



COMMITTEE OF THE WHOLE (PUBLIC)
Report No. 21-002

12 January 2021

Facilities Renewal Program and School Condition Improvement 2020-2021 Project Plan

Key Contact: Michael Carson, Chief Financial Officer, 613-596-8211 ext. 8881

PURPOSE:

1. To obtain Board approval of the Facilities Renewal Program (FRP) to be implemented under the School Renewal Allocation (SRA), Temporary Accommodations (portable moves), School Condition Improvement (SCI) funding and the COVID-19 Resilience Infrastructure Stream (CVRIS-EDU) funding for the 2020-2021 budget year.

CONTEXT:

2. The OCDSB has a large portfolio of buildings and properties encompassing over 12 million square feet. More than 80% of the spaces are over 20 years old. Like all public sector organizations, the OCDSB has a large estimated backlog of differed renewal projects which is estimated to be \$876 million.

The annual plan is designed to address the facility needs of the District, with a focus on ensuring staff can provide safe and healthy learning and working spaces for students and staff.

The Board has approved, as part of the total OCDSB operating budget, the School Renewal Allocation (SRA) 2020-2021 budget in the amount of \$15,082,650 which is equal to the SRA grant. The 2019-2020 SRA carry forward from the previous fiscal year is \$119,696. The Temporary Accommodations Allocation (portable moves) for 2020-2021 is \$1,912,329. The Facilities Renewal Program Budget for 2020-2021 is \$17,114,675.

The 2020-2021 allocation of capital renewal funding for School Condition Improvement (SCI) is \$49,889,073. The 2019-2020 SCI carry forward from the previous fiscal year is \$44,166,890. The total School Condition Improvement budget for 2020-2021 is \$94,055,963.

The total combined FRP and SCI budget for the 2020-2021 year is \$111,170,638.

In collaboration with the Federal Government, the Ministry of Education announced a new funding source through the Investing in Canada Infrastructure Program (ICIP) to provide up to \$700 million in combined federal-provincial funding for education-related infrastructure projects. The program is application based and could potentially inject an additional \$45 million into our project plans.

The recommended 2020-2021 plan includes a variety of renewal projects including:

- Site – paving and sidewalks, septic and water systems, parking areas, play areas, playgrounds, fencing;
- Building envelope – roofs, doors and windows, foundation repairs, masonry repairs, structural repairs;
- Building interior – flooring, ceilings, interior doors and hardware, millwork;
- Mechanical – heating, ventilation, air-conditioning, chillers, plumbing, controls;
- Electrical – hydro service upgrades, power distribution, generator replacements, lighting, communication cabling, network and telephone upgrades, public address and fire alarm systems;
- Portables – relocations, upgrades and repairs;
- Various functional alterations, program upgrades, renovations, and regulatory requirements;
- Environmental – asbestos abatement, oil storage tank removal and soils contamination remediation;
- Energy conservation and efficiency upgrades, multi-year energy plan projects; and
- Accessibility – 20 year accessibility plan and various barrier-free projects, elevator replacements, *Accessibility for Ontarians with Disabilities Act (AODA)* compliance for major renovations; a continued rollout of universal washrooms and change rooms are being undertaken based on identified needs.

KEY CONSIDERATIONS:

3. This year, The FRP and SCI involve many projects of varying complexity and size. The priorities for the planned projects are based upon a multitude of factors which are considered prior to the final determination of the FRP and SCI work plans. These factors include: long-range building envelope reports; mechanical and electrical forecasts based upon Facilities staff experience and knowledge of the buildings; consultant reports; VFA building audits; preventative maintenance reports; school condition reports; program requirements; and accessibility needs.
4. SCI Funding Methodology
SCI funding is provided to address school renewal needs and must be used for expenditures that meet the requirement to be capitalized.

