, and equipment (except as noted in the estimate)
4. Premium time / after hours work
5. Accelerated construction schedule
6. Handling and removal of contaminated soils
7. Special foundation systems such as caissons or pile foundations
8. Premium for construction management or alternate approaches to procurement
9. Sole sourced equipment or building control systems
10. Consumption costs for any utilities used during construction (gas, water, hydro etc.)
11. Site pylon and traffic signage
12. Building permit

5.2 List of Assumptions

Architectural / Structural / Landscaping:

1. The existing soils on the site are adequate to support standard strip and pad foundations to the minimum depth required for frost. No allowances have been made for larger or special foundations such as caissons or piles due to poor soil conditions.
2. The existing site is relatively flat and the finished floor and site elevations were set to work with the existing grades to avoid major cut and fill.
3. Floor heights assumed 4m high per level.
4. Allowances for abatement and handling of asbestos and other hazardous materials as budgeted by Safetech Environmental Limited
5. Allowances for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited

Mechanical:

6. Work will be completed by union labour during regular hours
7. We have utilized tender drawings from Davisville PS for reference on materials, equipment, piping, ductwork, etc. The major difference from this drawing set, is we incorporated air source heat pump's for heating/cooling as well as back-up electric boilers to meet design days. As this equipment is very expensive and based on many factors (many of which are not yet known) we have sized the ASHP's at 350 sf/ton and the boilers at 28 btu/sf. We have sized the AHU's / DOAS units based on Davisville PS.
8. We have included allowances for incoming water and outgoing sanitary and storm.

9. Please refer to backup estimate for further assumptions.

Electrical:

10. Work will be performed by union/fair wage labour during regular hours.
11. A building grounding system has been included.
12. Supply, programming, and installation of security equipment has been included; CCTV cameras included in cash allowances.
13. Supply and installation of communication cabling has been included in cash allowances.
14. An allowance for Hydro connection and cable charge has been included in cash allowances.
15. Refer to estimate for further assumption of scope.

General:

16. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.

6. Documentation Received

Drawings and design documentation were provided by Snyder Architects:

Pages	Documentation	Documentation Received
5 Drawings	St Margarets Ex Plans-TDSB File	September 20, 2023
6 Drawings	St Margarets Orig Structural Dwgs	September 20, 2023
1 Drawings	St Margarets Site Plan & Topo 1971	September 20, 2023
4 Drawings	2318A-St Margarets Plans-2023 09 29	October 3, 2023
1 Page	2318-TDSB Capital Priorities-Cash Allowances	October 11, 2023
2 Pages	Abatement and Demolition Cost Estimate Letter, Dem Project, St Margaret's PS, Oct 2023	October 16, 2023

7. Gross Floor Area Summary

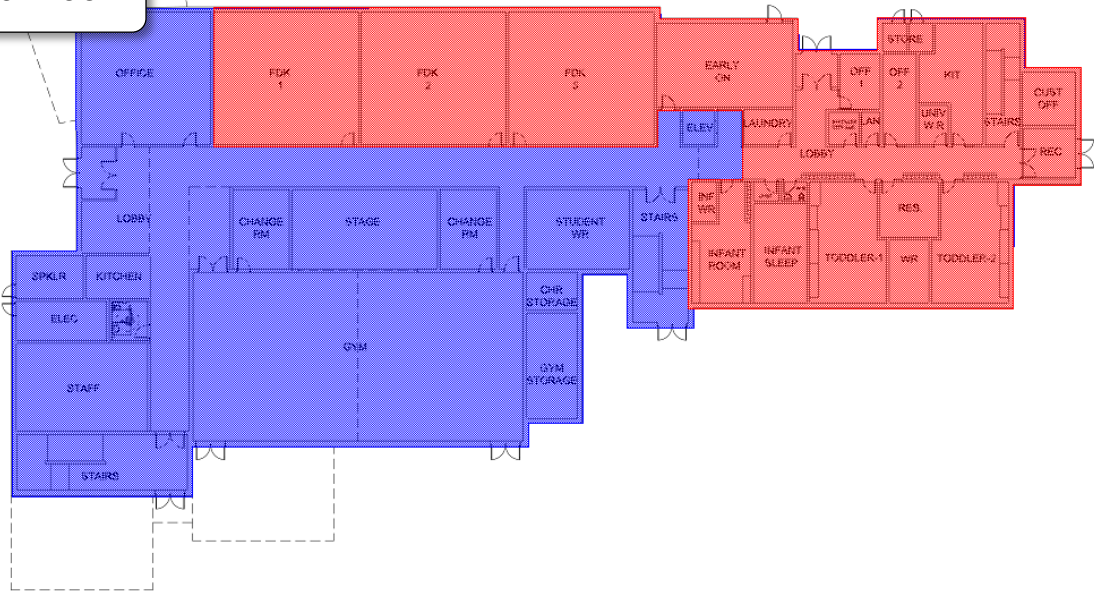
The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published by the Canadian Institute of Quantity Surveyors.

7.1 Summary of New Construction Area

Area Description	Gross Floor Area		Total GFA
	School	Child Care	
Ground Floor	1,211	920	2,131
Second Floor	1,150	365	1,515
Third Floor	1,080		1,080
Total Gross Floor Area (square meters)	3,441	1,285	4,726
Total Gross Floor Area (square feet)	37,039	13,831	50,870

7.2 Gross Floor Areas (graphical representations)

Ground Floor

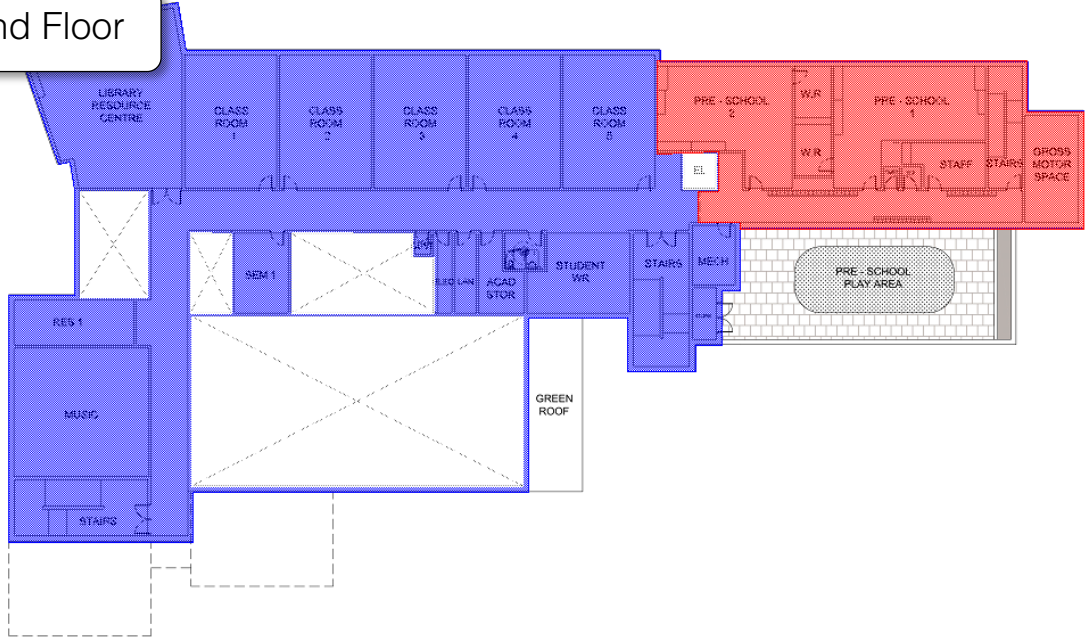


Toronto District School Board | St. Margaret's Public School
235 Galloway Road, Scarborough

sn/der architects | 2318A
2023 SEP 29

GROUND FLOOR PLAN | A2
1:250

Second Floor

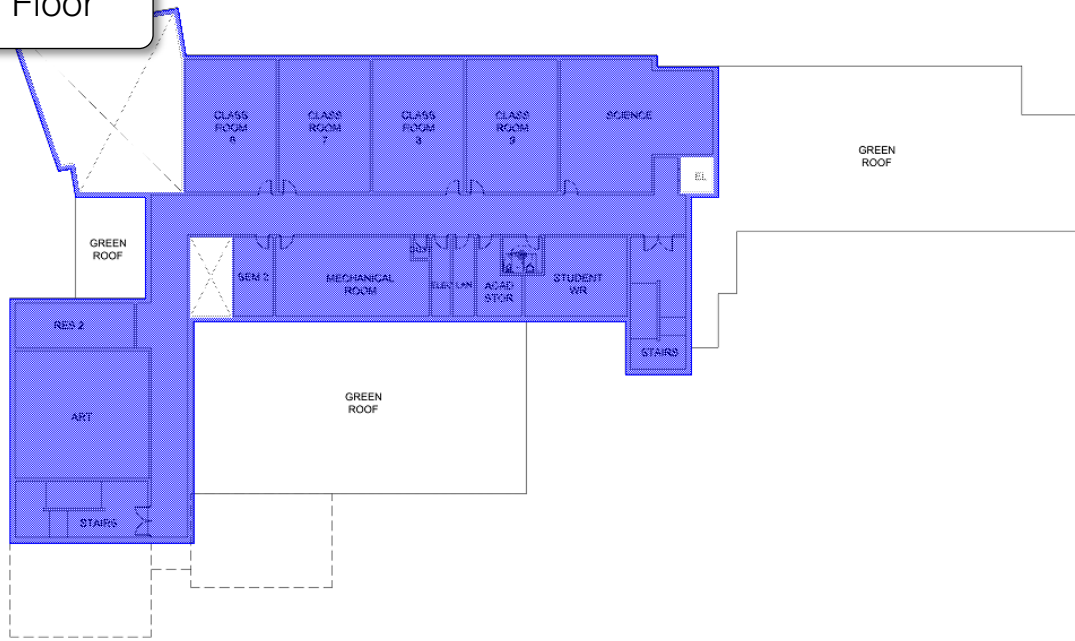


Toronto District School Board | St. Margaret's Public School
235 Galloway Road, Scarborough

