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Toronto Catholic District School Board

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**St. Leo Catholic School**

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**Feasibility Study**

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DTAH Architects Limited | R.E. Millward & Associates | A.W. Hooker | Nickolas Holman Heritage Architect

29 September, 2017 **FINAL REPORT**

**dtah**

# St. Leo Catholic School | Feasibility Study

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For the Toronto Catholic District School Board

Project No. 17-005B

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## Executive Summary

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The Board has a commitment from the Ministry to build a new 500 pupil places school and child care at the St Leo site. The school will be co-ed, kindergarten to grade 8, with dual stream English and French immersion with several special educational programs.

The site redevelopment was considered within the context of the existing community, adjacent TDSB owned lands and those of the Archdiocese of Toronto. The original scope of the study included the exploration of three primary options each with an approach to retaining the existing 1929 school building or portions of it as determined.

As part of the feasibility study a stakeholder charrette was carried out at the beginning of the design process that included key school leaders and parent representatives. This initial consultation exercise allowed the team to understand what they like about St Leo and what they hoped might change in the future. This feedback was critical in influencing the site investigations undertaken.

The key deliverable for the feasibility study contained within this report was the creation of overall site plans, floor plans, and concept models within the context of the existing community. The feasibility study also identifies opportunities and constraints of the various land ownership options, implications of heritage considerations, municipal planning and approval process and order of

magnitude costing in support of the overall site redevelopment.

After the completion of the initial three options and subsequent presentation to the school community, it became evident that the inclusion of the Archdiocese lands in the study was going to be problematic. As a result, two of the three options were not developed any further and two alternate schemes were produced that considered opportunities for the site redevelopment if additional lands to the south would be made available from the TDSB.

Alternate Plan 1 located the new school in the northeast corner of the site as it has been historically and provided a child care within the 1926 heritage building. The childcare has a dedicated entrance and drop off on Stanley Avenue. This scheme allows for either on site buss drop off or street drop off and has adequate exterior play area. Alternate Plan 2 looked at placing the same built form onto Royal York Road. This would be preferable from an urban design perspective and would allow for future connections to developments to the south. This option provided on street bus drop off and the maximum outdoor play area. In this scheme the 1926 school building was fully retained and is envisioned as a standalone community hub.

This feasibility study was an important first step in defining a vision that builds upon a rich history in the community while supporting the future needs and creative ambitions of the school, parents and community. The revitalization of St Leo must build upon this tradition to strengthen the schools ability to meet the individual needs of students and to support, reflect, engage, inspire and enliven the broader community, a truly great ambition.



**Table 1: Summary**

|  | Option 1     |              | Option 2    |            | Option 3   |            | Alternate 1  | Alternate 2  |
|--|--------------|--------------|-------------|------------|------------|------------|--------------|--------------|
| School Program                               | JK-Grade 8   |              | JK-Grade 8  |            | JK-Grade 8 |            | JK-Grade 8   | JK-Grade 8   |
| Expected Enrollment                          | 500          |              | 500         |            | 500        |            | 500          | 500          |
| Total Required Classrooms                    | 22           |              | 22          |            | 22         |            | 22           | 22           |
| Facility Characteristics                     | 3 Storey     |              | 3 Storey    |            | 3 Storey   |            | 3 Storey     | 3 Storey     |
| Site Area                                    | 2.21 Acres   |              | 2.47 Acres  |            | 2.95 Acres |            | 2.68 Acres   | 2.53 Acres   |
| Acquisition of Church Rectory Lands Required | No           |              | Yes         |            | Yes        |            | No           | No           |
| Acquisition of TDSB Lands Required           | No (Leased)  |              | No (Leased) |            | Yes        |            | Yes          | Yes          |
| Retention of 1926 School                     | Option A     | Option B     | Option A    | Option B   | Option A   | Option B   | Yes          | Yes          |
|  | Yes          | No           | Yes         | No         | Yes        | No         |              |              |
| Development Cost                             | \$17,050,000 | \$17,225,000 | Not Costed  | Not Costed | Not Costed | Not Costed | \$17,080,000 | \$18,015,000 |
| Parking Provided                             | 45           | 45           | 45          | 45         | 45         | 45         | 45           | 35           |
| On Site Bus Drop Off                         | No           |              | No          |            | Yes        | No         | Yes          | No           |
| Community Use Child Care                     | Yes          |              | Yes         |            | Yes        |            | Yes          | Yes          |

## Executive Summary | Site Analysis

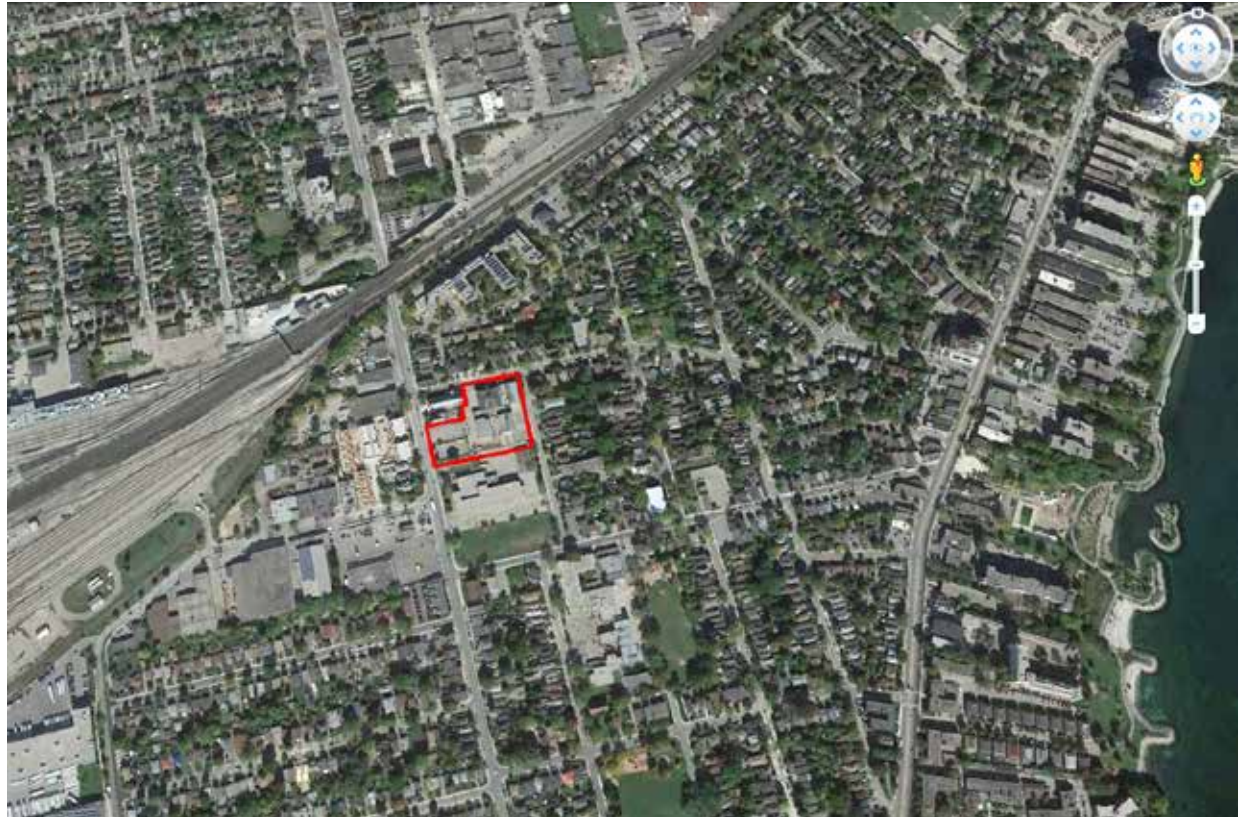
The St. Leo site is located east of Royal York Road and south of Stanley Avenue, with its southern property line against the TDSB owned lands.

Around the area a series of properties are currently being redeveloped. North of Stanley Avenue are existing single-family residential properties followed by an apartment tower and the train corridor. East of the site is Elisabeth Street with single-family residential properties. West of Royal York is an existing mix of single-family and commercial properties. A new development of townhouses was under construction at the time of the study. At the north-east corner of the block the St. Leo church with the adjacent land of the Archdiocese of Toronto is located. South of the property directly adjacent a the TDSB owned adult learning centre located.