School boards are now restricted to using 70% of their SCI funding to address major building components (for example, foundations, roofs, windows) and systems (for example, HVAC and plumbing). School boards are allowed to use

the remaining 30% of their SCI funding to address any locally-identified renewal needs that are listed in the provincial building database. Please see Table 1 below for the categories of restricted (70%) and unrestricted (30%) uses of SCI funding

Table 1: Summary of Restricted and Unrestricted Expenditures:

Categories	Restricted (70%)	Unrestricted (30%)
A. Substructure (e.g. foundations, basement walls)	Yes	Yes
B. Shell/Superstructure (e.g. roofs, exterior walls and windows)	Yes	Yes
C. Interiors (e.g. stairs, floor finishes, ceilings)	No	Yes
D. Services (e.g. plumbing, HVAC, fire protection and electrical)	Yes	Yes
E. Equipment & Furnishings	No	Yes
F. Special Construction & Demolition	No	Yes
G. Building Site Work (parking lots, site lighting)	No	Yes

5. Backlog

The current backlog of renewal projects continues to be in excess of \$792 million for the District's permanent learning facilities. Administration sites are not included in this total. Accessibility and program backlog is currently estimated at an additional \$84 million (total backlog of \$876 million). The planned projects are designed to maximize the value at each school and improve the condition of the facility for the students. The list of planned projects is subject to change due to unforeseen building component failures and program change pressures that may arise late in the school year.

6. Deferred Projects from 2019-2020

The onset of the COVID-19 global pandemic in March 2020 greatly reduced the capacity for which construction projects could be designed and executed through the spring and summer of 2020. Of the \$42 million in planned projects within the 2019-2020 SCI plan, \$24 million was deferred to the 2020-2021 year mainly due to the pandemic. These projects have been identified within the project list and their budgets are included in the carry forward amount within the overall budget.

7. Temporary Accommodation

The temporary accommodations (portables) are still an integral part of the accommodation plan and are funded by the Ministry to meet accommodation pressures as a result of enrolment growth. With the need to undertake major renewal work and/or accommodation retrofits, portables may be used at some sites in order to create swing space for renovations.

8. Unforeseen Annual Needs

Certain general project portfolios have budgets established under the various sites location designation. Unspecified projects have historically arisen, and provisions have been made to address these annual needs through the various sites budget lines. Project lists will be refined throughout the year based on supporting District

programs and prioritized renewal needs as a result of building deterioration and failures, e.g., roof leaks, portable condition reviews and facility condition indexes.

9. Consolidation of Projects

In order to benefit from economies of scale, multi-discipline renewal projects may be combined at a school to improve the amount of work completed in a shorter period of time and draw on multiple trades and contractors to create a larger program upgrade. These projects will be developed through the design review and will be tendered as single contracts when feasible. This will improve project delivery and ensure effective communications with all stakeholders during construction.

10. COVID-19 Resilience Infrastructure Stream-Education Related Projects (CVRIS-EDU)

On 28 October 2020, the Ministry of Education announced a new, time limited COVID-19 Resilience Infrastructure Stream (CVRIS) under the Investing in Canada Infrastructure Program (ICIP) to provide up to \$700 million in combined federal-provincial funding for education-related infrastructure projects. The program recognizes that the COVID-19 pandemic has created new demands for infrastructure investments. On 18 November 2020, the Facilities department, in collaboration with the Business and Learning Technologies and the Early Learning departments put forward a proposed project list totaling approximately \$45 million to the Ministry of Education for consideration. Careful consideration was taken to select projects that would fit within the established scheduling criteria defined by the program and will help to protect the health and wellbeing of students, staff and children in schools and co-located child care facilities.

Staff anticipates The Federal Government/Ministry of Education will announce project approvals late January 2021.