sn/der architects | 2318A
2023 SEP 29

SECOND FLOOR PLAN | A3
1:250

Third Floor



Toronto District School Board

St. Margaret's Public School
235 Galloway Road, Scarborough

sn/der architects

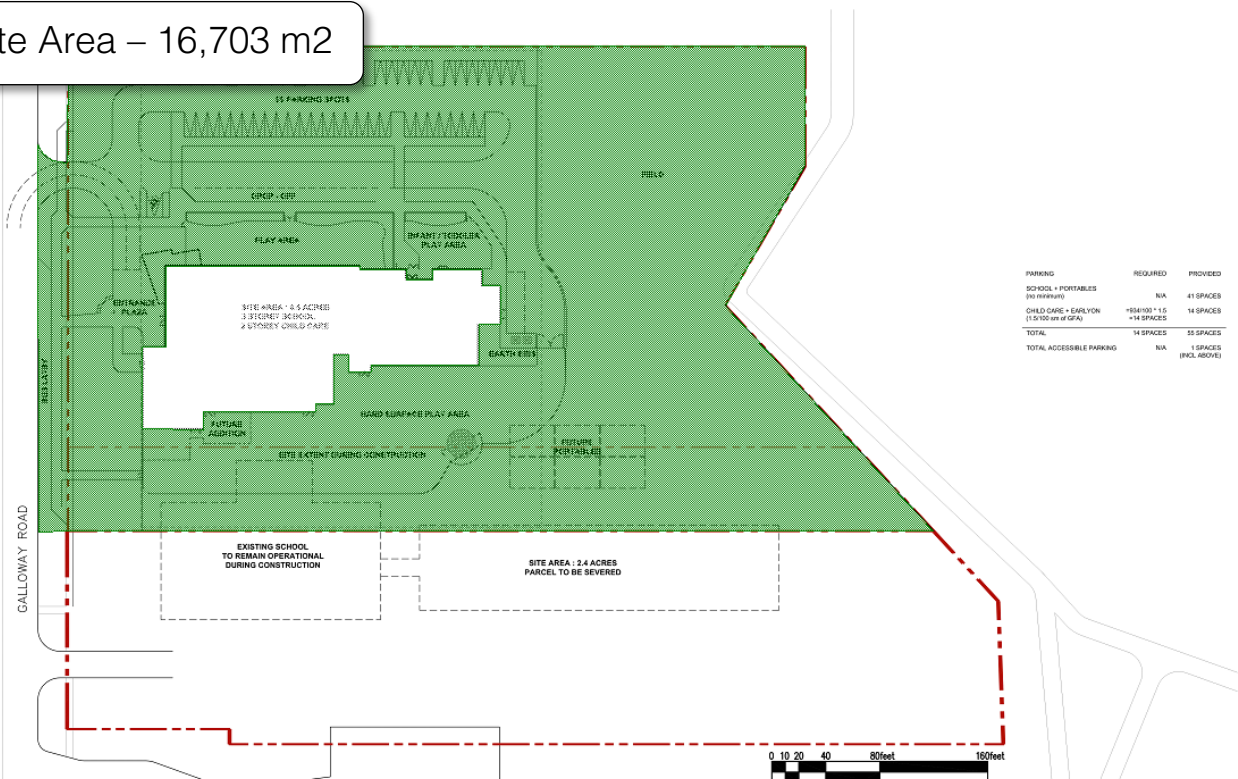
2318A
2023 SEP 29



THIRD FLOOR PLAN
1:250

A4

Site Area – 16,703 m²



Toronto District School Board

St. Margaret's Public School
235 Galloway Road, Scarborough

sn/der architects

2318A
2023 SEP 29



SITE PLAN
1:750

A1

MASTER ESTIMATE SUMMARY
ST MARGARETS PS
 CLASS D ESTIMATE (Rev.2)
 OCTOBER 17, 2023

Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	4,726	\$1,592.61		\$7,526,657	18.7%
	- Sub Structure		\$184.87	\$873,710		
	- Structure		\$638.38	\$3,016,983		
	- Exterior Enclosure		\$769.35	\$3,635,965		
2	Building Interiors	4,726	\$814.38		\$3,848,747	9.6%
	- Partitions and Doors		\$473.24	\$2,236,554		
	- Finishes		\$176.20	\$832,745		
	- Fittings and Equipment		\$164.93	\$779,449		
3	Mechanical	4,726	\$1,227.53		\$5,801,308	14.4%
	- Plumbing and Drainage		\$263.72	\$1,246,320		
	- Fire Protection		\$63.75	\$301,270		
	- Heating, Ventilation, Air Conditioning		\$820.07	\$3,875,638		
	- Controls		\$80.00	\$378,080		
4	Electrical	4,726	\$347.09		\$1,640,362	4.1%
	- Service and Distribution		\$82.05	\$387,779		
	- Lighting, Devices, and Heating		\$147.90	\$698,983		
	- Systems and Ancillaries		\$117.14	\$553,600		
5	Site Work	4,726	\$814.30		\$3,848,402	9.6%
	- Site Development (prep, surfaces, landscaping)		\$674.79	\$3,189,040		
	- Mechanical Site Services		\$105.80	\$500,000		
	- Electrical Site Services		\$33.72	\$159,362		
6	Ancillary Work	4,726	\$325.86		\$1,540,000	3.8%
	- Demolition		\$325.86	\$1,540,000		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	12.1%	4,726	\$621.97	\$2,939,448	7.3%
8	Contractor's Fees (OH&P)	3.5%	4,726	\$201.02	\$950,000	2.4%
9	Design & Pricing Contingency	15.0%	4,726	\$891.71	\$4,214,200	10.5%
Sub Total (current dollars)		4,726	\$6,836.44		\$32,309,000	
10	Escalation Contingency	18.5%	4,726	\$1,264.71	\$5,977,000	14.9%
Sub Total (including escalation to JUNE 2026)		4,726	\$8,101.14		\$38,286,000	
11	Construction Contingency (Post Contract Changes)	5.0%	4,726	\$405.06	\$1,914,300	4.8%
Total Estimated Hard Construction Cost		4,726	\$8,506.14		\$40,200,000	
Imperial Conversion		50,871	\$790.24		Per SF	

ITEMIZED AND SEPARATE ESTIMATE SUMMARY
ST MARGARETS PS
 CLASS D ESTIMATE (Rev.2)
 OCTOBER 17, 2023



No.	Description	Quant.	Unit	Rate	Sub Total
Itemized Estimates for Major Elements:					
<i>The Itemized costs listed below are INCLUDED in our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	School cost only	3,441 m2 37,039 SF		\$6,689.92 \$621.51	\$23,020,000
2	Child Care cost only	1,285 m2 13,832 SF		\$5,480.16 \$509.12	\$7,042,000
3	Site Work cost only				\$6,150,000
4	Demolition of Existing School cost only (including asbestos abatement and the handling of hazardous materials)				\$2,460,000
5	Cash Allowances				\$1,528,000
Sub Total of Itemized Estimates		4,726 m2 50,871 SF		\$8,506.14 \$790.24	\$40,200,000
Separate Estimates:					
<i>The Separate costs listed below are EXCLUDED from our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	Savings for the electric heat pump system as compared to gas-fired units				-\$2,027,000
Sub Total of Separate Estimates					-\$2,027,000
Extraordinary Conditions Contributing To The Higher Cost Of Construction					
Itemized Unique Site Estimates:					
<i>The Itemized costs listed below are INCLUDED in our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies) and represents the total cost attributable to each item.</i>					
1	Demolition of Existing School cost only (including asbestos abatement and the handling of hazardous materials)				\$2,460,000
2	TDSB Washroom Standards (individual room per toilet)				\$687,000
3	Green roofs				\$972,000
4	Terrace roofing including roof pavers tiles with adjustable pedestals				\$391,000
5	Escalation Contingency				\$5,977,000
6	Allowance for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited				\$1,995,000
7	Allowance for Artificial turf fields, assumed 100ft x 50 ft				\$1,198,000
Total of Itemized Unique Site Estimates		4,726 m2 50,871 SF		\$2,894.63 \$268.92	\$13,680,000
Revised Total School + Child Care GFA Estimate:					
<i>The Separate costs listed below are EXCLUDED from our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>					
1	Adjusted School cost only based on the revised space templates, 3,383 m2 (36,415 SF) in lieu of 3,441 m2 (37,039 SF)	3,383 m2 36,415 SF		\$6,690.81 \$621.59	\$22,635,000
2	Adjusted Child Care cost only based on the revised space templates, 868 m2 (9,343 SF) in lieu of 1,285 m2 (13,832 SF)	868 m2 9,343 SF		\$5,479.26 \$509.04	\$4,756,000
Revised Total School + Child Care GFA Estimate		4,251 m2 45,758 SF		\$6,443.43 \$598.61	\$27,391,000

MECHANICAL ESTIMATE SUMMARY

ST MARGARETS PS

CLASS D ESTIMATE (Rev.2)

OCTOBER 17, 2023

Gross Floor Area **4,726** m2

Description Element/Sub-Element	Specialty Sub Break down	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C1 Mechanical						
C1.1 Plumbing & Drainage			\$1,246,320		\$263.72	19.8%
C1.11 - Plumbing Fixtures		\$205,900		\$43.57		
C1.12 - Domestic Water		\$425,340		\$90.00		
C1.13 - Sanitary Waste & Vent		\$236,300		\$50.00		
C1.14 - Storm		\$141,780		\$30.00		
C1.15 - Natural Gas		\$0		\$0.00		
C1.16 - Specialty Systems:		\$29,000		\$6.14		
- C1.16.1 - Irrigation	\$29,000					
- C1.16.2 - Fine Gases	\$0					
- C1.16.3 - Compressed air	\$0					
- C1.16.4 - Vacuum	\$0					
- C1.16.5 - Oil Storage and Transfer System	\$0					
- C1.16.6 - Purified Water System	\$0					
- C1.16.7 - Specialty Drainage	\$0					
- C1.16.8 - Selective / General Demolition	\$0					
C1.17 - Miscellaneous Works and General Accounts		\$208,000		\$44.01		
C1.2 Fire Protection			\$301,270		\$63.75	4.8%
C1.21 - Standpipe		\$132,260		\$27.99		
C1.22 - Sprinklers		\$165,410		\$35.00		
C1.23 - Specialty Systems		\$0		\$0.00		
C1.24 - Fire Extinguisher		\$3,600		\$0.76		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
C1.3 Heating, Ventilation & Air Conditioning			\$3,875,638		\$820.07	61.5%
C1.31 - Liquid Heat Transfer (Heating)		\$850,680		\$180.00		
C1.32 - Liquid Heat Transfer (Cooling)		\$1,039,720		\$220.00		
C1.33 - Steam and Condensate		\$0		\$0.00		
C1.34 - Air Distribution		\$1,126,568		\$238.38		
C1.35 - Exhaust Systems		\$70,890		\$15.00		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$141,780		\$30.00		
- C1.37.1 - Noise and Vibration Isolation	\$47,260					
- C1.37.2 - Mechanical Wiring and Starters	\$0					
- C1.37.3 - Balancing and Commissioning	\$94,520					
- C1.37.4 - Heat recovery Systems	\$0					
- C1.37.5 - Laboratory Exhaust Systems	\$0					
- C1.37.6 - Generator Support	\$0					
- C1.37.7 - Humidification	\$0					
- C1.37.8 - Selective Demolition	\$0					
C1.38 - Miscellaneous Works and General Accounts		\$646,000		\$136.69		
C1.4 Controls			\$378,080		\$80.00	6.0%
C1.41 - Controls and Automation		\$378,080		\$80.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Building (C1) Mechanical			\$5,801,308		\$1,227.53 Per m2	
Imperial Conversion			50,871 SF		\$114.04 Per SF	
D1.2 Siteworks - Mechanical Summary						
D1.2 Site Works			\$500,000		\$105.80	7.9%
D1.21 - Water		\$75,000		\$15.87		
D1.22 - Sanitary		\$75,000		\$15.87		
D1.23 - Storm		\$350,000		\$74.06		
D1.24 - Natural Gas		\$0		\$0.00		
D1.25 - Specialty Systems		\$0		\$0.00		
D1.26 - Miscellaneous Works and General Accounts		\$0		\$0.00		
Total Siteworks (D1.2) Mechanical			\$500,000		\$105.80 Per m2	
Imperial Conversion			179,791 SF		\$2.78 Per SF	
Total Building (C1) and Siteworks (D1.2) Mechanical			\$6,301,308		\$1,333.33 Per m2	
Imperial Conversion			50,871 SF		\$123.87 Per SF	

ELECTRICAL ESTIMATE SUMMARY

ST MARGARETS PS

CLASS D ESTIMATE (Rev.2)