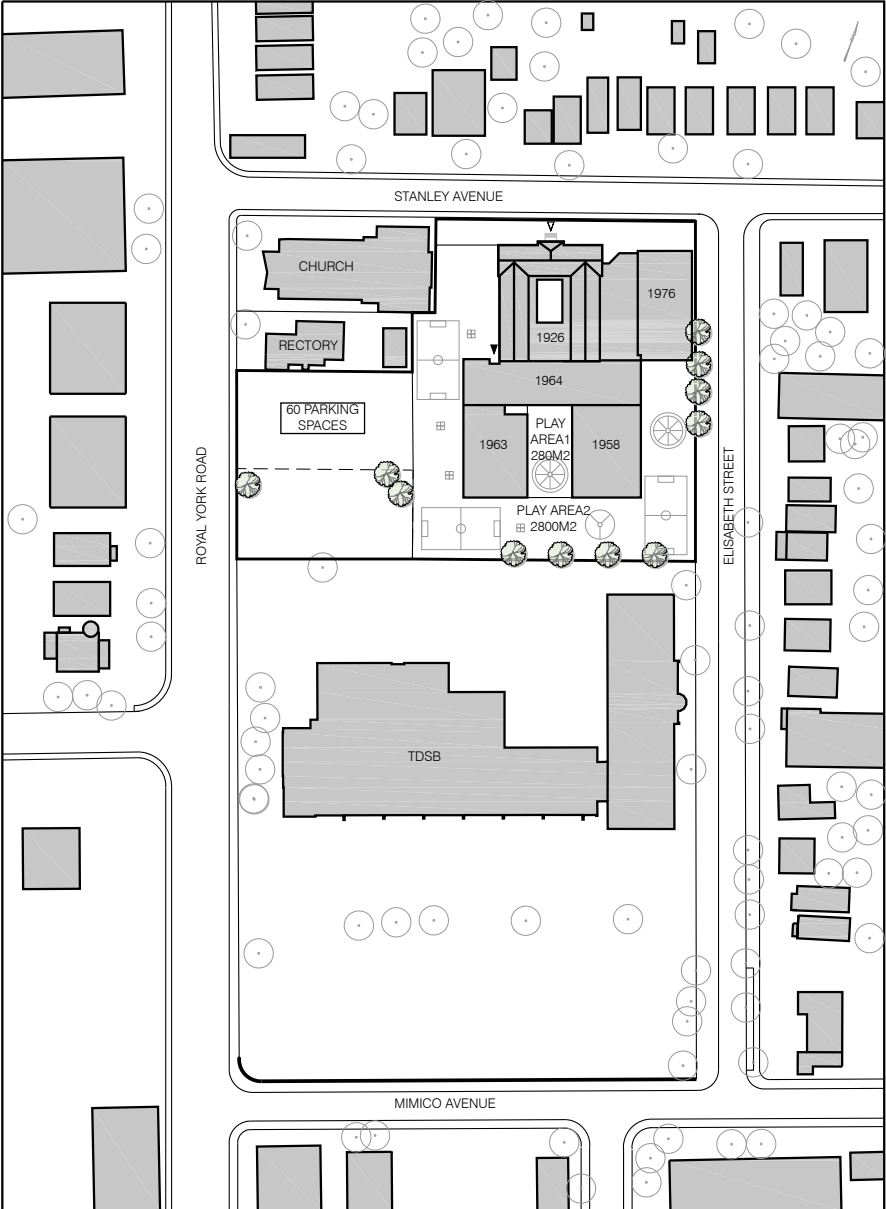
The site itself houses the St. Leo Catholic School. The building presists of the original 1926 school building and four additions from three decates.

The current school entrance is located off Stanley Avenue, set back from the street face. The more prominent original entry of the existing 1926 school is currently only used as a fire exit.

The two parking lots are located on the west side of the property and are beeing entered from Royal York Street. The school bus drop-off as well as the private pick-up occures currently on Stanley Avenue.



Top: Existing St. Leo Site; Left: Existing 1926 school building on Stanley Avenue; Right: The existing parking lot on Royal York Road.



Existing School

## Site and Surroundings



Location: 165 Stanley Avenue, Etobicoke  
Mimico Neighbourhood  
Ward 6 Etobicoke-Lakeshore

Approximate dimensions:  
74.4m frontage x 90m (6728 m<sup>2</sup>)

Existing use: TCDSB separate school

### Heritage

Property listed on Toronto Heritage Register (Sep 27, 2006) and included on City of Toronto Archaeological Potential Map.

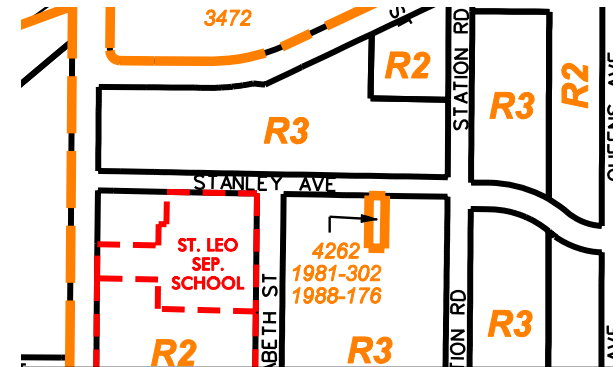
### Context

165 Stanley Avenue ('the Site') is located in the Mimico neighbourhood of Etobicoke, just south of the CNR line/Mimico GO station and one block east of Royal York Road. The Site abuts St. Leo's Catholic Church to the west and a large TDSB facility (Mimico Adult Centre) to south. To the immediate north and east are low-rise, primarily residential uses.

Urban intensification is occurring throughout the area: Directly west of Royal York Road, a complex of 104 stacked townhouse units is under construction. North of the railway tracks, the Mimico-Judson Secondary Plan has been approved to guide transit-supportive intensification of the lands surrounding Mimico GO station in a manner compatible with existing employment activities. The Site itself is not designated for major intensification.

### Zoning Regulations

The Site is not currently regulated by City of Toronto Zoning By-law 569-2013. The Etobicoke Zoning Code (Mimco) remains in force on Site.



**Etobicoke Zoning Code (Mimico)**

The Site is zoned R2 – Residential, Second Density. Regulations applying to the Site are summarized in the table below.

The Etobicoke Zoning Code (Mimico) also contains supplementary regulations for schools (Section 340-23.4). Key regulations are also summarized

in below; and the full section is appended to this report. New schools, portables and additions which are less than fifteen percent of the total gross floor area of existing buildings are not subject to the supplementary regulations for schools (S340-23.4 A).

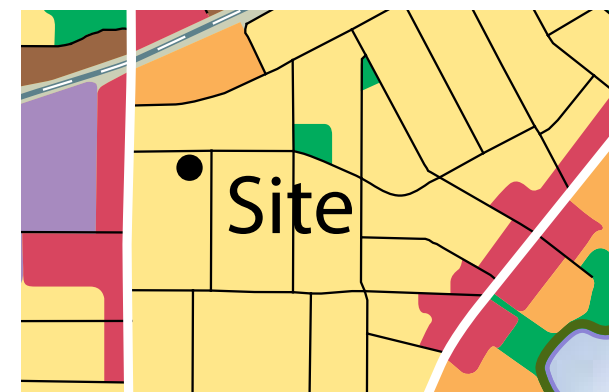
**Planning Policies**

Official Plan Land Use Designation:  
Neighbourhoods

Secondary Plans: None apply on Site

Site and Area-Specific Policies:  
None apply on Site

| Regulation                | Interpretation   | Zoning Code Sections |
|---------------------------|--|----------------------|
| Permitted land use        | R2 zoning permits a range of primarily residential uses, including any use permitted in an R1 zone.<br><br>Permitted uses in R1 zones include a <b>“Public, separate or private school.”</b>         | S340-27,<br>340-25 D |
| Landscaping               | 1.5 m landscaped strip required along entire perimeter of property except at frontage, where 3.5 m landscaped strip including driveways for pickup/dropoff, parking lots and play areas are required | S340-23.4 B          |
| Setbacks                  |  | S340-23.4 C          |
| <i>Front yard setback</i> | 7.5 m  |                      |
| <i>Rear yard setback</i>  | 7.5 m  |                      |
| <i>Side yard setbacks</i> | 3.0 m  |                      |
| Maximum Lot Coverage      | 33% (main building)  | S340.23.4 H          |
| Maximum Height            | 14.0 m, excluding mechanical penthouse and/or roof structures  | S340-23.4 E          |
| Maximum FSI               | Maximum FSI in an R2 zone: 0.6   | S340-30              |
| Parking                   | Elementary School: 0.60 spaces per 100 m <sup>2</sup> GFA<br>Secondary School: 1.0 parking spaces per 100 m <sup>2</sup> of GFA  | S340-40              |



Under Toronto’s Official Plan (OP), the Site is designated Neighbourhoods. Neighbourhoods are considered physically stable areas consisting of lower-scale residential uses as well as parks, schools, local institutions and population-serving stores. Neighbourhoods are not intended for major growth or change; however, gradual development compatible with the existing physical context is permitted.



### Schools in Neighbourhoods

Schools are a recognized part of the fabric of Neighbourhoods. The OP highlights that the integration of schools within the context of Neighbourhoods is important to ensure quality of life. Specifically, Policy 4.1.2 states, “Schools will provide open space for outdoor student activities and landscaping and will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents.”

### Development Criteria in Neighbourhoods

Generally, development in Neighbourhoods is required to respect and reinforce the existing physical character of the neighbourhood including the heights, massing and scale of nearby residential properties; prevailing setback patterns and the conservation of heritage buildings, structures and landscapes (Policy 4.1.5).

Policy 4.1.9 discusses infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation. In these cases (including on Site), development should:

- Have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;

- Ensure privacy, sunlight and sky views for residents of new and existing buildings through adequate building separation distances and using landscaping, planting and fencing to enhance privacy where needed;
- Front onto the existing street without gates limiting access; and
- Locate and screen service areas and garbage storage to minimize impacts on streets and residences.

### Heritage

Official Plan Heritage policy should also be considered, given the listing of the Site on the City of Toronto Heritage Register. As the OP explains, “Cultural Heritage is an important component of sustainable development and placemaking” (p.3-11) contributing to a shared sense of place and enhancing daily experiences of the City.