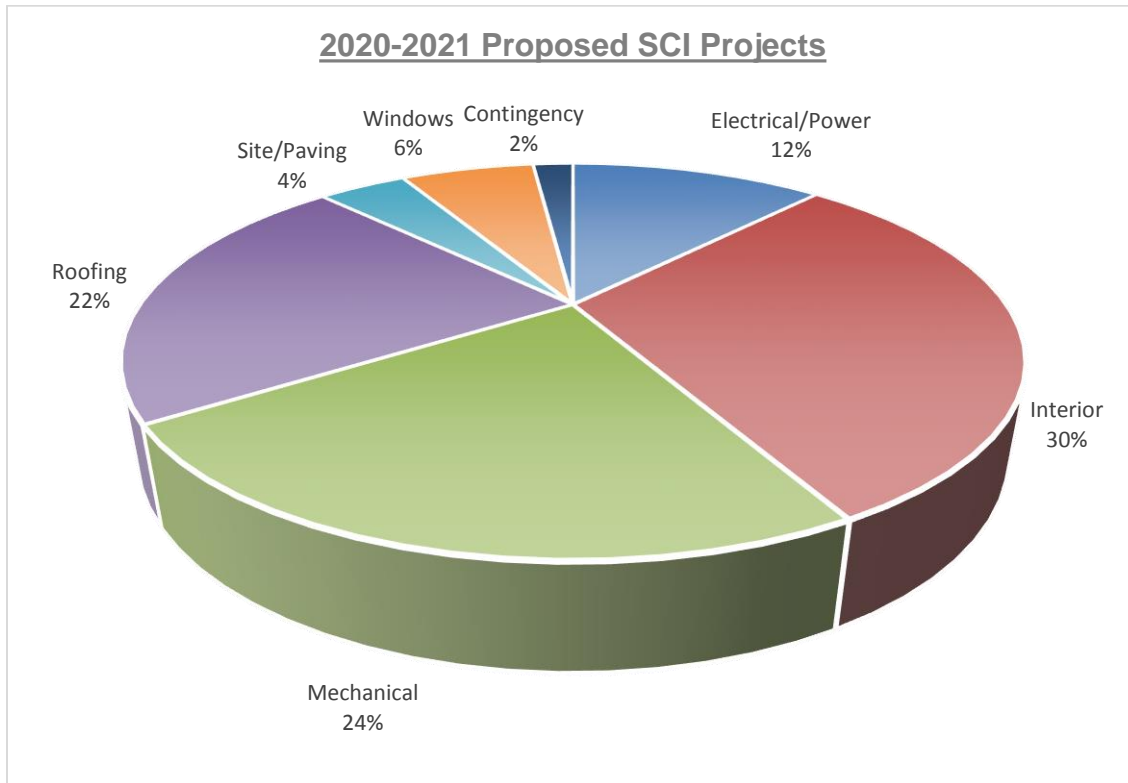
Some of the proposed projects are renewal focused and were planned as part of the SCI/FRP upgrade program (heating, ventilation and air conditioning (HVAC) upgrades and window replacement for example). If these projects are approved under the CVRIS-EDU funding, the budget amounts within the SCI/FRP portfolio will be re-allocated to new future projects.

Depending on the number and value of approved CVRIS-EDU projects and due to the time sensitive nature of the funding, some FRP/SCI projects planned for the 2020-2021 year may be postponed in order to ensure sufficient resources are available to execute the approved projects by the prescribed deadlines (all approved projects must be complete and expensed by 31 December 2021).

Network infrastructure upgrades (Wi-Fi, etc.) were an approved project under the funding parameters and these projects have been included as part of our \$45 million CVRIS-EDU project application.

A copy of the proposed project list is attached as Appendix C.

2020-2021 Facilities Work Plan:



The 2020-2021 Facilities Work Plan continues to target building infrastructure renewal projects. Historical metrics indicate the realistic construction work that can be undertaken annually by the District is between \$40-\$50 million. The entire FRP/SCI budget allocation has been assigned to multiple site specific projects and with support of multi-year programs continued from the 2019-2020 budget year.

2020-2021 Proposed SCI Projects		
Electrical/Power	\$11,200,000	12%
Interior	\$28,425,000	30%
Mechanical	\$22,100,000	23%
Roofing	\$20,765,000	22%
Site/Paving	\$3,880,000	4%
Windows	\$5,900,000	6%
Contingency	\$1,785,963	2%
Total	\$94,055,963	100%

11. Special Initiatives:

Running Track Refurbishment

This year's work plan identifies six site-based projects to rejuvenate high school running tracks.

Solar Photovoltaic Systems

In conjunction with the District's multi-year energy plan and 2019-2023 Strategic Plan goal of creating a culture of responsibility, the work plan identifies four sites which will receive solar photovoltaic net-metering systems. These systems will allow the building to use electricity generated from the building-mounted panels which reduces consumption from the electrical grid and also reduces our carbon footprint.

Learning Commons

In the upcoming year, work is planned at the A.Y. Jackson Secondary School (SS) library in conjunction with the science lab upgrade. Secondary school libraries continue to be reviewed and prioritized for retrofit in the coming years through a consultation process.

Science Labs

Due to delays caused by the COVID-19 pandemic, all science lab renovation work planned for 2019-2020 year was postponed to the 2020-2021 school year and includes upgrades at A.Y. Jackson SS, Colonel By SS and Canterbury High School. Projects at these three sites will begin in July 2021.