OCTOBER 17, 2023

Gross Floor Area **4,726 m2**

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
C2 Electrical					
C2.1 Service & Distribution		\$387,779		\$82.05	21.5%
C2.11 - Main Service	\$20,500		\$4.34		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$129,965		\$27.50		
C2.14 - Feeders	\$90,976		\$19.25		
C2.15 - Motor Controls & Wiring	\$72,207		\$15.28		
C2.16 - Miscellaneous	\$16,541		\$3.50		
C2.17 - Electrical Contractors Overhead	\$57,590		\$12.19		
C2.2 Lighting, Devices & Heating		\$698,983		\$147.90	38.8%
C2.21 - Lighting	\$448,970		\$95.00		
C2.22 - Branch Devices & Wiring	\$144,143		\$30.50		
C2.23 - Heating	\$0		\$0.00		
C2.24 - Electrical Contractors Overhead	\$105,870		\$22.40		
C2.3 Systems & Ancillaries		\$553,600		\$117.14	30.8%
C2.31 - Fire Alarm System	\$118,150		\$25.00		
C2.32 - Security System	\$94,520		\$20.00		
C2.33 - Communications	\$76,497		\$16.19		
C2.34 - P.A. and A.V System	\$80,342		\$17.00		
C2.35 - Miscellaneous	\$104,261		\$22.06		
C2.36 - Electrical Contractors Overhead	\$79,830		\$16.89		
Total Building (C2) Electrical		\$1,640,362		\$347.09 Per m2	
Imperial Conversion		50,871 SF		\$32.25 Per SF	
D1.3 Siteworks - Electrical Summary					
D1.3 Electrical Site Services		\$159,362		\$33.72	8.9%
D1.31 - Site - Power	\$50,404		\$10.67		
D1.32 - Site - Communications	\$21,868		\$4.63		
D1.33 - Site - Lighting	\$66,650		\$14.10		
D1.34 - Site - Electrical Contractors Overhead	\$20,440		\$4.33		
Total Siteworks (D1.3) Electrical		\$159,362		\$33.72 Per m2	
Imperial Conversion		179,791 SF		\$0.89 Per SF	
Total Building (C2) and Siteworks (D1.3) Electrical		\$1,799,724		\$380.81 Per m2	
Imperial Conversion		50,871 SF		\$35.38 Per SF	

ELEMENTAL SUMMARY
ST MARGARETS PS
 CLASS D ESTIMATE (Rev.2)
 OCTOBER 17, 2023

Gross Floor Area **4,726 m2**

Description Element/Sub-Element	Ratio	Quantity	Unit	Unit Rate	Elemental Cost		\$ per m2 Sub Element	\$ per m2 Element	%
					Sub Element	Element Total			
A. SHELL									
A1. Sub-Structure						\$873,710		\$184.87	2.2%
A1.1 Foundations	0.45	2,131	m2	\$410.00	\$873,710		\$184.87		
A1.2 Basement Excavation	0.45	2,131	m2	\$0.00	\$0		\$0.00		
A2. Structure						\$3,016,983		\$638.38	7.5%
A2.1 Lowest Floor Construction	0.45	2,131	m2	\$102.50	\$218,428		\$46.22		
A2.2 Upper Floor Construction	0.55	2,595	m2	\$684.27	\$1,775,675		\$375.72		
A2.3 Roof Construction	0.45	2,131	m2	\$480.00	\$1,022,880		\$216.44		
A3. Exterior Enclosure						\$3,635,965		\$769.35	9.0%
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.44	2,065	m2	\$851.56	\$1,758,430		\$372.08		
A3.3 Windows & Entrances	0.05	229	m2	\$1,680.35	\$385,540		\$81.58		
A3.4 Roof Finish	0.45	2,131	m2	\$593.71	\$1,265,195		\$267.71		
A3.5 Projections	1.00	4,726	m2	\$47.99	\$226,800		\$47.99		
B. INTERIORS									
B1 Partitions & Doors						\$2,236,554		\$473.24	5.6%
B1.1 Partitions	1.01	4,784	m2	\$345.86	\$1,654,554		\$350.10		
B1.2 Doors	0.05	243	m2	\$2,395.55	\$582,000		\$123.15		
B2 Finishes						\$832,745		\$176.20	2.1%
B2.1 Floor Finishes	0.89	4,217	m2	\$103.07	\$434,654		\$91.97		
B2.2 Ceiling Finishes	0.89	4,217	m2	\$55.14	\$232,530		\$49.20		
B2.3 Wall Finishes	1.75	8,278	m2	\$20.00	\$165,561		\$35.03		
B3 Fittings & Equipment						\$779,449		\$164.93	1.9%
B3.1 Fittings & Fixtures	1.00	4,726	m2	\$108.85	\$514,449		\$108.85		
B3.2 Equipment	1.00	4,726	m2	\$21.16	\$100,000		\$21.16		
B3.3 Conveying Systems	1.00	4,726	m2	\$34.91	\$165,000		\$34.91		
C. SERVICES									
C1 Mechanical						\$5,801,308		\$1,227.53	14.4%
C1.1 Plumbing & Drainage	1.00	4,726	m2	\$263.72	\$1,246,320		\$263.72		
C1.2 Fire Protection	1.00	4,726	m2	\$63.75	\$301,270		\$63.75		
C1.3 HVAC	1.00	4,726	m2	\$820.07	\$3,875,638		\$820.07		
C1.4 Controls	1.00	4,726	m2	\$80.00	\$378,080		\$80.00		
C2 Electrical						\$1,640,362		\$347.09	4.1%
C2.1 Service & Distribution	1.00	4,726	m2	\$82.05	\$387,779		\$82.05		
C2.2 Lighting, Devices & Heating	1.00	4,726	m2	\$147.90	\$698,983		\$147.90		
C2.3 Systems & Ancillaries	1.00	4,726	m2	\$117.14	\$553,600		\$117.14		
D. SITE & ANCILLARY WORK									
D1 Site Work						\$3,848,402		\$814.30	9.6%
D1.1 Site Development	3.53	16,703	m2	\$190.93	\$3,189,040		\$674.79		
D1.2 Mechanical Site Services	3.53	16,703	m2	\$29.93	\$500,000		\$105.80		
D1.3 Electrical Site Services	3.53	16,703	m2	\$9.54	\$159,362		\$33.72		
D2 Ancillary Work						\$1,540,000		\$325.86	3.8%
D2.1 Demolition	0.95	4,468	m2	\$344.67	\$1,540,000		\$325.86		
D2.2 Alterations	0.00	0	m2	\$0.00	\$0		\$0.00		
Z. GENERAL REQUIREMENTS & CONTINGENCIES									
Z1 General Requirements & Fees						\$3,889,448		\$822.99	9.7%
Z1.1 General Requirements	1.00	4,726	m2	\$621.97	\$2,939,448		\$621.97		
Z1.2 Fees	1.00	4,726	m2	\$201.02	\$950,000		\$201.02		
Z2 Allowances						\$12,105,500		\$2,561.47	30.1%
Z2.1 Design & Pricing Contingency	1.00	4,726	m2	\$891.71	\$4,214,200		\$891.71		
Z2.2 Escalation Contingency	1.00	4,726	m2	\$1,264.71	\$5,977,000		\$1,264.71		
Z2.3 Construction Contingency	1.00	4,726	m2	\$405.06	\$1,914,300		\$405.06		
TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)						\$40,200,000		\$8,506.23	100.0%

No.	Description	Quant.	Unit	Rate	Sub Total	Total
A. SHELL						
<u>A1.1 SUB-STRUCTURE - Foundations</u>						
<u>A1.11 - Standard Foundations</u>						
<i>Note: We have assumed normal soil conditions exist in the proposed building location and that load bearing soil is present at the levels shown on the architectural/structural drawings.</i>						
1	Foundations including, exterior/interior strip footing, foundation walls, pad footings, piers, and ancillaries (weeping tile, insulation, damproofing, miscellaneous embedded metals)	2,131	m2	\$410.00	\$873,710	
<u>A1.12 - Special Foundations</u>						
2	NIL					
TOTAL FOR SUB-STRUCTURE - Foundations		0.45	2,131	m2	\$410.00	\$873,710
<u>A2.1 STRUCTURE - Lowest Floor Construction</u>						
3	Level and compact subgrade	2,131	m2	\$2.50	\$5,328	
4	Concrete slab on grade including:	2,131	m2	\$100.00	\$213,100	
4.1	- granular sub base					
4.2	- wire mesh reinforcing					
4.3	- insulation					
4.4	- damproofing membrane					
4.5	- concrete					
4.6	- screed and cure					
4.7	- steel trowel finish					
5	Pits and trenches					Included above
6	Curbs and pads for mechanical equipment					Included above
TOTAL FOR STRUCTURE - Lowest Floor Construction		0.45	2,131	m2	\$102.50	\$218,428
<u>A2.2 STRUCTURE - Upper Floor Construction</u>						
<u>A2.21 - Upper Floor Construction</u>						
7	Structural steel upper floor construction including:	2,595	m2	\$655.00	\$1,699,725	
7.1	- base plates and anchor bolts					
7.2	- structural steel columns					
7.3	- structural steel beams					
7.4	- open web steel joists					
7.5	- bridging and bracing					
7.6	- metal deck					
7.7	- concrete topping					
7.8	- screed and cure					
7.9	- steel trowel finish					
8	Framing to floor openings					Included above
9	Spray fireproofing to upper floor structure					Included above
<u>A2.22 - Stair Construction</u>						
10	Metal pan concrete filled stairs	217	m	\$350.00	\$75,950	
TOTAL FOR STRUCTURE - Upper Floor Construction		0.55	2,595	m2	\$684.27	\$1,775,675

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>A2.3 STRUCTURE - Roof Construction</u>						
<u>A2.31 - Roof Construction</u>						
11	Structural steel roof construction including:	2,131	m2	\$480.00	\$1,022,880	
11.1	- base plates and anchor bolts					
11.2	- structural steel columns					
11.3	- structural steel beams					
11.4	- open web steel joists					
11.5	- bridging and bracing					
11.6	- metal deck					
12	Framing to roof openings					Included above
TOTAL FOR STRUCTURE - Roof Construction		0.45	2,131 m2	\$480.00	\$1,022,880	
<u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u>						
<u>A3.21 - Walls Above Grade</u>						
13	Masonry cavity wall assumed including:	1,767	m2	\$690.00	\$1,219,015	
13.1	- brick masonry					
13.2	- rigid insulation					
13.3	- air / vapour barrier					
13.4	- concrete block					
13.5	- metal furring					
13.6	- gypsum board					
14	Structural wall bracing, assumed 5kg/m2	8.8	TN	\$7,000.00	\$61,834	
15	Allowance for upgraded material finishes such as ACM panels/Metal panels/stone in lieu of brick masonry	1	LS	\$60,000.00	\$60,000	
<u>A3.23 - Glazed Curtain Wall</u>						
16	Aluminum framed curtain wall system, assumed double glazed, low e coating, and argon filled, assumed locations	298	m2	\$1,400.00	\$417,581	
TOTAL FOR EXT. ENCLOSURE - Walls Above Grade		0.44	2,065 m2	\$851.56	\$1,758,430	
<u>A3.3 EXTERIOR ENCLOSURE - Windows & Entrances</u>						
<u>A3.31 - Windows & Louvers</u>						
17	Aluminum framed windows, assumed double glazed, low e coating, and argon filled, assumed locations	176	m2	\$1,000.00	\$175,690	
18	Extra over for operable units, assumed locations	81	NO	\$850.00	\$68,850	
19	Louvers to mechanical room	1	LS	\$10,000.00	\$10,000	
<u>A3.33 - Exterior Doors</u>						
20	Aluminum framed fully glazed doors including installation and finish					
20.1	- single	1	NO	\$5,000.00	\$5,000	
20.2	- double	8	PR	\$10,000.00	\$80,000	
21	Insulated hollow metal door and frame including installation and paint finish					
21.1	- single	4	NO	\$3,500.00	\$14,000	
21.2	- double	2	PR	\$7,000.00	\$14,000	
22	Door hardware supply allowance					Included Above