Section 3.1.5 of the Official Plan contains extensive heritage policies. In brief, the OP calls for the conservation and maintenance of properties on the Heritage Register and states that proposed alterations or development on should retain the integrity of the heritage property’s cultural heritage value. A Heritage Impact Assessment will be required for development on Site, evaluating impacts of proposed development on the property.

OP policies relating to development on properties on the heritage register state that:

- “New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it” (3.1.5.26).
- The conservation of whole or substantial portions of heritage buildings is encouraged; the retention of facades alone is discouraged (3.1.5.27).

Where possible, development alternatives should prioritize the retention of the original school building on Site.

### Community Services and Facilities

Official Plan policy regarding Community Services and Facilities recognizes “that schools are an integral community resource that serve not only as learning institutions but also as socio-cultural centres and a source of valuable community open space. The City will encourage and promote the shared use of schools, parks and public open space.” (Policy 3.2.2.4).

Possibilities for shared community use of school facilities and open spaces should also be considered.

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### Summary of Key Planning Considerations

- Heights, massing and scale of development should be compatible with nearby residential uses, protecting the privacy of residences.
- Heritage conservation measures should be encouraged to ensure that new development maintains the integrity of existing heritage assets. From a planning perspective, development alternatives that retain and celebrate the heritage assets on Site would be preferable, contributing to the Neighbourhood's sense of place and ensuring that development respects and reinforces the existing physical character.
- Appropriate open space should be provided for student play and after-hours community use; landscaping should mitigate noise, privacy and traffic impacts associated with the School.

St. Leo's Catholic School is a sprawling building, comprising different portions built at different times, of which the original 1926 portion is the most elegant and attractive. This original building consists primarily of a pitched-roof structure extending east-west along the south side of Stanley Avenue, and two north-south pitched-roof wings that extend back from the front pavilion. Contained within these three wings is a central library (formerly auditorium) with lay-light. The front portion of the school is an attractive low-scale component within the generally residential neighbourhood.

The front elevation comprises a central projecting, gabled volume with recessed entrance portico reached by a modest flight of stairs, and symmetrical wings extending to either side, each containing four large multi-pane (replacement) windows. The portico and small flanking windows are framed by limestone sills, quoins, voussoirs and hood mouldings set within a wall of diverse brown textured bricks built in common bond, with headers every sixth course, and with the recessed pointing typical of the period. An inscribed limestone panel over the recessed doorway is inscribed with stylized letters proclaiming "St. Leo's School and Auditorium 1926," with an embedded limestone cross above. The front portion of the building has concrete sills below the remainder of front elevation comprises large windows at sides, each having 4 apertures containing 6-pane double-glazed vertically sliding

sashes, and is adorned only by a simple tall parged-concrete cornice, painted white, which extends from the central gabled block to the east and west end buttresses. Above this are ogee-type copper gutters leading to octagonal downpipes. The two end-gable walls are ornamented only with a large rectangular frame built of vertically stacked stretcher-bricks and upper and lower soldier-brick courses, and with square limestone panels at the four corners. The west side elevation is generally similar, though simpler, but was built originally. The east elevation is now concealed behind a later addition, with clerestory windows now lighting the 2 classrooms along that elevation.

The front wing, with central pavilion, of St. Leo's school is a character-defining attribute both of the school building and of the streetscape and preservation should certainly be considered in any redevelopment of the site. The side elevations are built in a similar fashion, but without the features of projecting porch as at the north side.

### Proposed Interventions and Heritage Impact Assessment

The original school house is Listed, but not Designated, under the Ontario Heritage Act. For planning approval purposes, however, the effect of Listing is about the same. For full demolition of the 1926 building a HIS will very probably be required. This does not mean, however, that

Planning Permission for demolition would be denied. The same is likely, if less so, for the partial demolition of the original building, meaning that an HIA will probably be required for this approach; and probably planning permission would be granted.

Indeed it seems doubtful that in the case of partial (significant) retention that Planning Permission would be refused. Only if the entire building is retained would there probably be no need for a Heritage Impact Statement. Such matters are assessed by the heritage planners and preservation officers of the Heritage Preservation Services (HPS) and the outcomes of their assessments of development proposals cannot be predicted with certainty. Looking at the relevant city website, one finds the following information:

"This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration."

Shortly after this the text continues:



“A HIS is required for the following application types if the property is on the City of Toronto’s Inventory of Heritage Properties:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision

#### Site Plan Control

A HIS may be required by staff for the following additional application types:

- Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto’s Inventory of Heritage Properties
- Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District of the Ontario Heritage Act.”

Source: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/Heritage/HIA%20Terms%20of%20Reference.pdf>

There are heritage grants available, but apparently only for Designated, not Listed, buildings. Such grants could yield up to \$30,000, although there is now much competition for the grant monies and this funding should not be counted on. The total annual grant allocation is under \$500,000 for the entire City of Toronto.

#### Building Fabric and Heritage Features

The 1926 building is generally in sound condition. The foundations, of brick on concrete wall from c. 5 feet above finished floor height, are sound and the basement is dry and there are no significant deflections in the interiors. A former mechanical room, located centrally, has a floor several feet lower than elsewhere and there is a sump pump in this room, suggesting that there is a minor issue of water infiltration. At the exterior, the roof pitches and ridges appear straight and even, so framing seems to be good. Minor damage was noted adjacent to the lay-light in the library, which is something a flat-roof repair would probably easily remedy. Window lintels are all metal bars or angles, all generally with surface rusting but not jacking. A summary review of the interior reveals that significant original features generally remain. These are of lesser interest but saving something at the interior may make it easier to achieve something new at the exterior. These heritage related features are as follows.



Top to Bottom: Existing 1926 school entry on Stanley Avenue, corridor,

## Executive Summary | Heritage Report

- Entry features pair of 12-pane stained-and-varnished French doors with bevelled-edge panes.
- Masonry at entrance vestibule and much of corridors is smooth brown brick, with lower dark- brown masonry to approx. 4' - 6" above FFL and light brown brick above. Moulded, curved bricks at corners and doorways is an elegant feature. Two plain corbelled courses exist close to the ceilings, where original plaster walls and ceilings are generally visible.
- Corridor floors are generally terrazzo, often with vinyl tile over.
- Classrooms house old framed canted blackboards with on two walls, with modest corbels below and separate framed board for pinning papers above.
- Narrow cloakrooms, with small widows at outer ends, exist along the rear of classrooms, and here coat-hooks and cupboards with glazed doors remain generally intact.
- Northeast and northwest classrooms have elliptical-headed brick arches framing doors, with former transom widows now filled with metal panels. Doors throughout are generally replacement half-glazed steel doors in steel frames.
- Classrooms have vinyl tile floor, which may contain asbestos, apparently laid over hardwood boards.
- Room and corridor heights are generous throughout, at approximately 10', with lower ceiling with acoustic ceiling at east-side corridor.
- Split-level library has large lay-light, compromised by debris on upper face of textured panes.
- Large elliptical painted-brick arch separates lower levels from upper levels, with upper level reached by flights of five steps at southeast and southwest corners, both stairs having two elegant lower steps with semi-circular treads and wrapping around the newels. Stairs and shelving and woodwork assumed to date from later renovations but may be original. Note use of wired glass at clerestory windows to adjacent corridors.
- Upper-floor level at south of library is reached from corridors via steps through steeply pointed, narrow gothic-arched apertures and five steps, off both north-south corridors.



Top to Bottom: Existing 1926 library, corridor, and classroom.

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## Summary

- The front wing, with central pavilion, of St. Leo's school is a character-defining attribute both of the school building and of the streetscape and preservation should certainly be considered in any redevelopment of the site.
- The west-side elevation is less elegant and less prominent, and the original east elevation is concealed from the gable wall backwards by a later addition.
- The interior is rich in original features and gives a clear example of how a school of the time was built and furnished.
- While HPS will not officially have an opinion on the interiors it is probable that discussion of these will arise as part of an HIA or of obtaining a Heritage Permit.
- It is advisable to enter discussions with Heritage Preservation Services sooner rather than later and, assuming at least the retention of the front wing, exterior and interior.

## Executive Summary | Design Charrette

A stakeholder charrette (including TCDSB, key school leaders and parent representative) took place as an initial consultation exercise that asks everyone to comment on what they like about St Leo now, and what they hope might change in the future. The feedback gained through this first phase of work would influence the range of design investigations undertaken in following phases.

