

TO: ADMINISTRATIVE & CORPORATE SERVICES COMMITTEE
JUNE 4, 2008

FROM: DIRECTOR OF EDUCATION

SUBJECT: **PORTABLE CLASSROOM RE-DEVELOPMENT PLAN FOR
CARDINAL NEWMAN CATHOLIC SECONDARY SCHOOL
TRUSTEE WARD 1**

Origin: Portable Movement Program, 2006 – 2008 School Renewal Program

Executive Summary:

The Planning & Facilities Department has determined that the portable classrooms at Cardinal Newman Catholic (Secondary) School need to be replaced. This report presents a re-development plan for these portables. There is presently a surplus of unassigned portables available from both Cardinal McGuigan and Regina Pacis to facilitate this plan. The cost for this project, which includes surveying, demolition, disconnection, reconnection and moving of portables both on site and from other locations (Cardinal McGuigan and Regina Pacis) is estimated in the amount of \$790,366.00 (including net GST) to be charged to the Renewal Budget: Portable Account 2000160.

Comments:

1. Cardinal Newman Catholic Secondary School has twenty (20) portables classrooms at three different locations. Fourteen (14) of these portables date from 1972 to 1975 and are in very poor condition. Two (2) portables date from 1981, two (2) from 1988 and two (2) from 1999. The portables are located on grass and are susceptible to moisture infiltration and the potential for mould growth. Given the age and condition of the pre-1988 portables, renovation of these portables is neither recommended nor cost-effective. Based on visual inspections, the portables from the 1970 era and 1981 will require demolition. Until a detailed study is undertaken, staff are not able to determine the salvage or renovation potential of the 1988 units; however, the 1999 portables are expected to be suitable for re-use. The travel distance between the existing portables and school leads to inefficiency in cleaning and snow removal as well as security control issues.
2. Board staff in consultation with St. Augustine Seminary representatives; have determined a suitable alternative location for twelve (12) of the portables on Seminary land between St. Theresa Shrine Catholic School and the Scarborough Foreign Mission. The fence at St. Theresa Shrine Catholic School will be moved 14.03 metres to accommodate the portables at this location.
3. On May 20, 2008, a consultative meeting was held at St. Theresa Shrine Catholic School which included the Trustee, the Principal, Senior Board Staff, CSAC representatives and parents. To compensate the elementary school for the removal of green space for the portables, a section of asphalt along the boundary with Cardinal Newman Catholic Secondary School and St. Augustine's Seminary will be removed and replaced with grass. The existing portable classroom located on the St. Theresa Shrine site, which is used by Cardinal Newman students, has been declared surplus to the needs of the elementary school by the Principal and will be removed from the site.

4. The existing portables located near the Brimley Avenue entrance are located on a former landfill site. This requires constant monitoring of the methane levels. An environmental assessment commissioned previously by the Board recommended the eventual relocation of these portables. The new portable location will improve access and visibility from the main building as well as operational efficiency for caretaking. Refer to the attached Appendix A of the proposed new portable locations.
5. This project includes the demolition of the 1970's era portapak and the other single portables. This will improve parking at Cardinal Newman Catholic Secondary School .
6. The replacement portables will come from existing inventory which include twelve (12) units from the Regina Pacis Site and the remainder from the now expanded Cardinal McGuigan Catholic Secondary School.
7. The estimated budget to undertake the portable relocation program at Cardinal Newman Catholic Secondary School including Technical Development costs is \$790,366 as detailed in Appendix B.
8. Funding for this project is available from the 2006–2008 School Renewal Program, Portable Account 2000160 as noted below:

Account Budget 2006-08	\$3,449,307
Funds used to date	<u>\$2,296,434</u>
Total Available Funds	\$1,152,873
Estimated Consultant Fees including net GST	\$ 25,500
Environmental Consultant Fees including net GST	\$ 37,800
Estimated Disbursements	\$ 7,125
Estimated Construction Cost for this project	\$ 669,000
Estimated Project Contingency (5%)	\$ 33,450
Net GST	\$ 12,366
Refundable Street Damage Deposit	<u>\$ 5,125</u>
Account Balance	\$ 362,509

Recommendation:

1. That staff be authorised to undertake the program for Portable Classroom Re-Development at Cardinal Newman Catholic Secondary School for the estimated program budget of \$790,366 (including net GST and 5% project contingency), charged to the 2006–2008 School Renewal Program, Portable Account, which has a current balance of \$1,152,873. The remaining balance of \$362,509 be retained in the 2006 – 2008 Portable Account.
2. That GPF Design Services Inc., be appointed for professional services in the amount of \$25,500 plus net GST, for a total of \$25,908.
3. That Decommissioning Consulting Services Limited be appointed for professional environmental services, including testing services, in the amount of \$37,800 plus GST for a total of \$38,405.