No.	Description	Quant.	Unit	Rate	Sub Total	Total
23	Barrier free operators	4	NO	\$4,500.00	\$18,000	
TOTAL FOR EXT. ENCLOSURE - Windows & Entrances		0.05	229	m2	\$1,680.35	\$385,540
<u>A3.4 EXTERIOR ENCLOSURE - Roof Covering</u>						
<u>A3.41 - Roofing</u>						
24	Terrace roofing including roof pavers tiles with adjustable pedestals	175	m2	\$1,400.00	\$245,000	
25	Green roof	716	m2	\$850.00	\$608,600	
26	2 ply modified bitumen roofing including membrane, vapour barrier, insulation, and sheathing	1,240	m2	\$275.00	\$341,000	
27	Tapered insulation	891	m2	\$45.00	\$40,095	
28	Flashing to vertical surfaces	155	m	\$100.00	\$15,500	
29	Flashing to openings	1	LS	\$5,000.00	\$5,000	
<u>A3.43 - Roof Hatches & Doors</u>						
30	Allowance for roof hatch and ladder	1	NO	\$10,000.00	\$10,000	
TOTAL FOR EXT. ENCLOSURE - Roof Covering		0.45	2,131	m2	\$593.71	\$1,265,195
<u>A3.5 EXTERIOR ENCLOSURE - Projections</u>						
<u>A3.51 - Projections</u>						
31	Exterior wall parapets including roofing membrane, cant strip, blocking, and prefinished cap flashing (exterior wall assembly included A3.2)	384	m	\$200.00	\$76,800	
32	Canopy at south entrance including structure, roof finish, soffit finish, and fascia	3	NO	\$50,000.00	\$150,000	
33	Roof screens to mechanical equipment				Excluded	
34	Exterior building signature signage				Excluded	
TOTAL FOR EXT. ENCLOSURE - Projections		1.00	4,726	m2	\$47.99	\$226,800
B. INTERIORS						
<u>B1.1 PARTITIONS & DOORS - Partitions</u>						
<u>B1.11 - Fixed Partitions</u>						
35	Concrete block partitions, various sizes to corridor spaces	1,747	m2	\$250.00	\$436,750	
36	Concrete block partitions to stairs and elevator	597	m2	\$300.00	\$179,100	
37	Furring and gypsum board to concrete block above	2,344	m2	\$130.00	\$304,720	
38	Gypsum board partitions including:	2,266	m2	\$190.00	\$430,540	
38.1	- gypsum board					
38.2	- metal stud					
38.3	- sound attenuation batts					
38.4	- gypsum board					
39	Hollow metal framed partitions, assumed locations	137	m2	\$750.00	\$102,712	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
40	Rough carpentry	4,726	m2	\$7.00	\$33,082	
41	Caulking, sealing, and firestopping	4,726	m2	\$5.00	\$23,630	
<u>B1.12 - Moveable Partitions</u>						
42	Operable stage partition	37	m2	\$1,200.00	\$44,400	
<u>B1.13 - Structural Partitions & Shear Walls</u>						
43	Extra over for structural steel reinforcing and core fill (assumed 50% of block above)	1,172	m2	\$85.00	\$99,620	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Partitions		1.01	4,784	m2	\$345.86	\$1,654,554
<u>B1.2 PARTITIONS & DOORS - Interior Doors</u>						
<u>B1.21 - Interior Doors & Hardware</u>						
44	Aluminum framed fully glazed doors including installation, hardware and finish					
44.1	- single	1	NO	\$5,000.00	\$5,000	
44.2	- double	1	PR	\$10,000.00	\$10,000	
45	Solid core wood door and frame including installation and paint finish					
45.1	- single	64	NO	\$3,500.00	\$224,000	
45.2	- double	11	PR	\$7,000.00	\$77,000	
46	Washroom solid core wood door and frame including installation and finish					
46.1	- single	24	NO	\$3,500.00	\$84,000	
47	Door hardware supply allowance					
47.1	- standard doors	86	NO	\$1,000.00	\$86,000	
47.2	- washroom door	24	NO	\$1,000.00	\$24,000	
48	Barrier free operators	6	NO	\$4,500.00	\$27,000	
49	Allowance for door glazing, and transoms to:					
49.1	- door glazing and transoms to classrooms/student spaces	1	LS	\$30,000.00	\$30,000	
49.2	- transoms to above washroom doors	1	LS	\$15,000.00	\$15,000	
TOTAL FOR INTERIOR PARTITIONS & DOORS - Doors		0.05	243	m2	\$2,395.55	\$582,000
<u>B2.1 FINISHES - Floor Finishes</u>						
<u>B2.11 - Floor Finishes</u>						
50	Porcelain tile	828	m2	\$140.00	\$115,920	
51	Carpet tile	128	m2	\$65.00	\$8,320	
52	Resilient sheet flooring	2,620	m2	\$75.00	\$196,500	
53	Athletic flooring	382	m2	\$185.00	\$70,670	
54	Concrete sealer	259	m2	\$30.00	\$7,770	
55	Flooring bases including:					
55.1	- porcelain tile	660	m	\$30.00	\$19,800	
55.2	- carpet	73	m	\$10.00	\$730	
55.3	- rubber	1,868	m	\$8.00	\$14,944	
TOTAL FOR FINISHES - Floor Finishes		0.89	4,217	m2	\$103.07	\$434,654

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>B2.2 FINISHES - Ceiling Finishes</u>						
<u>B2.21 - Ceiling Finishes</u>						
56	Suspended gypsum board with paint finish	218	m2	\$180.00	\$39,240	
57	Extra over for water resistant gypsum board to washrooms	218	m2	\$15.00	\$3,270	
58	Suspended acoustical tile	2,112	m2	\$65.00	\$137,280	
59	Paint exposed structure	1,887	m2	\$20.00	\$37,740	
60	Gypsum board bulkheads	1	LS	\$15,000.00	\$15,000	
TOTAL FOR FINISHES - Ceiling Finishes		0.89	4,217 m2	\$55.14	\$232,530	
<u>B2.3 FINISHES - Wall Finishes</u>						
<u>B2.31 - Wall Finishes</u>						
61	Paint	8,278	m2	\$20.00	\$165,561	
TOTAL FOR FINISHES - Wall Finishes		1.75	8,278 m2	\$20.00	\$165,561	
<u>B3.1 FITTINGS & EQUIPMENT - Fittings & Fixtures</u>						
<u>B3.11 - Miscellaneous Metals</u>						
						\$72,508
62	Miscellaneous metals including lintels, bracing, and so forth	4,726	m2	\$8.00	\$37,808	
63	Wall mounted handrails, assumed painted metal	37	m	\$350.00	\$12,950	
64	Floor mounted handrails and balustrades, assumed painted metal	35	m	\$550.00	\$19,250	
65	Elevator pit ladder	1	NO	\$2,500.00	\$2,500	
<u>B3.12 - Millwork</u>						
						\$375,000
<i>Note: All millwork to have plastic laminate counter with plastic laminate finish unless otherwise noted</i>						
66	Allowance for millwork including benches, kitchen type cabinets and counters, closets, cubbies, bookcases, etc.	1	LS	\$375,000.00	\$375,000	
<u>B3.13 - Specialties</u>						
						\$66,941
67	Washroom accessories including:	1	LS	\$30,000.00	\$30,000	
67.1	- toilet paper dispenser					
67.2	- soap dispenser					
67.3	- paper towel dispenser					
67.4	- grab bars					
67.5	- sanitary disposal					
67.6	- tilted mirrors					
68	Tack boards & white boards	45	NO	\$450.00	\$20,250	
69	Window shades, manual operations	176	m2	\$95.00	\$16,691	
70	Interior signage (doors only)				Included, cash allowance	
71	Entrance pedimat					Excluded
72	Acoustic panels					Excluded
73	Corner guards					Excluded