### Charrette Notes

#### Program

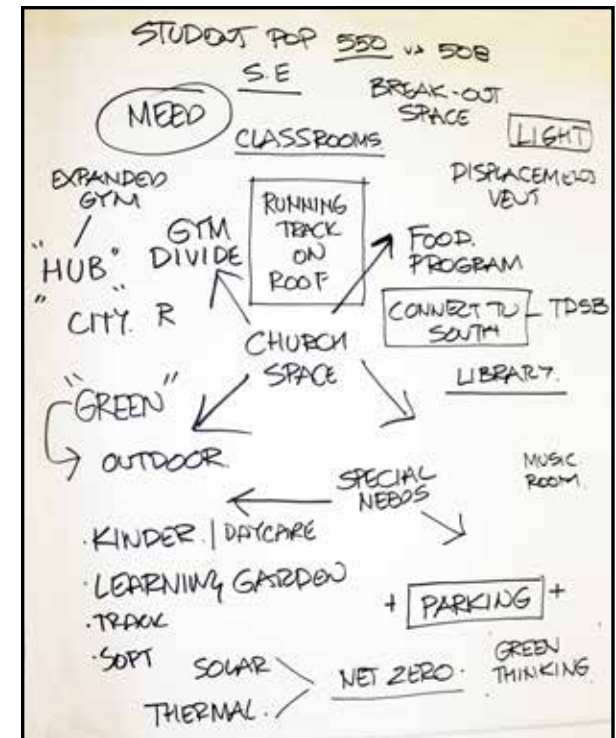
- Full size kitchen for snack program hot meal program and to service events
- Event space and church hall
- Music room
- Science and computer lab
- State of the art library
- Sensory room with equipment
- Bigger classrooms and wider halls
- Breakout rooms
- Snoezelen room
- Larger gym that can be divided

#### Building

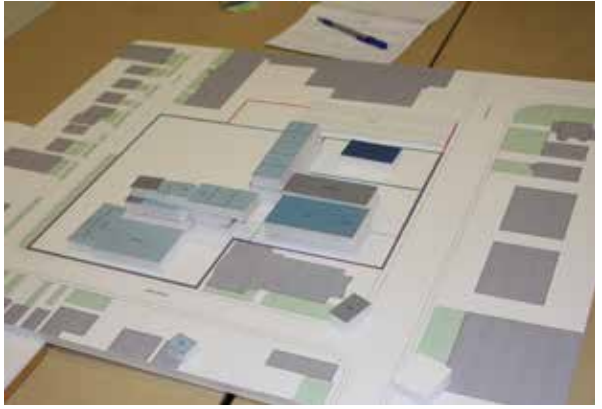
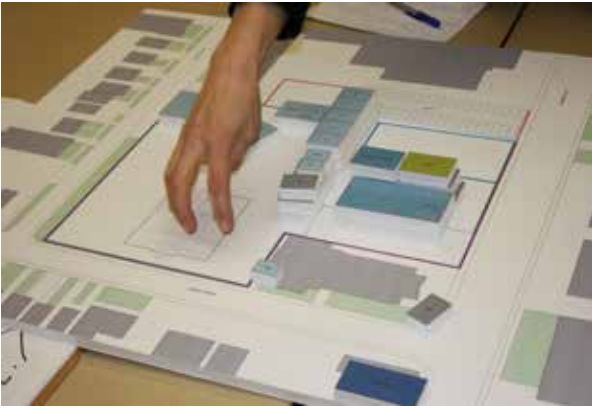
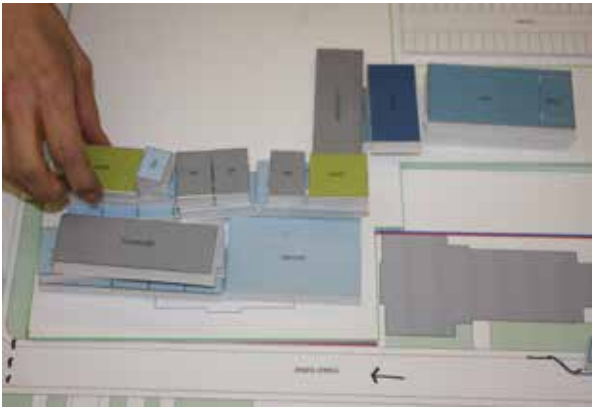
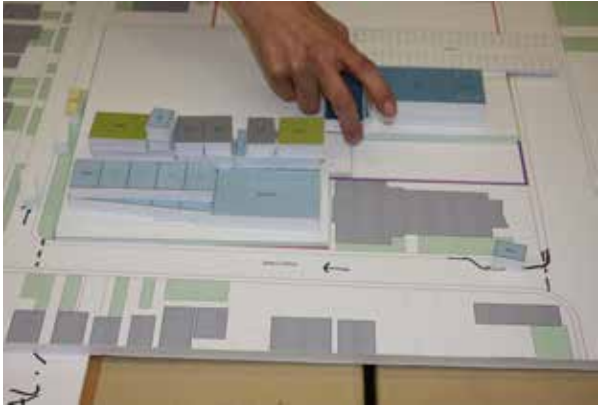
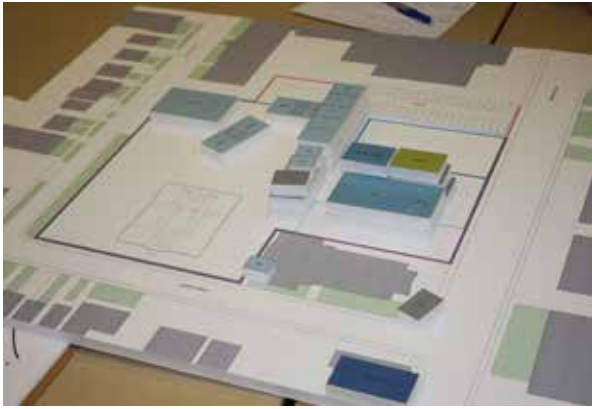
- Fully accessible school
- adult change tables on ground floor
- Elevator
- Natural daylight
- Air conditioning

#### Site

- Desire to maintain original facade of building
- Safe drop off areas
- Adequate Parking
- Expand learning garden and outdoor classroom
- Retain trees planted on southern property line
- Vision of becoming net zero geo thermal/solar panels green roof
- Playground equipment that is accessible
- Roof playground
- Grass in school yard
- Underground parking to maximize site area for play







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Toronto Catholic District School Board

**St. Leo Catholic School**

**Feasibility Study**

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## Feasibility Study | Context

- St. Leo is located in the Mimico neighbourhood of Etobicoke
- St. Leo is located within the Mimico 20/20 Action Plan “Local Context Area”.
- Official Plan designation “Neighbourhood”
- Intensification is occurring along the Royal York Road corridor.



Mimico 20/20 Revitalization Action Plan

## Feasibility Study | Neighbourhood Planning Policies

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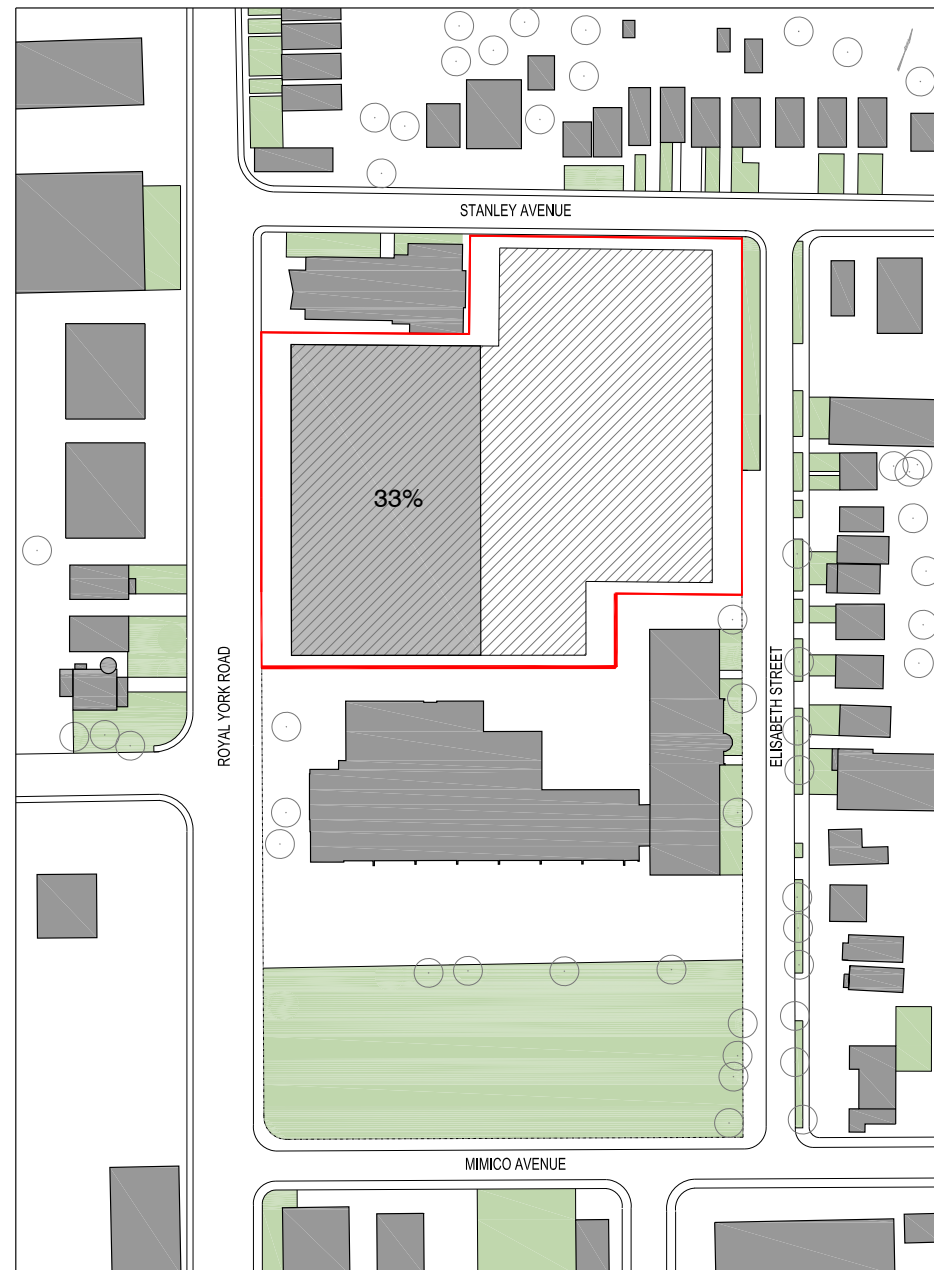
- These areas are considered to be physically stable with minimal change desired.
- Development is required to respect and reinforce the physical character of the neighbourhood including heights, massing and scale of nearby residential properties, prevailing setbacks patterns and conservation of heritage buildings, structures or landscapes.
- Ensure privacy, sunlight and sky views for residents of new and existing buildings through adequate building separation distances, landscaping, fencing.
- Front onto existing streets
- Locate and screen service areas and garbage storage