RESOURCE IMPLICATIONS:

12. Funding

The combined approved FRP budgets (funded through the SRA) and SCI budgets in the Ministry's 2020-2021 estimates are as follows:

FRP

School Renewal Allocation	\$ 15,082,650
Temporary Accommodations (Portables) Allocation	\$ 1,912,329
FRP Reserves 2019-2020 - Carry forward	<u>\$ 119,696</u>
TOTAL FRP Funding 2020-2021	\$ 17,114,675

SCI

SCI 2020-2021 Funding	\$ 49,889,073
SCI Reserves 2019-2020 – Carry forward	<u>\$ 44,166,890</u>
TOTAL SCI Funding 2020-2021	\$ 94,055,963

TOTAL FRP/SCI Funding 2020-2021	\$111,170,638
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CVRIS-EDU Funding (Maximum, pending approval)	\$45,813,000
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Expenditure

The FRP and SCI projects are planned for the 2020-2021 fiscal year. A summary of the FRP/SCI 2020-2021 budget by division of work is outlined in Appendix A. The detailed project list, by school or project initiative, is outlined in Appendix B. In order to meet the Broader Public Sector (BPS) procurement guidelines, projects

need to be approved prior to raising commitments. A list of projects has been compiled in order to effectively roll out next fiscal year's funding. The following is the estimate of project expenditures:

FRP Projects

FRP Project Plan	\$ 15,202,346
Temporary Accommodations (Portables) Projects	\$ 1,912,329
TOTAL FRP Planned Projects 2020-2021	\$ 17,114,675

SCI Projects

SCI Project Plan	\$ 49,889,073
SCI Reserves 2019-2020 - Carry forward	\$ 44,166,890
TOTAL SCI Planned Projects 2020-2021	\$ 94,055,963

TOTAL FRP/SCI Planned Projects 2020-2021 **\$111,170,638**

As the 2020-2021 planned projects are tendered, based on bid results, projects will be added or removed in order to expend the full budget allocations. It is expected that SCI funding will be used for eligible facility renewal needs. Uncommitted FRP and SCI funds during the year will be used to augment the projects to ensure full use of the funding available.

Original project estimates are based on initial information available and are considered Class 'D' estimates (+/- 25%). As projects evolve during the design development, the project scope may increase or decrease depending on further investigation of existing site conditions and site specific needs. Project budgets will be increased or decreased as required to reflect the scope adjustments for the projects.

As part of the Ministry of Education's reporting requirements, project updates are entered into the VFA database to track the work completed, monitor renewal backlog and generate new funding in subsequent years.

COMMUNICATION/CONSULTATION ISSUES:

13. Due to the number of FRP and SCI projects, Facilities staff continues to work with school communities, childcare operators, and the Program and Learning K-12, Learning Support Services, Continuing Education and Community Use of Schools departments to prepare work plans that will allow construction to proceed safely during the school year, while minimizing the disruption to students and staff.

STRATEGIC LINKS:

14. In keeping with the goal of creating a culture of social responsibility, as outlined in the 2019-2023 Strategic Plan, the District continues to support the physical environments that facilitate learning, and offer comfort and safety. It is the District's desire to provide inspirational places to learn and work which attract, retain, nurture, value and engage students and staff. Investments into building renewal

and upgrades of schools will help improve the quality of teaching spaces and help to promote the success of our students and staff.

RECOMMENDATIONS:

- A. THAT the Facilities Renewal Program and School Condition Improvement project budget in the amount of \$111,170,638 be approved as detailed in Appendix B of Report 21-002;
- B. THAT all or part of the \$45,813,000 budget applied for as part of the COVID-19 Resilience Infrastructure Stream (CVRIS) under the Investing in Canada Infrastructure Program (ICIP) be approved as detailed in Appendix C of Report 21-002, pending the outcome of project approvals by the Ministry of Education;
- C. THAT staff be authorized to proceed with individual project tenders within the Facilities Renewal Program, School Condition Improvement project plans and the COVID-19 Resilience Infrastructure Stream (CVRIS) projects;
- D. THAT as Facilities Renewal Program / School Condition Index projects are tendered, based on bid results, or as priorities change, additional projects may be added or removed to suit the availability of the overall budget and these additional projects will be able to proceed without further approval as long as the total overall FRP/SCI budgets are not exceeded; and
- E. THAT the Chair of the Board and Director of Education are authorized to award contracts above \$500,000 that are within this overall available uncommitted approved budget.

Michael Carson
Chief Financial Officer

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

APPENDICES

- Appendix A 2020-2021 Facilities Renewal Program and School Condition Improvement Summary
- Appendix B 2020-2021 Facilities Renewal Program and School Condition Improvement Project List
- Appendix C CVRIS-EDU Proposed Project List