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	B3.14 - Furniture					\$0
74	NIL					
	TOTAL FOR FITTINGS & EQUIP. - Fittings & Fixtures	1.00	4,726 m2	\$108.85	\$514,449	
	B3.2 FITTINGS & EQUIPMENT - Equipment					
	B3.21 - Equipment					
75	Gym equipment including:	1	LS	\$100,000.00	\$100,000	
75.1	- floor sockets					
75.2	- wall mounted basketball backstops,					
75.3	- swing-up basketball nets					
75.4	- gym divider					
76	Wall padding				Excluded	
77	Timing and Scorekeeping Devices				Excluded	
78	Kitchen equipment				Excluded	
79	Telescopic bleacher seating				Excluded	
80	Scoreboards				Excluded	
	TOTAL FOR FITTINGS & EQUIP. - Equipment	1.00	4,726 m2	\$21.16	\$100,000	
	B3.3 FITTINGS & EQUIPMENT - Conveying Systems					
	B3.31 - Elevators					
81	Elevator serving "3" floors, front and back openings assumed hydraulic	1	NO	\$165,000.00	\$165,000	
	TOTAL FOR FITTINGS & EQUIP. - Conveying Systems	1.00	4,726 m2	\$34.91	\$165,000	
	C1. SERVICES - MECHANICAL					
	C1.1 Plumbing & Drainage					
	C1.11 - Plumbing Fixtures					\$205,900
82	Commercial quality, water conserving fixtures and fittings serving new area c/w drain/waste assembly fittings, hoses, mounting accessories and hardware for fully functional operation:					
82.1	- Water closet - wall mounted c/w electronic flush valve	15	NO	\$1,300.00	\$19,500	
82.2	- Lavatories - wall hung c/w electronic no touch faucet	15	NO	\$1,300.00	\$19,500	
82.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	2	NO	\$1,300.00	\$2,600	
82.4	- Eyewash station for every janitor mop room	1	NO	\$2,000.00	\$2,000	
82.5	- Counter sinks - single compartments sinks	10	NO	\$1,300.00	\$13,000	
82.6	- Counter sinks - double compartments sinks	1	NO	\$1,500.00	\$1,500	
82.7	- Laundry sinks	1	NO	\$1,200.00	\$1,200	
82.8	- Drinking water fountain - wall mounted, barrier free - assume 6 required	4	NO	\$3,000.00	\$12,000	
83	Rough-in for above fixtures	49	NO	\$750.00	\$36,750	
84	Allowance for plumbing services to servery, pantry and kitchenette	1	NO	\$10,000.00	\$10,000	
85	Allowance for plumbing services to servery, pantry and kitchenette	1	NO	\$10,000.00	\$10,000	
86	Laundry hook-up connections	1	NO	\$500.00	\$500	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
87	Commercial quality, water conserving fixtures and fittings serving new area c/w drain/waste assembly fittings, hoses, mounting accessories and hardware for fully functional operation:					
87.1	- Water closet - wall mounted c/w electronic flush valve	10	NO	\$1,300.00	\$13,000	
87.2	- Lavatories - wall hung c/w electronic no touch faucet	10	NO	\$1,300.00	\$13,000	
87.3	- Janitor mop sink - Precast floor mounted, faucet with hose set.	2	NO	\$1,300.00	\$2,600	
87.4	- Eyewash station for every janitor mop room	3	NO	\$2,000.00	\$6,000	
87.5	- Counter sinks - single compartments sinks	6	NO	\$1,300.00	\$7,800	
87.6	- Counter sinks - double compartments sinks	1	NO	\$1,500.00	\$1,500	
87.7	- Laundry sinks	1	NO	\$1,200.00	\$1,200	
87.8	- Drinking water fountain - wall mounted, barrier free - assume 6 required	2	NO	\$3,000.00	\$6,000	
88	Rough-in for above fixtures	35	NO	\$750.00	\$26,250	
<u>C1.12 - Domestic Water</u>						\$425,340
89	Allowance to provide new domestic cold/hot/recirculation piping to serve the building new washrooms including all necessary valving and accessories.					
89.1	- Main School	3,441	m2	\$90.00	\$309,690	
89.2	- Childcare	1,285	m2	\$90.00	\$115,650	
89.3	- Incoming domestic water service c/w backflow preventor				Included	
89.4	- Packaged duplex booster pump set				Included	
89.5	- Indirect hot water storage tank equal to PVI (capacity unknown)				Included	
89.6	- Recirculation loop and recirculation pump				Included	
89.7	- Replaceable bladder expansion tank				Included	
89.8	- Thermostatic mixing valve (electronic type)				Included	
89.9	- Domestic water piping, copper type "L" c/w joints, fittings and supports				Included	
89.10	- Thermal insulation for above piping				Included	
89.11	- Isolation, check and balancing valves				Included	
89.12	- Exterior non-freeze hose bibbs				Included	
89.13	- Interior hose bibbs serving washrooms and mech rooms				Included	
89.14	- Piping accessories such as shock absorbers, vents, drain valves, etc.				Included	
89.15	- Make-up water for hydronic system c/w BFP				Included	
89.16	- Electronic trap seal primers c/w PVC tubing				Included	
<u>C1.13 - Sanitary Waste & Vent</u>						\$236,300
90	Allowance to provide new sanitary sewer piping to serve the building washrooms and shower areas including all necessary drains.					
90.1	- Main School	3,441	m2	\$50.00	\$172,050	
90.2	- Childcare	1,285	m2	\$50.00	\$64,250	
90.3	- Connection to outgoing sanitary sewer line c/w main cleanout				Included	
90.4	- Elevator sump pump				Included	
90.5	- Below grade sanitary sewer piping, PVC / DWV copper c/w fittings				Included	
90.6	- Excavation, trenching, bedding and backfilling				Included	
90.7	- Above grade sanitary piping copper DWV/cast iron hubless system				Included	
90.8	- Above grade vent piping, copper DWV c/w joints, fittings and supports				Included	
90.9	- Floor / Funnel Floor drains c/w trap primer assembly				Included	
90.10	- Floor sinks c/w trap primer assembly				Included	
90.11	- Cleanouts and line items				Included	
<u>C1.14 - Storm</u>						\$141,780
91	Allowance for full flow rain/storm water drainage system serving main and ancillary roofs c/w roof drains, leaders and laterals					
91.1	- Main School	3,441	m2	\$30.00	\$103,230	
91.2	- Childcare	1,285	m2	\$30.00	\$38,550	
<u>C1.15 - Natural Gas</u>						\$0
92	No work required					
<u>C1.16 - Specialty Systems:</u>						\$29,000
<u>C1.16.1 - Irrigation</u>						\$29,000
93	Provisional sum allowance for Irrigation system to green roof c/w valves, drip line, drip elements, controller and the like	725	m2	\$40.00	\$29,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	C1.16.8 - Selective / General Demolition					\$0
94	Demolition of existing school building is carried elsewhere in this estimate				By G.C	
	C1.17 - Miscellaneous Works and General Accounts					\$208,000
95	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
95.1	- Main School	1	NO	\$149,000.00	\$149,000	
95.2	- Childcare	1	NO	\$59,000.00	\$59,000	
	TOTAL FOR MECHANICAL - Plumbing & Drainage	1.00	4,726 m2	\$263.72		\$1,246,320
	C1.2 Fire Protection					
	C1.21 - Standpipe					\$132,260
96	Incoming fire water services c/w BFP and double check valve assembly	1	NO	\$15,000.00	\$15,000	
97	An electric fire water booster pump assembly	1	NO	\$65,000.00	\$65,000	
98	Fire department connection c/w check valve	1	NO	\$5,000.00	\$5,000	
99	Fire hose valves are provided at each level at egress stairs and supplemented throughout as required.					
99.1	- Main School	3,441	m2	\$10.00	\$34,410	
99.2	- Childcare	1,285	m2	\$10.00	\$12,850	
	C1.22 - Sprinklers					\$165,410
100	A complete sprinkler system to ordinary hazard NFPA 13 standards consisting of supervised valve & alarm check valve assembly, sch.40 black steel piping c/w joints, fittings, supports, drops and/or sprigs, & upright/concealed sprinkler heads will be provided. Supervised sprinkler shutoff valve, flow switch, and test valve arrangement shall be provided at each level.					
100.1	- Main School	3,441	m2	\$35.00	\$120,435	
100.2	- Childcare	1,285	m2	\$35.00	\$44,975	
	C1.23 - Specialty Systems					\$0
101	No work required					
	C1.24 - Fire Extinguisher					\$3,600
102	Fire extinguishers will be provided and located in accordance with Ontario Fire Code and City of Toronto requirements					
102.1	- Main School	9	NO	\$300.00	\$2,700	
102.2	- Childcare	3	NO	\$300.00	\$900	
	C1.25 - Miscellaneous Works and General Accounts					\$0
103	Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D co-ordination drawings				Included in above	
	TOTAL FOR MECHANICAL - Fire Protection	1.00	4,726 m2	\$63.75		\$301,270

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1.3 Heating, Ventilation & Air Conditioning						
C1.31 - Liquid Heat Transfer (Heating)						\$850,680
104	Allowance for supplementary heating water plant including: Electric boilers, circulation pumps, expansion tanks, air separator, chemical treatment plant, perimeter radiators, cabinet heaters, distribution pipes, line valves and hook-up connections					
104.1	- Main School	3,441	m2	\$180.00	\$619,380	
104.2	- Childcare	1,285	m2	\$180.00	\$231,300	
104.3	- Supplementary electric boilers				Included	
104.4	- Heating water circulator pumps VFD operated				Included	
104.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
104.6	- Hot water distribution piping Sch.40 black steel fittings and insulation				Included	
104.7	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
104.8	- Glycol plant including fill				Included	
104.9	- Heat exchanger				Included	
104.10	- Glycol pumps				Included	
105	Hook-up connection assemblies for equipment				Included	
105.1	- Supplementary electric boilers				Included	
105.2	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
105.3	- Heating water circulator pumps VFD operated				Included	
105.4	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
105.5	- Supplementary heating such perimeter radiators and cabinet/unit heaters				Included	
105.6	- Allowance for equipment hook-ups such AHUs				Included	
105.7	- Heat exchanger, glycol plant and pumps				Included	
C1.32 - Liquid Heat Transfer (Cooling)						\$1,039,720
106	Allowance for electric air sourced heat pump plant including circulation pumps, expansion tanks, air separator, chemical treatment plant and piping connection to all air handling units and fancoil units					
106.1	- Main School	3,441	m2	\$220.00	\$757,020	
106.2	- Childcare	1,285	m2	\$220.00	\$282,700	
106.3	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
106.4	- Chilled water circulator pumps VFD operated				Included	
106.5	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
106.6	- Chilled water distribution piping Sch.40 black steel fittings and insulation				Included	
106.7	- Glycol plant including fill				Included	
107	Hook-up connection assemblies for the equipment				Included	
107.1	- Air cooled heat pump chiller with simultaneous heating and cooling				Included	
107.2	- Chilled water circulator pumps VFD operated				Included	
107.3	- Plant appurtenances Expansion and air control & Chemical treatment				Included	
107.4	- Allowance for equipment hook-ups such AHUs				Included	
C1.34 - Air Distribution						\$1,126,568
108	Air handling units - variable air volume unit consisting of dampers, mixing section, filters, glycol heating coil, glycol heating coil, supply fan with VSD, return fan with VSD, safeties and accessories - equal to Engineered Air	8,000	CFM			
108.1	- Main School	5,825	CFM	\$16.00	\$93,197	
108.2	- Childcare	2,175	CFM	\$16.00	\$34,803	
109	DOAS Air handling units - variable air volume unit consisting of dampers, heat recovery wheel, filters, glycol heating coil, glycol heating coil, supply fan with VSD, return fan with VSD, safeties and accessories - equal to Engineered Air	13,000	CFM	\$25.00	\$325,000	
110	Allowance for air distribution system including:					
110.1	- VAV units	11	NO	\$1,500.00	\$16,500	
110.2	- Galvanized steel sheet metal distribution	10,900	KG	\$26.00	\$283,400	
110.3	- Thermal insulation	1,680	m2	\$50.00	\$84,000	
110.4	- Air diffusion devices	3,441	m2	\$18.00	\$61,938	
110.5	- Motorized dampers	1	LS	\$7,500.00	\$7,500	
110.6	- Fire dampers	1	LS	\$7,500.00	\$7,500	
110.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$28,340.00	\$28,340	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
111	Allowance for air distribution system including:					
111.1	- VAV units	5	NO	\$1,500.00	\$7,500	
111.2	- Galvanized steel sheet metal distribution	4,100	KG	\$26.00	\$106,600	
111.3	- Thermal insulation	630	m2	\$50.00	\$31,500	
111.4	- Air diffusion devices	1,285	m2	\$18.00	\$23,130	
111.5	- Motorized dampers	1	LS	\$2,500.00	\$2,500	
111.6	- Fire dampers	1	LS	\$2,500.00	\$2,500	
111.7	- Ductwork components such as dampers, turning vanes and duct connector	1	NO	\$10,660.00	\$10,660	
	<u>C1.35 - Exhaust Systems</u>					\$70,890
112	Central washroom / locker exhaust system with roof mounted exhaust fan, exhaust sheetmetal ductwork and grilles. Exhaust air is exhausted via a heat reclaim device. Kitchenette's are ducted to general exhaust. Mechanical and electrical rooms are provided with inline exhaust fan, intake and exhaust louvers, exhaust sheetmetal ductworks and grilles.					
112.1	- Main School	3,441	m2	\$15.00	\$51,615	
112.2	- Childcare	1,285	m2	\$15.00	\$19,275	
	<u>C1.36 - Specialty Systems</u>					\$0
113	No work required					
	<u>C1.37 - Support Systems and Works</u>					\$141,780
	<u>C1.37.1 - Noise and Vibration Isolation</u>					\$47,260
114	Vibration isolators and ductwork silencers will be provided to ensure quiet operation and to ensure noise levels from operation do not exceed above the required levels					
114.1	- Main School	3,441	m2	\$10.00	\$34,410	
114.2	- Childcare	1,285	m2	\$10.00	\$12,850	
	<u>C1.37.2 - Mechanical Wiring and Starters</u>					\$0
115	All starters, motor control centers, line and load side wiring by Electrical Contractor					
	<u>C1.37.3 - Balancing and Commissioning</u>					\$94,520
116	The HVAC systems are balanced to design flow rates and equipment placed into prime operating condition via enhanced commissioning practices.					
116.1	- Main School	3,441	m2	\$20.00	\$68,820	
116.2	- Childcare	1,285	m2	\$20.00	\$25,700	
	<u>C1.37.6 - Generator Support</u>					\$0
117	Assume self contained outdoor mounted natural gas generator with integral ventilation system. No mechanical support is required					Info Only
	<u>C1.37.8 - Selective Demolition</u>					\$0
	<i>Demolition of existing school building is carried elsewhere in this estimate</i>					By G.C
	<u>C1.38 - Miscellaneous Works and General Accounts</u>					\$646,000
118	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.					
118.1	- Main School	1	NO	\$488,000.00	\$488,000	
118.2	- Childcare	1	NO	\$158,000.00	\$158,000	
	TOTAL FOR MECHANICAL - HVAC	1.00	4,726	m2	\$820.07	\$3,875,638