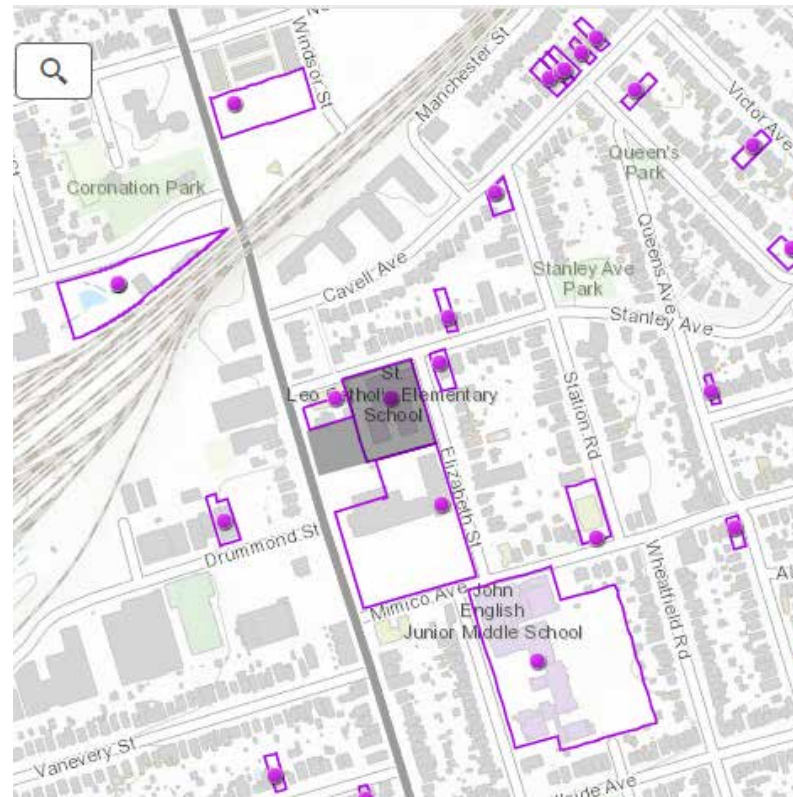
## Feasibility Study | Zoning Regulations

- Permitted landuse R2 zoning permits range of residential uses including schools.
- 1.5m landscaped strip required along entire perimeter of property 3.5m landscape strip required at frontage.
- Front yard setback 7.5m  
Rear yard setback 7.5m  
Side yard setback 3.0m
- Maximum lot coverage 33%
- Height 14.0m
- FSI 0.6
- Parking  
Elementary school - 0.6 spaces per 100m<sup>2</sup> GFA  
= 35 spaces  
Daycare - 1.0 spaces per 100m<sup>2</sup> GFA =  
5 spaces



## Feasibility Study | Heritage Designation

- Cultural Heritage is an important part of sustainable developments and makes a contribution to a shared sense of place.
- A heritage assessment will be required for the property
- Conservation of whole or substantial portions of the heritage building is encouraged.
- Retention of facades alone is to be discouraged.



Heritage Designated Districts



Heritage Register (January 2017)



Heritage Parcels (January 2017)



Site



## Feasibility Study | Original Scope of Feasibility Study

Three site configurations are being considered with two schemes for each that involve either demolition of the existing 1926 school or full / partial retention.

Deliverables will be:

- Overall Site Plan
- Schematic Building Floor Plans
- Pros and Cons Discussion Document
- Cost Estimate

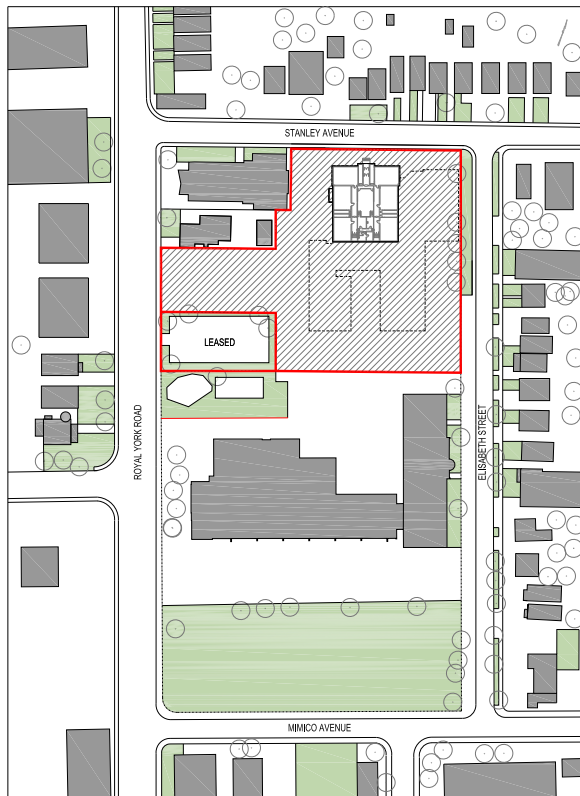
| Instructional Space                            | #  | Size           |                 | Floor Area     |                 | Load | OTG |
|--|----|----------------|-----------------|----------------|-----------------|------|-----|
|  |    | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |      |     |
| Kindergarten                                   | 4  | 111            | 1,200           | 446            | 4,800           | 26   | 104 |
| Classroom                                      | 16 | 70             | 750             | 1,115          | #####           | 23   | 368 |
| Art Room                                       |    | -              | -               | -              | -               | 23   | -   |
| Science Room                                   |    | -              | -               | -              | -               | 23   | -   |
| Music Vocal                                    |    | -              | -               | -              | -               | 23   | -   |
| Computer Laboratory                            |    | -              | -               | -              | -               | 23   | -   |
| Technical/Vocational                           |    | -              | -               | -              | -               | 23   | -   |
| Special Education Area                         | 4  | 70             | 750             | 279            | 3,000           | 9    | 36  |
| Musical Instrumental                           |    | -              | -               | -              | -               | -    | -   |
| Resource Area - Loaded (400-699 sf)            |    | -              | -               | -              | -               | 12   | -   |
| Resource Area - Unloaded (<400 sf)             | 3  | 35             | 375             | 105            | 1,125           |      |     |
| Gymnasium Area and Stage                       | 1  | 455            | 4,900           | 455            | 4,900           |      |     |
| Change Rooms                                   | 2  | 30             | 324             | 60             | 648             |      |     |
| Library  | 1  | 200            | 2,150           | 200            | 2,150           |      |     |
| General Purpose                                | 1  | 139            | 1,500           | 139            | 1,500           |      |     |
| <b>Total GFA and OTG of Instructional Area</b> |    |                |                 | 2,798          | #####           |      | 508 |

| Operational Space                          | Per Pupil      |                 | Floor Area     |                 |     |
|--|----------------|-----------------|----------------|-----------------|-----|
|  | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |     |
| General Office                             |                |                 | 95             | 1,020           |     |
| Staff Room and Teacher Work Rooms          |                |                 | 102            | 1,100           |     |
| Kitchen                                    |                |                 | 14             | 150             |     |
| Custodial Areas                            |                |                 | 79             | 850             |     |
| Meeting Room                               |                |                 | 19             | 200             |     |
| Academic Storage                           |                |                 | 28             | 300             |     |
| Washrooms                                  |                |                 | 149            | 1,600           |     |
| Gymnasium Storage                          |                |                 | 31             | 330             |     |
| Chair Storage (in Gymnasium)               |                |                 | 12             | 130             |     |
| Mechanical Spaces                          |                |                 | 167            | 1,800           |     |
| <b>Total Operational Area</b>              |                |                 | 695            | 7,480           | 80% |
| <b>Total Instructional (from above)</b>    |                |                 | 2,798          | #####           | 97% |
| <b>Total Operational and Instructional</b> |                |                 | 3,493          | #####           | 93% |
| Gross Up Added                             |                | 39.0%           | 1,362          | #####           |     |
| Gross Floor Area                           |                |                 | 4,856          | #####           | 94% |
| <b>Area per Pupil</b>                      |                |                 | 9.56           | #####           | 92% |
| <b>Community Use Rooms</b>                 |                |                 | m <sup>2</sup> | ft <sup>2</sup> |     |
| Child Care                                 |                |                 | 446            | 4,800           |     |
| Early Years Hub                            |                |                 | -              | -               |     |
| Community Use                              |                |                 | -              | -               |     |
| Other (please identify)                    |                |                 | -              | -               |     |
| Other (please identify)                    |                |                 | -              | -               |     |
| Other (please identify)                    |                |                 | -              | -               |     |
| <b>Total Community Use Rooms Area</b>      |                |                 | 446            | 4,800           |     |
| <b>Total Square Feet</b>                   |                |                 | 5,302          | #####           |     |

