



January 12, 2018

St. Leo Catholic School
165 Stanley Avenue,
Toronto, ON
M8V 1P1

St. Louis Catholic School
11 Morgan Avenue
Toronto, ON
M8Y 2Z7

Attention: Lillian Ugrin, Principal

Attention: Michelle Devlin, Principal

Re: St. Leo/St. Louis Catholic Schools Consolidation
Status of the Capital Project for December 2017/January 2018

The Board's Capital Development department continues to work on the development of a new school at the site of St. Leo Catholic School to consolidate the student populations of St. Leo and St. Louis Catholic schools. The status of the project is as follows:

- We are pleased to advise that on December 21, 2017, TCDSB received notice of funding approval from the Ministry of Education for an additional \$514,254 to add an Ontario Early Years Child and Family Room to the new school;
- A Request for Proposal (RFP) for architectural services for the new school was issued to prequalified architectural firms on January 5, 2018; the closing date for submission of proposals in January 22, 2018; a site visit for proponents was held at St. Leo on January 11;
- The RFP for the architect includes the following instructions regarding site expansion:

TCDSB has considered various preliminary schematic design options with and without site expansion and preservation of heritage elements and the potential for development of a "Mimico Hub" in cooperation with the TDSB. Please refer to the Feasibility Study carried out by DTAH Architects. At this time, the potential for site expansion and/or joint use with TDSB is uncertain. The new school is to be designed for the current existing site, with consideration for future playground expansion and future connection to a potential joint use facility. The existing site includes a parcel leased from the TDSB which cannot be built on, but can be used for parking or playground.
- The RFP scope of work also includes a full Heritage Impact Assessment (HIA) conforming to City of Toronto requirements to determine which elements of the existing 1926 schoolhouse may potentially receive a heritage designation and how these elements can best be incorporated in the design of the new school;
- The schedule for the RFP is as follows:

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| ○ Site visit | <i>January 11, 2018</i> |
| ○ Last day for questions | <i>January 17, 2018</i> |
| ○ RFP closing | <i>January 23, 2018</i> |
| ○ Scoring of proposals by Evaluation Committee | <i>Jan. 23 – 29, 2018</i> |
| ○ Interviews of shortlisted firms | <i>week of February 5, 2018</i> |
| ○ Draft report to approve architect to Education Council | <i>February 19, 2019</i> |
| ○ Report to Board (Corporate Services Committee Meeting) to approve architect appointment | <i>March 8, 2018</i> |



- A school community meeting will be scheduled in March (after March Break) to introduce the architect, who will present the outcomes of the feasibility study and how the study will inform the design of the new school; this will also be an opportunity for parents to provide feedback to the architect as to how we might incorporate some of the aspirations and ideas generated by the feasibility study consultation in the design;
- Tentative preliminary schedule for design and construction of the new school is as follows:
 - *Schematic Design & Design Development* *March 2018 – October 2018*
 - *Site Plan Approval (SPA) Submission* *November 2018*
 - ***Notice of Approval Conditions for SPA*** *November 2019**
 - *Tender of Demolition and Construction* *January - February 2020*
 - *Demolition and Construction Start* *March 2020*
 - *Occupancy* *September 2021*
- * **The Site Plan Approval process with the City of Toronto is unpredictable and City requirements may result in a longer timeline. Ministry approval of additional funding for unique site costs may also affect the schedule.**
- Following the school community meeting in March, the architect will complete the HIA and begin design with the goal to bring a preliminary design to the Local Design Committee (LDC - principals, area superintendent, teacher and parent representatives, trustee and parish priest) for review before the end of the school year (June 2018);
- Prior to the LDC meeting there will be interim design progress meetings with Facilities, Early Years staff and Academic staff and the HIA and the proposed conceptual approach to the site will need to be reviewed with City of Toronto Heritage and Planning staff;
- The earliest occupancy date for the new school would be September 2021; Time required for Municipal and Ministry approvals and/or delays in construction due to unforeseen conditions could delay the completion beyond this date; we will continue to provide monthly updates on the progress of the project.

Please share this information with your school community. For updated information on the project parents may also check the Board website at:

<https://www.tcdsb.org/schools/stleo/News/Pages/New-Construction.aspx>

A copy of the feasibility study final report will also be posted on the website.

Yours truly,

Deborah Friesen, OAA, LEED AP
Senior Coordinator, Capital Development

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| Copy: | J. Volek, Acting Comptroller, Planning & Development | A. Andrachuk, Trustee |
| | M. Puccetti, Superintendent, Facilities Services | D. Yack, School Superintendent |
| | M. Zlomislac, Senior Manager, Capital Development | M. Lavrisa, Project Supervisor |
| | K. Elgharbawy, Senior Coordinator, Maintenance & Energy | A. Rashid, Senior Coordinator, Operations |
| | J. Yan, Senior Coordinator, Communications | E. Szekeres Milne/A. Winterhoff, Communications |
| | C. Johnston, Trustee Services | M. Rodrigues-Wright, Sr. Manager, Child Care Services |
| | K. Malcolm, Superintendent, Early Learning | C. Marchetti, Coordinator, Community Relations |
| | A. Grbic, Community Relations, PFLC Programs | |