

**COMMITTEE OF THE WHOLE  
Report No. 20-026**

**24 March 2020**

**New Stittsville Secondary School**

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**PURPOSE:**

1. To obtain Board approval for the new Stittsville secondary school project and budget.

**CONTEXT:**

2. On 13 March 2018, the Ministry of Education announced the 2017-2018 Capital Priorities Project Funding program for school capital projects. In that announcement, funding was provided for a new secondary school in Stittsville (attached as Appendix A). The District was allocated \$37,571,821 to undertake this project.

The new Stittsville secondary school was funded as a new 1,353 pupil place grade 7 to 12 school to help accommodate the growing population in the area.

Report 18-114, New Stittsville Secondary School Interim Budget for Architectural and Consultant Services and Authority to Award a Contract, was presented at Committee of the Whole (In-Camera) on 6 November 2018 to request interim funding to begin the project.

The Board approved the following on 20 November 2018:

- A. THAT the Board authorize a budget of \$3.3 million for architectural and consulting service costs associated with the design of a new secondary school in Stittsville; and
- B. THAT the Chair and Director be given authority to award the contract to Edward J. Cuhaci and Associates Architects Inc., the highest ranking proponent, so long as it is within the approved budget outlined in Recommendation A of report 18-114.

## KEY CONSIDERATIONS:

### 3. **New Stittsville Secondary School**

The proposed school design is based on the District's most recently-constructed secondary school, Longfields-Davidson Heights Secondary School, but incorporates many new unique features following input from various stakeholders. This second design iteration was enhanced through feedback from Facilities staff; contractors; consultants; and secondary and senior staff. The new school will accommodate grades 7 to 12 featuring 52 regular classrooms, 8 science and technology rooms, 5 special education/resource rooms, 5 music/art rooms, 4 technical/vocational rooms, learning commons and a quadruple gymnasium and stage. In order to maximize the available space on the property, the east section of the building was extended vertically to create four stories rather than expanding out into the play yard (see floor plans attached as Appendix B).

The new Stittsville secondary school will benefit from the efficiencies in design already applied in the recently-constructed schools in the District. This new school will use Tilt-up technology (used at the Broadview Public School rebuild, Kanata Highlands Public School, Half Moon Bay Public School, Summerside Public School and Vimy Ridge Public School) for the wall construction which applies the benefits of thermal mass to increase overall energy performance of the building. Tilt-up technology also provides scheduling benefits as it can increase the speed of construction as compared to conventional construction by including multiple building envelope trades in a single step. The new school will also benefit from functional design to support 21<sup>st</sup> century learning similar to the schools listed above.

Several sustainability features will be implemented for the new Stittsville secondary school which includes installing energy efficient mechanical and electrical systems and having a high performance building envelope (using Tilt-up technology). In conjunction with the systems above, the building's orientation will take advantage of solar and natural lighting. Solar panels will be incorporated into the building design (as a net-metering system) which will help offset carbon emissions and reduce the electrical consumption from the local utility.

The tender is anticipated to be issued in April 2020, closed in May 2020 and awarded to the successful proponent in June 2020. Construction is scheduled to commence by late June or early July 2020 with a completion for September 2022. A more detailed timeline is attached as Appendix C.

## RESOURCE IMPLICATIONS:

4. Recent school construction tenders in the Ottawa area have been very competitive and the current construction climate should hold prices at current levels. The tender call for this project is expected in April 2020. The current cost estimates are based on a Class A construction cost estimate.

As observed across the province, the funding benchmarks provided by the Ministry of Education do not provide adequate funding to accommodate the facility needs for the proposed pupil places. In order to meet the Ministry-allocated budget, the building would have to be reduced significantly in size which could have an impact

to the educational functionality of the facility. The estimated cost to build the new secondary school exceeds the funding allocated by the province and staff are recommending using unencumbered capital reserves to offset the budget shortfall for the project.

The total project expenditure budget (PEB) of \$43,030,045 is comprised of \$37,571,821 from Capital Priorities funding, \$1,458,224 from Educational Development Charges (EDC) funding and \$4,000,000 from unencumbered capital reserves.

## **COMMUNICATION/CONSULTATION ISSUES:**

5. Feedback from superintendent reviews of Longfields-Davidson Heights Secondary School, Earl of March Secondary School and West Carleton Secondary School and discussions with contractors, consultants and school staff are beneficial to continuous improvement of the school design. Integration of best practices based on stakeholder feedback has been an important part of the design development process for the design of the new Stittsville secondary school.

Consultation on the design process also occurred with Councilor Glen Gower and Trustee Lynn Scott.

The site plan application for the project was submitted to the City of Ottawa on 1 August 2019 and the building permit application was submitted on 2 December 2019.

## **STRATEGIC LINKS:**

6. Demonstrating sound management of the budget for the construction of a new secondary school supports the culture of social responsibility goal of fostering progressive stewardship of the financial resources of the District, as set out in the 2019-2023 Strategic Plan.

## **RECOMMENDATION:**

- A. THAT the project expenditure budget (PEB) for the new Stittsville secondary school in the amount of \$43,030,045 be approved;
- B. THAT funding for the new Stittsville Secondary School project consist of:
  - i. \$37,571,821 from Capital Priorities Funding;
  - ii. \$1,458,224 from Educational Development Charges Funding; and
  - iii. \$4,000,000 from Unencumbered Capital Reserves.
- C. THAT staff be authorized to proceed to tender once Ministry approval is obtained; and
- D. THAT the Chair and Director be given authority to award the contract to the successful low bidder if the project does not exceed the approved budget.

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Michael Carson  
Chief Financial Officer

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Camille Williams-Taylor  
Director of Education and  
Secretary of the Board

**APPENDICES**

Appendix A – Ministry Funding Announcement Letter

Appendix B – New Stittsville Secondary School Floor Plans

Appendix C – Project Schedule for Stittsville Secondary School