# Feasibility Study | Original Scope of Feasibility Study

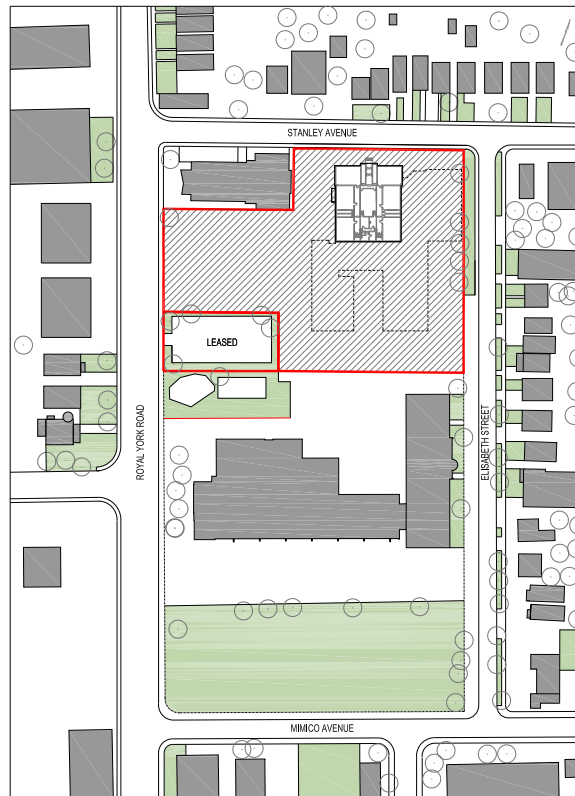
## Option 1

- 2.21 Acres
- Replacement school, including childcare on the existing site.
- The leased parcel is to be included in the site design, but cannot be built on.



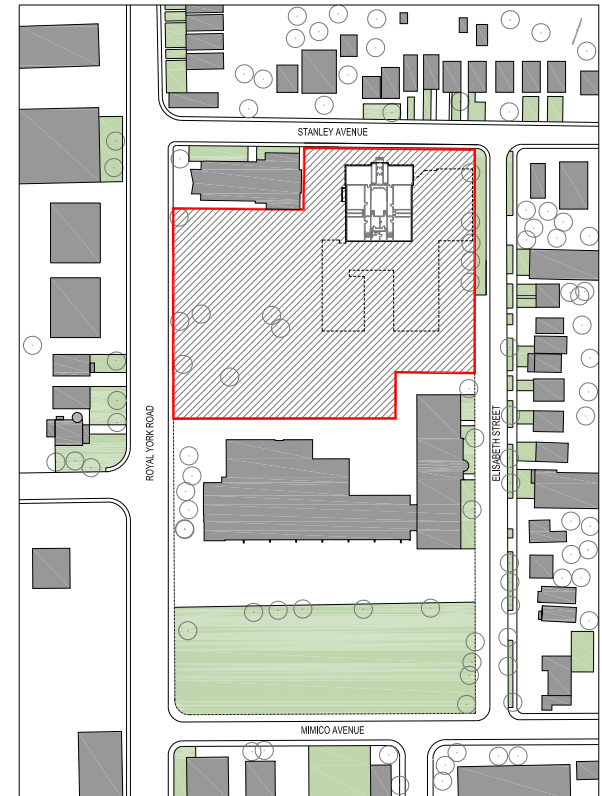
## Option 2

- 2.47 Acres
- Replacement school, including childcare on the existing site plus the existing church rectory house property.
- The leased parcel is to be included in the site design, but cannot be built on.



## Option 3

- 2.95 Acres
- Replacement school, including childcare on the existing site plus the existing church rectory house property and an additional strip of property on TDSB lands.
- For this option assume full ownership of the leased parcels which can be built on.



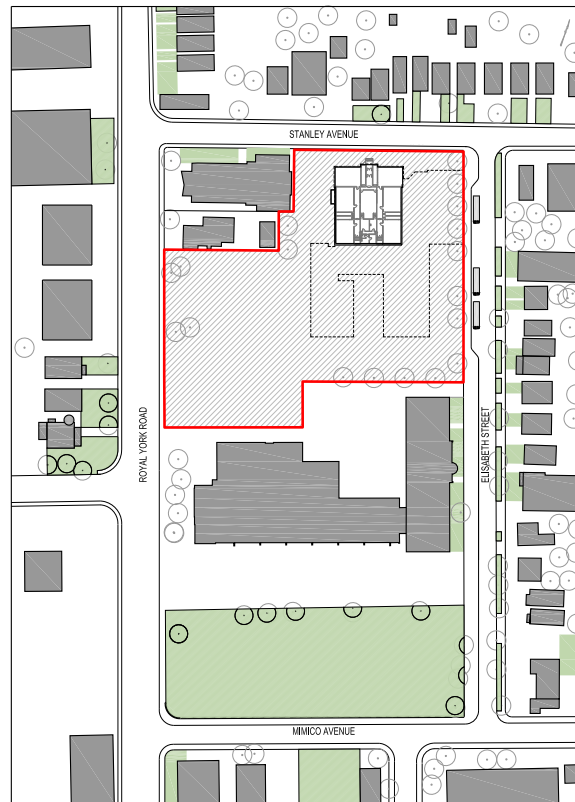
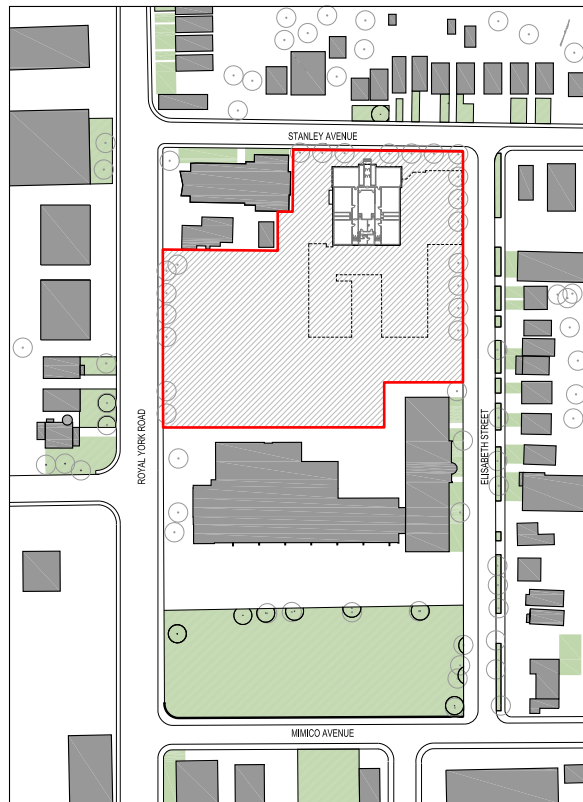
## Feasibility Study | Additional Scope Added to Study

### Alternate Plan 1

- 2.68 Acres
- Replacement school, including childcare on the existing site.
- Full or partial retention of existing 1926 school.
- For this option assume full ownership of the leased parcels which can be built on.

### Alternate Plan 2

- 2.53 Acres
- Replacement school, including childcare on the existing site.
- Full retention of existing 1926 school.
- For this option assume full ownership of the leased parcels which can be built on.





## Feasibility Study | Design Elements

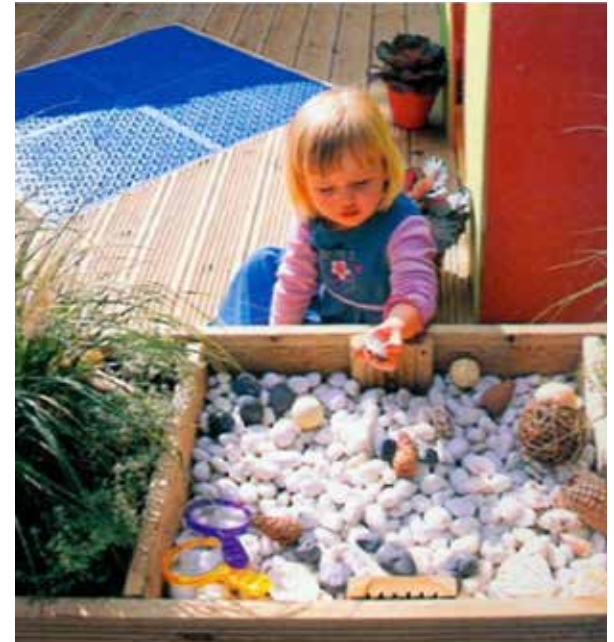
### Entry / Porch

The school will be characterized by welcoming entrances that reinforce connections to the surrounding community while helping to establish the school's identity and sense of place.



### Green Areas

The outdoor space of the school will accommodate child care, kindergarten and school play areas, intimate gathering spaces for students, and support outdoor classroom uses.