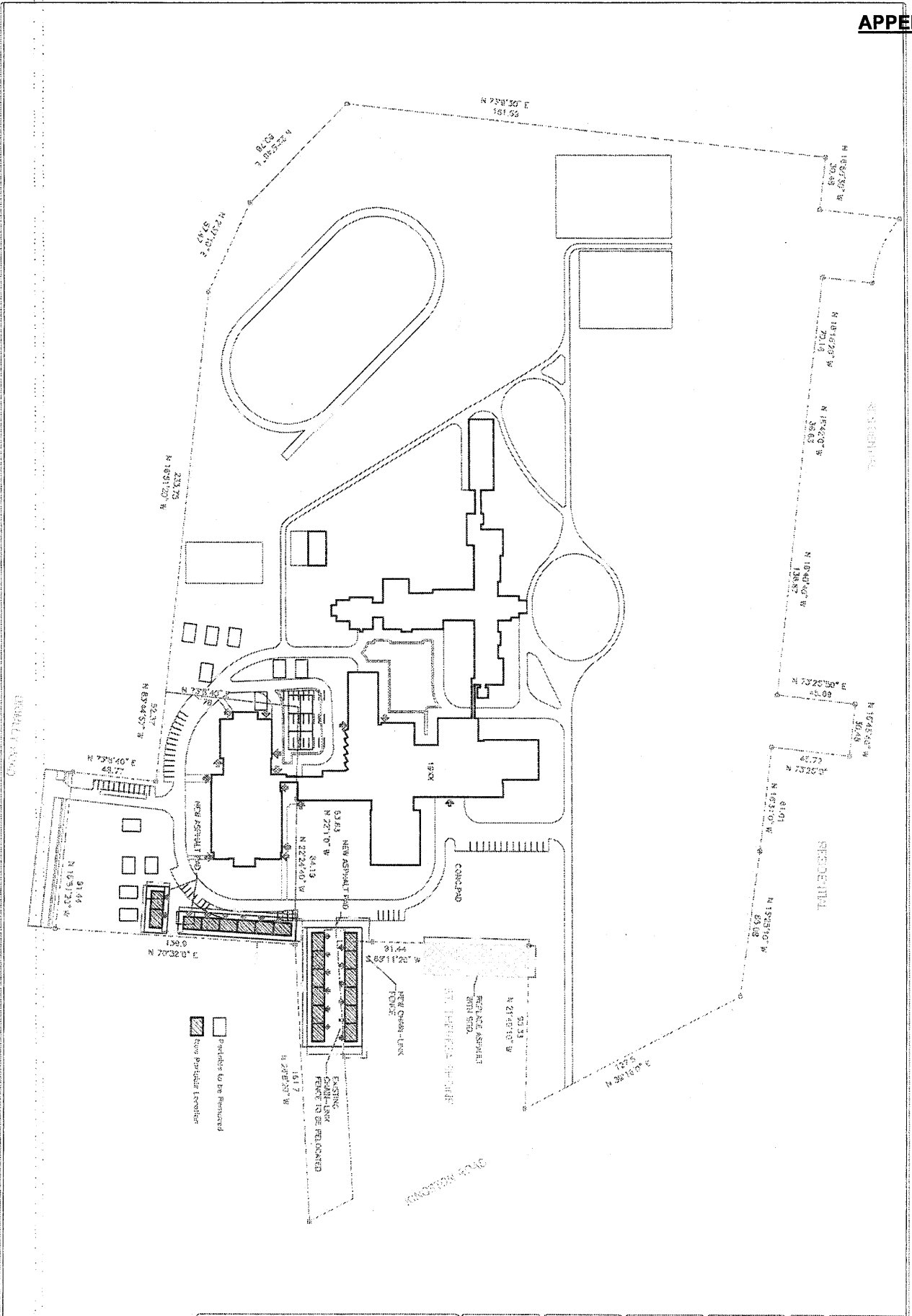
M. Chindemi
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Superintendent of Education

A. Sangiorgio
Deputy Director, Planning & Facilities

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Director of Education



<p>DATE: 02/10/03 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO. [Number]</p>	<p>CLIENT: [Name] ADDRESS: [Address] TEL: (416) 223-8118</p>	<p>PROJECT NO. [Number] SHEET NO. [Number] SITE PLAN</p>	<p>120</p>	<p>PREPARED BY: [Name] DATE: [Date]</p>	<p>STAFF DESIGN SERVICES INC. 2000 Highway 7 East Unit 101, Richmond Hill Ontario L4B 1N2 TEL: (416) 882-0734</p>	<p>Professional Engineer License No. [Number] </p>
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**CARDINAL NEWMAN CATHOLIC SECONDARY SCHOOL
PROPOSED BUDGET
PORTABLE RELOCATION PROGRAM**

Cardinal Newman Catholic Secondary School Portable Re-Development Budget	
GPF-General Consultant, Electrical Engineer & Certification	\$8,000.00
GPF-Land Survey	\$3,500.00
GPF-Engineering-Grading Elevation & Certification	\$7,500.00
GPF-Engineering-Soil Samples, Asphalt & Certification	\$6,500.00
DCS - Asbestos & Mould Abatement Report & Certification (18 units-Newman).	\$37,800.00
Estimated Allowance for Disbursement	\$7,125.00
Fence Removal/Relocation at St. Theresa Shrine C.S.	\$5,000.00
Electrical Disconnect at McGuigan, Pacis, Newman and Re-Connect	\$150,000.00
Portable Demolition of up to 18 units at Newman @ \$9,000.00	\$162,000.00
Portable Moves-2 on site at Newman, 6 from McGuigan, 12 from Regina Pacis Site	\$60,000.00
Landings (Scarborough Zoning may demand Wheelchair access ramps)	\$17,000.00
Skirting and Under Portable Insulation	\$33,000.00
Site Preparation/Asphalt Paving	\$200,000.00
Site Restoration-grass seed or sod, and pavement repairs at Cardinal Newman	\$5,000.00
Site Rehabilitation at St. Theresa Shrine Catholic School	\$35,000.00
Building Permits @ \$100 ea.	\$2,000.00
Contingency (5%)	\$33,450.00
Sub Total	\$772,875.00
GST (net: 1.6%)	\$12,366
Street Damage Deposit	\$5,125.00
Estimated Total Program Budget	\$790,366.00