No.	Description	Quant.	Unit	Rate	Sub Total	Total		
C1.4 MECHANICAL - Controls								
C1.41 - Controls and Automation						\$378,080		
119	A new Building Automation System (BAS) consisting of direct digital controls (DDC) connected to TDSB central controls system is provided. The BAS controls and monitors all HVAC systems and equipment. System allows operators to start and stop equipment and will automatically control zone temperatures, air and water flow rates. System and system graphics allow full monitoring, trending and reporting of set points, equipment control and alarm functions. Damper and valve actuators are electric/electronic type with direct digital control (DDC). Ventilation rates are controlled by carbon dioxide sensors (demand ventilation) throughout the facility.							
119.1	- Main School	3,441	m2	\$80.00	\$275,280			
119.2	- Childcare	1,285	m2	\$80.00	\$102,800			
C1.42 - Miscellaneous Works and General Accounts						\$0		
120	Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D co-ordination drawings				Included in above rates			
TOTAL FOR MECHANICAL - Controls					1.00	4,726 m2	\$80.00	\$378,080
					Total Mech Unit Rate			\$1,227.53
C2. SERVICES - ELECTRICAL								
C2.1 ELECTRICAL - Service & Distribution								
C2.11 - Main Service						\$20,500		
121	400A 347/600V main switchboard c/w main and feeder breakers	1	NO	\$18,800.00	\$18,800			
122	Utility meter cabinet	1	NO	\$1,700.00	\$1,700			
C2.12 - Emergency Power						\$0		
123	Not in scope of work. Life safety lighting provided through emergency battery units, remote heads, and exit signs				See C2.21 - Lighting			
C2.13 - Distribution						\$129,965		
<i>Base Building:</i>								
124	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	3,441	m2	\$27.50	\$94,628			
<i>Childcare:</i>								
125	Normal power distribution system with 347/600V mechanical distribution panels, 120/208V power and lighting panels and associated transformers	1,285	m2	\$27.50	\$35,338			
C2.14 - Feeders						\$90,976		
<i>Base Building:</i>								
126	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	3,441	m2	\$19.25	\$66,239			
<i>Childcare:</i>								
127	Feeders for the above distribution equipment using rw90 copper conductors in EMT conduit	1,285	m2	\$19.25	\$24,736			

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.15 - Motor Controls & Wiring</u>						\$72,207
<i>Base Building:</i>						
128	Elevator power connection including line and load side wiring and disconnect switch	1	NO	\$3,680.00	\$3,680	
129	Power connection with line and load side wiring for mechanical equipment	3,441	m2	\$14.50	\$49,895	
<i>Childcare:</i>						
130	Power connection with line and load side wiring for mechanical equipment	1,285	m2	\$14.50	\$18,633	
<u>C2.16 - Miscellaneous</u>						\$16,541
<i>Base Building:</i>						
131	Building and technical grounding system	3,441	m2	\$3.50	\$12,044	
<i>Childcare:</i>						
132	Building and technical grounding system	1,285	m2	\$3.50	\$4,498	
<u>C2.17 - Electrical Contractors Overhead</u>						\$57,590
133	Base Building	1	LS	\$43,077.97	\$43,078	
134	Childcare	1	LS	\$14,512.03	\$14,512	
TOTAL FOR ELECTRICAL - Service & Distribution		1.00	4,726	m2	\$82.05	\$387,779
 <u>C2.2 ELECTRICAL - Lighting, Devices & Heating</u>						
<u>C2.21 - Lighting</u>						\$448,970
<i>Fixture costs include the supply and installation of fixtures with associated wiring and supports</i>						
<i>Base Building:</i>						
135	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	3,441	m2	\$95.00	\$326,895	
136	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<i>Childcare:</i>						
137	Supply and installation of energy efficient LED fixtures c/w associated branch wiring	1,285	m2	\$95.00	\$122,075	
138	Emergency lighting consisting of battery units, remote heads, and exit signs				Included in above rate	
<u>C2.22 - Branch Devices & Wiring</u>						\$144,143
<i>Device costs include the supply and installation of devices and associated wiring and supports</i>						
<i>Base Building:</i>						
139	Receptacles and power connections c/w branch wiring	3,441	m2	\$18.00	\$61,938	
140	Lighting control system consisting of devices, panels, conduits, and wires	3,441	m2	\$12.50	\$43,013	
<i>Childcare:</i>						
141	Receptacles and power connections c/w branch wiring	1,285	m2	\$18.00	\$23,130	
142	Lighting control system consisting of devices, panels, conduits, and wires	1,285	m2	\$12.50	\$16,063	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	<u>C2.23 - Heating</u>					\$0
143	Power connection to supplementary heating equipment included above				See C2.15	
	<u>C2.24 - Electrical Contractors Overhead</u>					\$105,870
144	Base Building	1	LS	\$77,083.93	\$77,084	
145	Childcare	1	LS	\$28,786.07	\$28,786	
	TOTAL FOR ELECTRICAL - Lighting, Devices & Heating	1.00	4,726 m2	\$147.90		\$698,983
	<u>C2.3 ELECTRICAL - Systems & Ancillaries</u>					
	<u>C2.31 - Fire Alarm System</u>					\$118,150
	<i>Base Building:</i>					
146	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	3,441	m2	\$25.00	\$86,025	
	<i>Childcare:</i>					
147	Addressable fire alarm system consisting of a control panel c/w integral annunciator, pullstations, smoke/heat detectors, audible/visual alarms, etc...	1,285	m2	\$25.00	\$32,125	
	<u>C2.32 - Security System</u>					\$94,520
	<i>Base Building:</i>					
148	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	3,441	m2	\$8.00	\$27,528	
149	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	3,441	m2	\$12.00	\$41,292	
	<i>Childcare:</i>					
150	Security empty infrastructure system for access control system, video surveillance system, intercom system, and duress and intrusion system	1,285	m2	\$8.00	\$10,280	
151	Supply, programming, and installation of new security equipment - CCTV cameras carried in Cash Allowances	1,285	m2	\$12.00	\$15,420	
	<u>C2.33 - Communications</u>					\$76,497
	<i>Base Building:</i>					
152	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	3,441	m2	\$9.50	\$32,690	
153	Communication cabling				See Cash Allowances	
154	Data rack c/w backbone cabling	1	LS	\$31,600.00	\$31,600	
	<i>Childcare:</i>					
155	Communications empty infrastructure system consisting of wall, floor, furniture, and ceiling mounted outlets, cable tray, plywood backboards, and sleeves	1,285	m2	\$9.50	\$12,208	
156	Communication cabling				See Cash Allowances	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>C2.34 - P.A. and A.V System</u>						\$80,342
<i>Base Building:</i>						
157	Public Address system c/w equipment devices and wiring	3,441	m2	\$12.00	\$41,292	
158	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	3,441	m2	\$5.00	\$17,205	
<i>Childcare:</i>						
159	Public Address system c/w equipment devices and wiring	1,285	m2	\$12.00	\$15,420	
160	Audio visual device outlets and conduit infrastructure - Equipment and Cabling by Others	1,285	m2	\$5.00	\$6,425	
<u>C2.35 - Miscellaneous</u>						\$104,261
<i>Base Building:</i>						
161	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	3,441	m2	\$3.50	\$12,044	
162	Supply and installation of universal washroom call assistance	3	NO	\$5,780.00	\$17,340	
163	Interspec classroom control panel	14	NO	\$3,400.00	\$47,600	
<i>Childcare:</i>						
164	Allowance for miscellaneous systems (Delivery intercom, gymnasium equipment, clocks...)	1,285	m2	\$3.50	\$4,498	
165	Supply and installation of universal washroom call assistance	1	NO	\$5,780.00	\$5,780	
166	Interspec classroom control panel	5	NO	\$3,400.00	\$17,000	
<u>C2.36 - Electrical Contractors Overhead</u>						\$79,830
167	Base Building	1	LS	\$59,752.44	\$59,752	
168	Childcare	1	LS	\$20,077.56	\$20,078	
TOTAL FOR ELECTRICAL - Systems & Ancillaries		1.00	4,726	m2	\$117.14	\$553,600
Total Elec Unit Rate					\$347.09	

D. SITE & ANCILLARY WORK**D1.1 SITEWORK - Site Development****D1.11 - Preparation**

\$1,246,626

169	Clear and grub site	16,703	m2	\$0.50	\$8,352	
170	Rough grading including cut and fill to achieve desired sub grades	16,703	m2	\$8.00	\$133,624	
171	Site protection and silt fence erosion control (fast fence)	442	m	\$75.00	\$33,150	
172	Construction mud mat (including maintenance during construction)	1	LS	\$7,500.00	\$7,500	
173	Allowance for demolition of existing site elements including:	1	LS	\$65,000.00	\$65,000	
173.1	- hard surfaces					
173.2	- soft surfaces					
173.3	- trees					

A.W. HOOKER ASSOCIATES LTD.