## Lantern

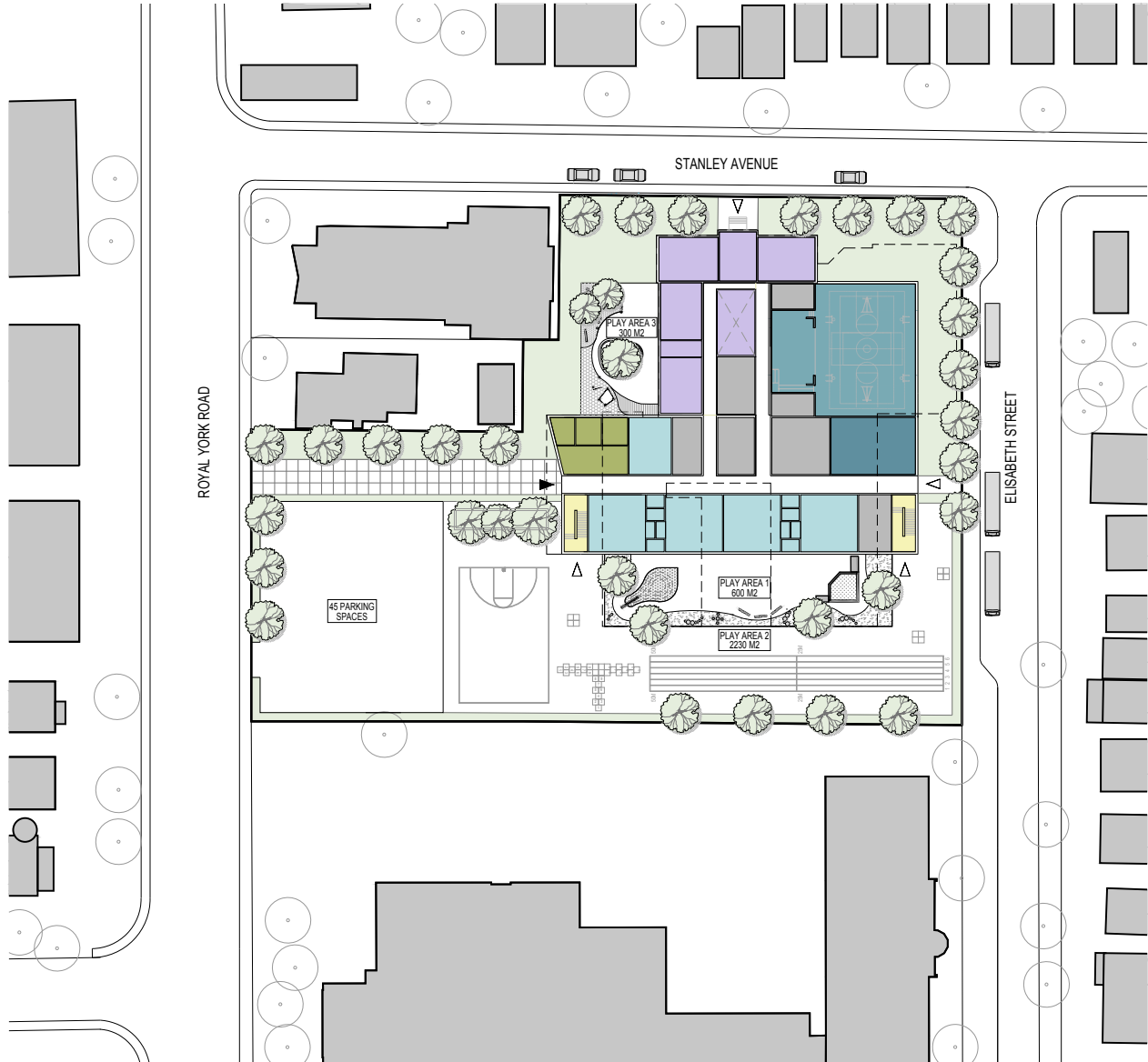
Lantern components within the school's design could take the form of large areas of glass that allow for the community to see into the school and for the school itself to communicate its presence and activity to the surrounding community. Large areas of glazing also encourage communication between the school's different wings and programmatic components.



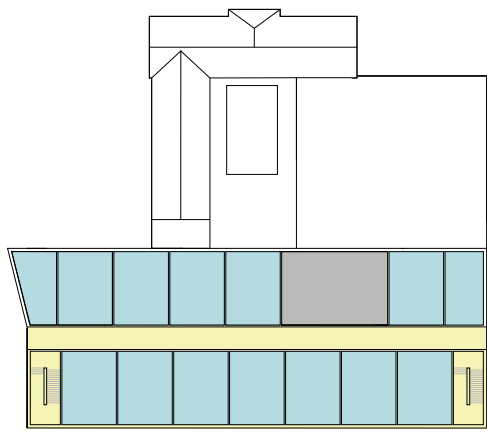
## Forum | Community Hub

The forum is a gathering place where students can congregate, students and visitors can access administrative offices, the gym, the library and the general purpose room, and where the rich legacy of St. Leo can be celebrated.

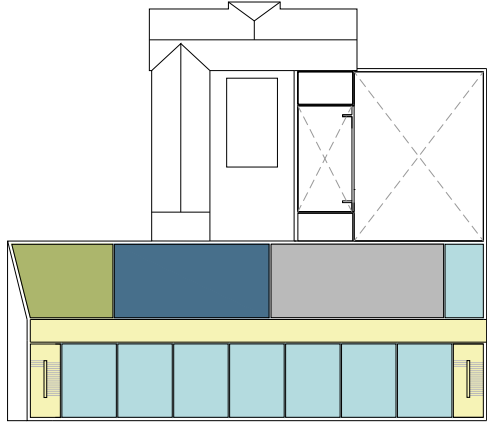




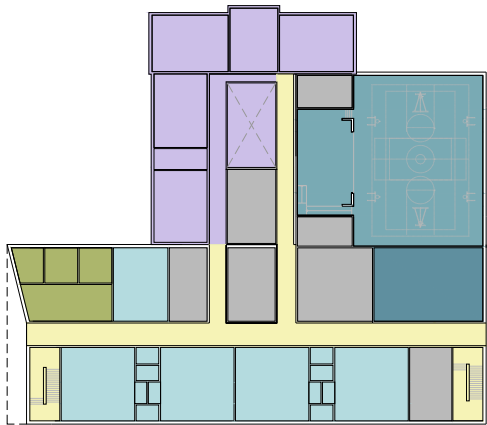




THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

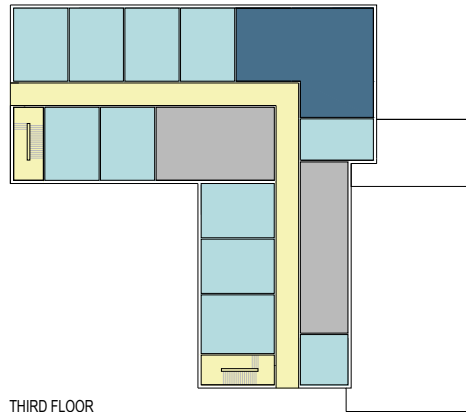
- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

| <p><b>General Zoning Requirements:</b></p> <p>Property Setbacks = 7.5 m front yard, 7.5m rear yard and min. 3.0 for side yard</p> <p>Maximum Height = 14.0m<br/>                 Parking Requirements = 0.60 stalls per 100m2 GFA</p> <p>Maximum Lot Coverage = 33%</p> |  | <p>Parking (based on required program assumptions)</p> <p>Elementary school - 0.6 spaces per 100m2 GFA = 35 spaces<br/>                 Daycare - 1.0 spaces per 100m2 GFA = 5 spaces</p> <p>Parking Provided: 45 spaces<br/>                 Alternate Plan = 35 spaces</p> |  |   |   |
|---|--|--|--|---|---|
| <p><b>Identified Variances and Issues:</b></p>  |  | <p><b>Preliminary Typical Construction Assumptions:</b><br/>                 Load-bearing masonry, core-slab floors, steel deck and truss roofing system</p>   |  |   |   |
| OPTION  | PROs   | CONs   | BUILDING COST  | SITE DEVELOPMENT COST   | NOTES   |
| <p><b>Option 1A: Existing Site</b></p> <p>2.21 Acres</p> <p>The leased parcel is to be included in the site design, but cannot be built on.</p> <p>Partial retention of existing 1926 school</p>  | <p>Integration with existing historic school fabric</p> <p>Retain historic entry to school</p> <p>Main entrance path leads to Royal York Road.</p> <p>Retention of the existing library space including lay-light</p> <p>Strengthen community presence with prominence of Multi-Program and Gym facing the street front</p> <p>Property already in possession of TCDSB</p> | <p>Main building frontage is not located on Royal York Road</p> <p>Small playground area due to restricted space</p>   | <p>Building</p> <p>6,255 m2<br/>                 at \$2,191.85 per square meter = \$13,710,000</p> <p>Alterations and Demolition</p> <p>6,255 m2<br/>                 at \$331.89 per square meter = \$2,076,000</p> | <p>Site Work<br/>                 (incl. M&amp;E Site Services)</p> <p>6,255 m2<br/>                 at \$202.08 per square meter = \$1,264,000</p> | <p>Development Total</p> <p>6,255 m2<br/>                 at \$2,725.82 per square meter = \$17,050,000</p> |