PROJECT NO:123697

PAGE A19

No.	Description	Quant.	Unit	Rate	Sub Total	Total
174	Allowance for disposal and to new soil re-use as budgeted by HLV2K Engineering Limited including:	1	LS	\$1,248,750.00		\$1,248,750
174.1	- Soil Disposal - previous use was farmland (6740 m3 of clean soil for offsite re-use cost will be approximately \$50/m3)	1	LS	\$337,000.00	\$337,000	
174.2	- Soil Disposal - previous use was farmland (Importation of clean fill)	1	LS	\$337,000.00	\$337,000	
174.3	- UST Removal (One UST possible)	1	LS	\$25,000.00	\$25,000	
174.4	- GPR (Locate Tank)	1	LS	\$10,000.00	\$10,000	
174.5	- Environmental, Geotechnical, Hydrogeological (Phase One and Phase Two ESA, Geotechnical and Hydrogeological)	1	LS	\$70,000.00	\$70,000	
174.6	- Soil Disposal - Sampling for 406/19 (35 samples plus seven leachate tests)	1	LS	\$15,000.00	\$15,000	
174.7	- Environmental Monitoring (Twenty Days onsite for offsite disposal and additional soil sampling for confirmatory analysis)	1	LS	\$75,000.00	\$75,000	
174.8	- Importation of Soil and compaction testing (Sampling of soil coming in plus 40 days of monitoring for both environmental and compaction testing)	1	LS	\$130,000.00	\$130,000	
	- Contingency on items above	25%		\$999,000.00	\$249,750	
<u>D1.12 - Hard Surfaces</u>						\$638,790
175	Asphalt paving to parking and laneways including:					
175.1	- heavy duty	1,775	m2	\$95.00	\$168,625	
175.2	- medium duty	956	m2	\$75.00	\$71,700	
175.3	- light duty	1,906	m2	\$65.00	\$123,890	
175.4	- Superpave	76	m2	\$125.00	\$9,500	
176	Concrete curbs (straight, curved and flushed)	622	m	\$100.00	\$62,200	
177	Concrete paving to walkways including municipal sidewalk reconstruction & widening to 2.1m along all frontages including removal of existing	1,340	m2	\$140.00	\$187,600	
178	Permeable Unit pavers	34	m2	\$400.00	\$13,600	
179	Line painting to parking lot					
179.1	- standard	55	NO	\$25.00	\$1,375	
179.2	- barrier free	1	NO	\$100.00	\$100	
179.3	- drop off area	4	NO	\$50.00	\$200	
<u>D1.13 - Improvements</u>						\$161,260
180	Childcare/kindergarten play area including: fencing with gates, hard/soft surfaces, storage sheds	778	m2	\$170.00	\$132,260	
181	Seating walls	6	m	\$1,500.00	\$9,000	
182	Allowance for bicycle racks	1	LS	\$20,000.00	\$20,000	
183	Pylon and traffic signage				Excluded	
184	Portables				Excluded	
<u>D1.14 - Landscaping</u>						\$892,615
185	Seed and topsoil	10,261	m2	\$10.00	\$102,615	
186	Allowance for Artificial turf fields, assumed 100ft x 50 ft	1	LS	\$750,000.00	\$750,000	
187	Allowance for shrubs, plantings, and ground covers	1	LS	\$40,000.00	\$40,000	
TOTAL FOR SITE WORK - Site Development		3.53	16,703	m2	\$190.93	\$3,189,040
<u>D1.2 SITEWORK - Mechanical Site Services</u>						
<u>D1.21 - Water</u>						\$75,000
188	Allowance to provide new incoming water service to building	1	NO	\$75,000.00	\$75,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	<u>D1.22 - Sanitary</u>					\$75,000
189	Allowance to provide new outgoing sanitary service	1	NO	\$75,000.00	\$75,000	
	<u>D1.23 - Storm</u>					\$350,000
190	Allowance to provide new outgoing storm service including storm water drainage to site, catchbasins, manholes, oil/grit interceptor, storm water management tanks, piping, etc.	1	NO	\$350,000.00	\$350,000	
	<u>D1.24 - Natural Gas</u>					\$0
191	New incoming gas service by Enbridge					
	<u>D1.25 - Specialty Systems</u>					\$0
192	No work required					
	<u>D1.26 - Miscellaneous Works and General Accounts</u>					\$0
193	Included in above rates					
	TOTAL FOR SITE WORK - Mechanical Site Services	3.53	16,703 m2	\$29.93		\$500,000
	<u>D1.3 SITEWORK - Electrical Site Services</u>					
	<u>D1.31 - Site - Power</u>					\$50,404
194	Allowance for Utility cabling and connection charge				See Cash Allowances	
195	Transformer concrete pad and grounding	1	NO	\$14,200.00	\$14,200	
196	4-103mm PVC concrete encased PVC ductbank for primary cabling	30	m	\$386.00	\$11,580	
197	2-103mm PVC concrete encased PVC ductbank for secondary cabling	35	m	\$227.20	\$7,952	
198	#500 rwu90 wire in above ductbank	160	m	\$69.20	\$11,072	
199	#1/0 rwu90 ground in above ductbank	80	m	\$17.50	\$1,400	
200	Power and communication connection to exterior pylon sign	1	NO	\$4,200.00	\$4,200	
	<u>D1.32 - Site - Communications</u>					\$21,868
201	2-103mm incoming communications ductbank	65	m	\$227.20	\$14,768	
202	Allowance for exterior mounted CCTV cameras rough-ins	1	LS	\$7,100.00	\$7,100	
	<u>D1.33 - Site - Lighting</u>					\$66,650
203	Allowance for efficient LED site lighting to be provided throughout	1	LS	\$64,900.00	\$64,900	
204	Exterior lighting controller c/w contactor, photocell, timeclock	1	LS	\$1,750.00	\$1,750	
	<u>D1.34 - Site - Electrical Contractors Overhead</u>					\$20,440
205	Supervision	1	LS	\$5,120.00	\$5,120	
206	Premium time, etc.				N/A	
207	Job set-up, etc.	1	LS	\$10,210.00	\$10,210	
208	Rentals, small tools, etc.	1	LS	\$2,920.00	\$2,920	
209	Permits & inspections	1	LS	\$1,900.00	\$1,900	
210	Insurance	1	LS	\$290.00	\$290	
	TOTAL FOR SITE WORK - Electrical Site Services	3.53	16,703 m2	\$9.54		\$159,362

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>D2.1 ANCILLARY WORK - Demolition</u>						
<u>D2.11 - Demolition</u>						
211	Demolish existing building on site and dispose, as budgtd by Safetech Environmental Limited	3252	m2	\$97.00	\$315,000	
212	Garbage bins and dumping fees				Included above	
<u>D2.12 - Hazardous Materials</u>						
213	This estimate includes allowances for asbestos abatement and the handling of hazardous materials as budgtd by Safetech Environmental Limited including:	1	LS	\$1,225,000.00		\$1,225,000
213.1	- Vinyl Floor Tile,	1,858	m2	\$48.44	\$90,000.00	
213.2	- Vinyl Sheet Flooring	929	m2	\$166.84	\$155,000.00	
213.3	- Drywall Finishes	2,323	m2	\$129.17	\$300,000.00	
213.4	- Plaster Finishes	697	m2	\$215.28	\$150,000.00	
213.5	- Transite Pipe	139	m	\$161.46	\$22,500.00	
213.6	- Fire Doors 4	4	Units	\$250.00	\$1,000.00	
213.7	- Window Caulking	200	Units	\$500.00	\$100,000.00	
213.8	- Duct Insulation,	70	m2	\$215.28	\$15,000.00	
213.9	- Duct Flex Connectors,	10	Units	\$250.00	\$2,500.00	
213.10	- 2x4 Ceiling Tiles.	1,858	m2	\$129.17	\$240,000.00	
213.11	- Mechanical Pipe Fitting Insulation	250	Units	\$45.00	\$11,250.00	
213.12	- Mechanical Pipe Straight Insulation	3,937	m2	\$13.72	\$54,000.00	
213.13	- Texture Coat	70	m	\$269.10	\$18,750.00	
213.14	- Disposal of the above	1	LS	\$65,000.00	\$65,000	
TOTAL FOR ANCILLARY WORK - Demolition		0.95	4,468 m2	\$344.67	\$1,540,000	

D2.2 ANCILLARY WORK - Alterations**D2.21 - Alterations**

214	NIL					
TOTAL FOR ANCILLARY WORK - Alterations		0.00	0 m2	\$0.00	\$0	

Z. GENERAL REQUIREMENTS & CONTINGENCIES**Z1.1 GENERAL REQUIREMENTS & FEES - General Requirements****Z1.11 - Supervision & Labour Expenses**

215	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$1,452,000	\$1,452,000	6.0%
215.1	- supervision and coordination of subcontractors					
215.2	- site superintendent and vehicle					
215.3	- general labour expenses					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
Cash Allowances						\$1,032,000
216	Supply and Install Cash Allowances as provided by Snyder Architects including:	1	LS	\$814,000.00		\$814,000
216.1	- Interior Signage	1	LS	\$35,000.00	\$35,000	
216.2	- Exterior Signage (excluding pylon sign and traffic signage)	1	LS	\$40,000.00	\$40,000	
216.3	- Unforeseen / concealed conditions	1	LS	\$150,000.00	\$150,000	
216.4	- Fire safety plan & related graphics	1	LS	\$10,000.00	\$10,000	
216.5	- Scoreboard	1	LS	\$15,000.00	\$15,000	
216.6	- Security camera system (CCTV)	1	LS	\$60,000.00	\$60,000	
216.7	- Toronto Hydro service connection charges	1	LS	\$95,000.00	\$95,000	
216.8	- Municipal charges for new service connections for water, storm and sanitary and disconnection of existing services	1	LS	\$200,000.00	\$200,000	
216.9	- Natural gas utility company charges for new gas connection	1	LS	\$25,000.00	\$25,000	
216.10	- Fire Alarm monitoring panel (Owner to provide and program FA monitoring panel)	1	LS	\$25,000.00	\$25,000	
216.11	- LAN connection	1	LS	\$50,000.00	\$50,000	
216.12	- Outgoing Telephone System switch (Owner to provide and program the standalone telephone switch)	1	LS	\$45,000.00	\$45,000	
216.13	- Outgoing Telephone System connection (Owner to make final connection of outgoing telephone wiring at outlets and at telephone backboard)	1	LS	\$6,000.00	\$6,000	
216.14	- Telephone company's incoming service connection charges (up to main telephone terminal)	1	LS	\$20,000.00	\$20,000	
216.15	- Cable TV incoming service connection charges (to main Electrical Room)	1	LS	\$15,000.00	\$15,000	
216.16	- Security System (Owner to make final connection of the security wiring at the control panel (only) and to program the control panel itself	1	LS	\$15,000.00	\$15,000	
216.17	- Alarm Communicator – TDSB to supply the alarm communicator and cable termination, verification, connection to FACP, incoming telephone, and LAN switcher	1	LS	\$5,000.00	\$5,000	
216.18	- TSSA elevator license fee	1	LS	\$3,000.00	\$3,000	
217	Testing and Inspection Cash Allowances as provided by Snyder Architects including:	1	LS	\$218,000.00		\$218,000
217.1	- Inspection of excavations and verification/testing of earth bearing capacity, engineered fill and regular fill*					
217.2	- Topsoil inspection and testing	1	LS	\$100,000.00	\$100,000	
217.3	- Concrete and reinforcing steel inspection and testing	1	LS	\$100,000.00	\$100,000	
217.4	- Precast hollow-core concrete slab inspection					
217.5	- Masonry and mortar testing					
217.6	- Structural steel, steel joists, and steel deck inspection					
217.7	- Building envelope and air barrier inspection					
217.8	- Roofing inspection and testing (incl. green roof and flood testing letter)					
217.9	- Window and curtain wall inspection and testing					
217.10	- Fireproofing (incl intumescent) inspection and testing					
217.11	- Fire stopping and smoke seal inspection and testing					
217.12	- Steel door, frames and screens inspection and steel door testing					
217.13	- Painting and high build glazed coatings inspection					
217.14	- Asphalt paving inspection and testing					
217.15	- Moisture testing					
217.16	- Pedestrian concrete / pedestrian hardscape sub-base compaction test	1	LS	\$4,500.00	\$4,500	
217.17	- Root Exploration	1	LS	\$1,500.00	\$1,500	
217.18	- Video inspection of drainage piping	1	LS	\$12,000.00	\$12,000	
Z1.13 - Permits, Insurance & Bonds						\$455,448
218	Building permit				Excluded	
219	General Liability and Builder's Risk insurance	1	LS	\$168,250	\$168,250	
220	Labour & Material and Performance bonding	1	LS	\$287,198	\$287,198	
TOTAL FOR GEN. REQ'MENTS & FEES - Gen. Req'ments		1.00	4,726	m2	\$621.97	\$2,939,448
Z1.2 GENERAL REQUIREMENTS & FEES - Fees						
Z1.21 - General Contractor's Fees						
221	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$950,000	\$950,000	3.5%
TOTAL FOR GEN. REQ'MENTS & FEES - Fees		1.00	4,726	m2	\$201.02	\$950,000

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Z2.1 ALLOWANCES - Design & Pricing Contingency</u>						
222	Design & Pricing Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase (applied to measured works plus general requirements and fees)					
222.1	- Architectural	1	LS	\$1,571,200	\$1,571,200	15.0%
222.2	- Structural	1	LS	\$677,400	\$677,400	15.0%
222.3	- Siteworks	1	LS	\$670,000	\$670,000	15.0%
222.4	- Mechanical Services	1	LS	\$1,010,000	\$1,010,000	15.0%
222.5	- Electrical Services	1	LS	\$285,600	\$285,600	15.0%
TOTAL FOR ALLOWANCES - Design & Pricing Contingency		1.00	4,726	m2	\$891.71	\$4,214,200
<u>Z2.2 ALLOWANCES - Escalation Contingency</u>						
223	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)					
		1	LS	\$5,977,000	\$5,977,000	18.5%
TOTAL FOR ALLOWANCES - Escalation Contingency		1.00	4,726	m2	\$1,264.71	\$5,977,000
<u>Z2.3 ALLOWANCES - Construction Contingency</u>						
224	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)					
		1	LS	\$1,914,300	\$1,914,300	5.0%
TOTAL FOR ALLOWANCES - Construction Contingency		1.00	4,726	m2	\$405.06	\$1,914,300

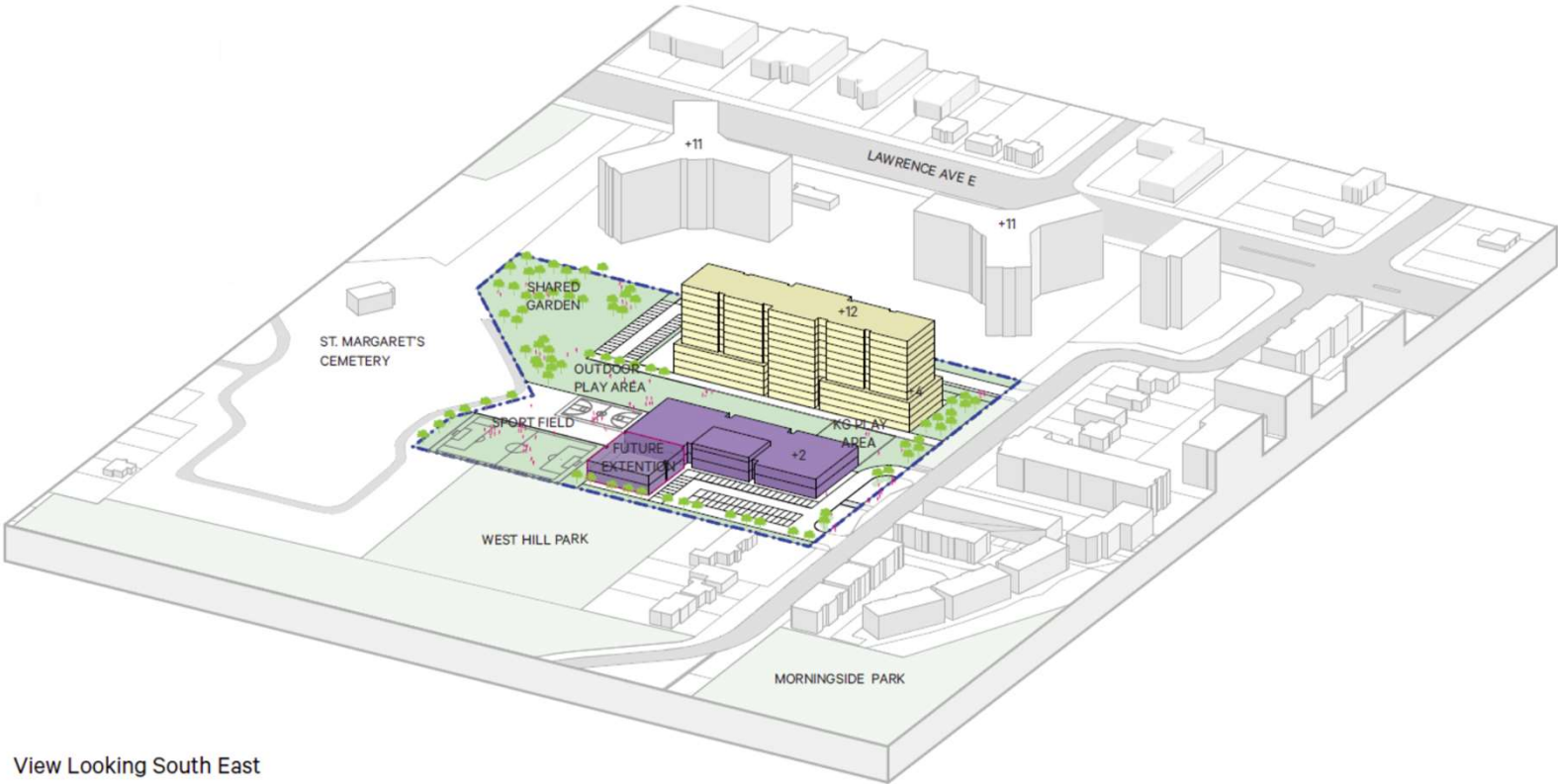
EXECUTIVE SUMMARY

Effective Date of Valuation:	July 25, 2024
Ownership interests:	The Board of Education for the Borough of Scarborough
Purpose/Authorized use:	To provide an Opinion of the Market Value of the Subject Property on an “as if vacant and available for development” basis as of July 25, 2024, being the date of viewing. The authorized use of this Appraisal Report is to assist in asset valuation related matters.
Address:	235 Galloway Road Scarborough, Ontario M1E 1X5
Brief Legal Description:	Part of Lots 3, 4 & 5, Registered Plan 4205, and Part of Lot 12, Concession 1 City of Toronto (PIN 06245-0014)
Location:	Located within the eastern portion of the City of Toronto being within the Scarborough Community. It is sited on the east side of Galloway Road, some 100 metres north of Lawrence Avenue East, roughly 830 metres west of Morningside Avenue.
Parent Property Site Area:	7.14 Acres (2.89 Ha.)
Subject Property Site Area:	2.93 Acres (1.19 Ha.)
Official Plan Designation:	“Neighbourhoods”
Zoning Classification:	“S” (Single Family Residential)
Highest and Best Use:	Should the Subject Property not be required to support a school, its Highest and Best Use would be to support potential residential redevelopment, in conformance with governing land use instruments.

OPINION OF MARKET VALUE: \$17,580,000*

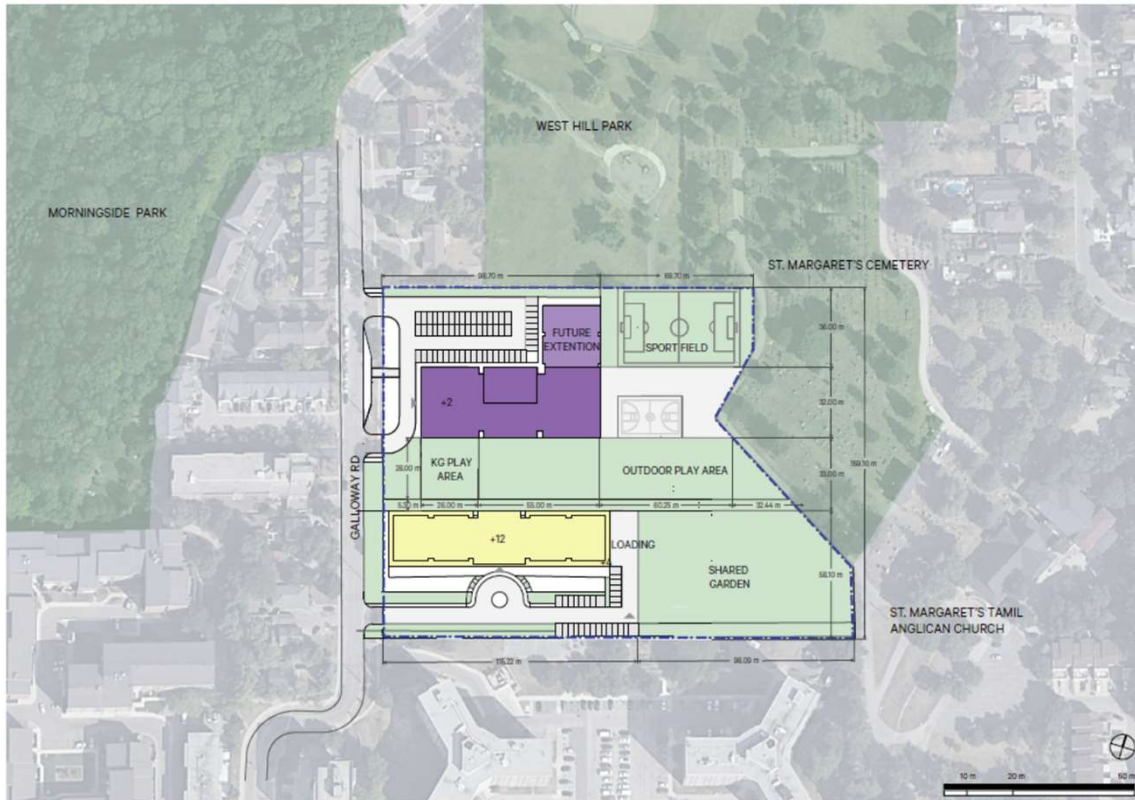
***On the specific basis that the Subject Property can be successfully redesignated to support high density residential and ancillary uses. If not, this Opinion of Market Value may be overstated.**

235 Galloway Road Axonometric



View Looking South East

235 Galloway Road Site Plan



- Site configuration facilitates phased implementation
- LTC Building with shared outdoor space
- School frontage along Galloway reduce additional vehicular traffic into site
- School yard adjacent to West Hill Park
- Pedestrian-oriented residential development with "green walkways" connecting into park

Residential

- Total GCA 25420 sm (273,620 sf)
- Overground parking 28 spots
- Underground parking 124 spots per floor
- Shared garden: 5360 sm (57,690sf)

St. Margaret's PS Replacement School

		Start	Finish
Pre-Design	Ministry Project Approval	Apr 2025	
	Architect Selection	May 2025	Jul 2025
Design	Schematic Design	Jul 2025	Nov 2025
	Background Site Studies	Oct 2025	
	Class C Estimate	Dec 2025	Feb 2026
	Design Development	Feb 2026	Apr 2026
Approvals	SPA Pre-Consultation Meeting	Sep 2025	
	Zoning Certificate	Oct 2025	Nov 2025
	Site Plan Approval	Jan 2026	Jul 2027
	Minor Variance (if required)		
	NOAC		Jul 2027
	Building Permit	Jul 2027	Nov 2027
Construction Documents	Construction Documents	Apr 2026	Feb 2027
	40% Submission	Jun 2026	
	85% Submission	Jan 2027	
	Class A Estimate and Board Review	Jan 2027	Feb 2027
Bidding & Negotiation	Tender	Jan 2027	Mar 2027
	Award Construction Contract	Mar 2027	Apr 2028
Construction	Construction (incl ex school demolition)	May 2027	Jan 2029
	Occupancy	Nov 2028	
	School Opening	Jan 2029	