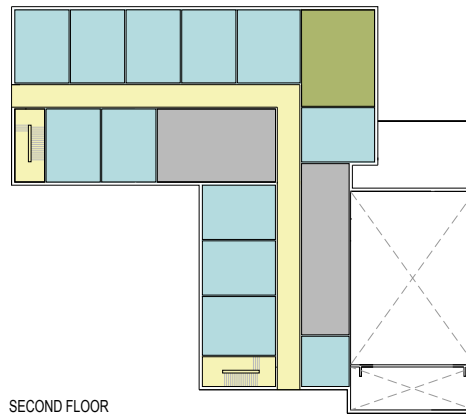




- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE



THIRD FLOOR



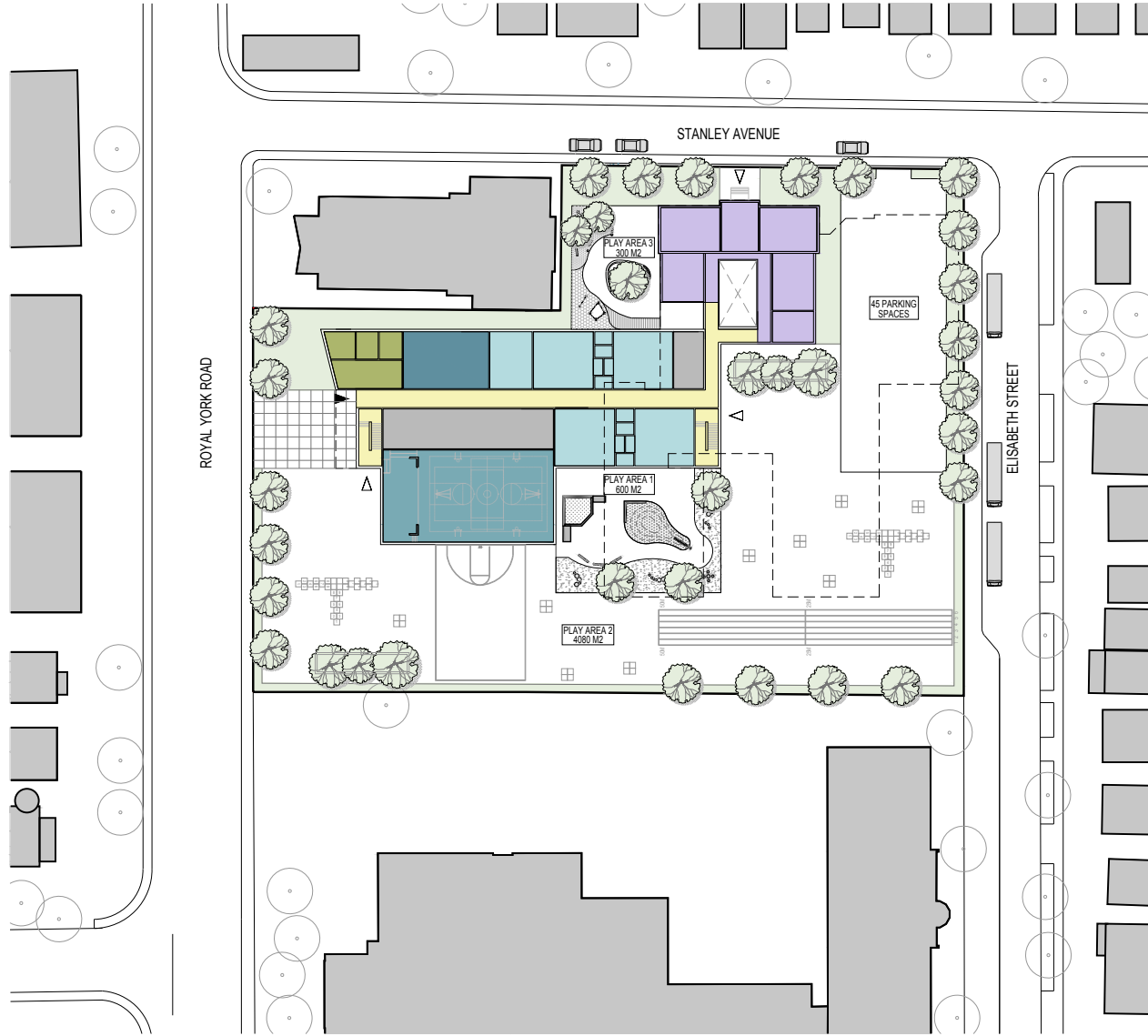
SECOND FLOOR



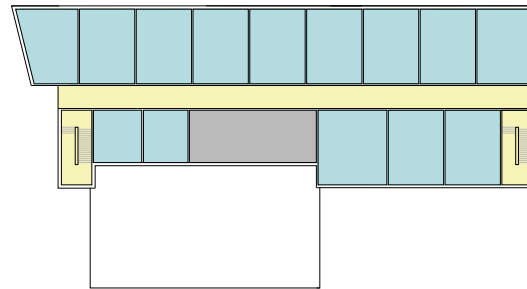
GROUND FLOOR

| <p><b>General Zoning Requirements:</b></p> <p>Property Setbacks = 7.5 m front yard, 7.5m rear yard and min. 3.0 for side yard</p> <p>Maximum Height = 14.0m<br/>Parking Requirements = 0.60 stalls per 100m2 GFA</p> <p>Maximum Lot Coverage = 33%</p> |   | <p>Parking (based on required program assumptions)</p> <p>Elementary school - 0.6 spaces per 100m2 GFA = 35 spaces<br/>Daycare - 1.0 spaces per 100m2 GFA = 5 spaces</p> <p>Parking Provided: 45 spaces<br/>Alternate Plan = 35 spaces</p> |  |  |   |
|--|---|--|--|--|---|
| <p><b>Identified Variances and Issues:</b></p>   |   | <p><b>Preliminary Typical Construction Assumptions:</b><br/>Load-bearing masonry, core-slab floors, steel deck and truss roofing system</p>  |  |  |   |
| OPTION   | PROs  | CONs   | BUILDING, ALTERATIONS AND DEMOLITION   | SITE WORK  | TOTAL ESTIMATED CONSTRUCTION COSTS  |
| <p><b>Option 1B: Existing Site</b><br/>2.21 Acres</p> <p>The leased parcel is to be included in the site design, but cannot be built on.</p> <p>Demolition of the entire existing school</p>   | <p>Strengthen community presence with prominence of Multi-Program and Gym facing the street front</p> <p>Rational and efficient parking and bus drop/off</p> <p>Property already in possession of TCDSB</p> <p>Parking adjacent to church</p> <p>Consolidated Play Area</p> | <p>Main building frontage is not located on Royal York Road</p> <p>Demolition of existing 1926 school</p> <p>Small playground area due to restricted space</p> <p>Set back to church</p>   | <p>Building<br/>5,520 m2<br/>at \$2,713.22 per square meter =<br/>\$14,977,000</p> <p>Alterations and Demolition<br/>5,520 m2<br/>at \$175.72 per square meter =<br/>\$970,000</p> | <p>Site Work<br/>(incl. M&amp;E Site Services)<br/>5,520 m2<br/>at \$231.52 per square meter =<br/>\$1,278,000</p> | <p>Development Total<br/>5,520 m2<br/>at \$3,120.47 per square meter =<br/>\$17,225,000</p> |

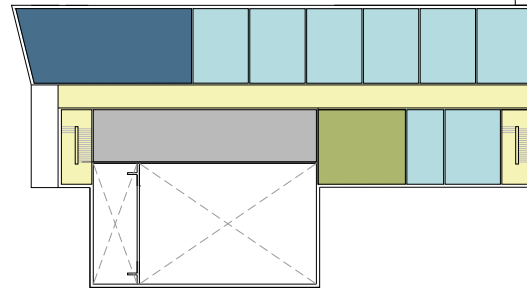
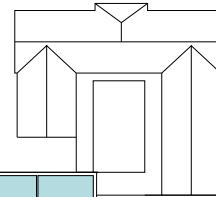




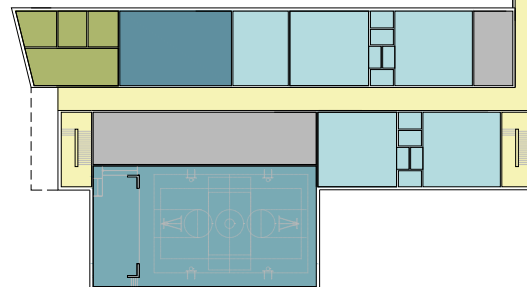
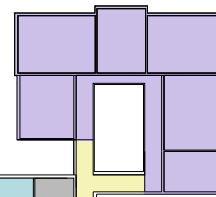




THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

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**Option requires acquisition of Archdiocese lands**

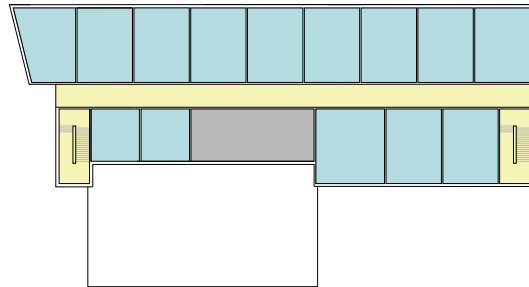
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**Option not developed further**

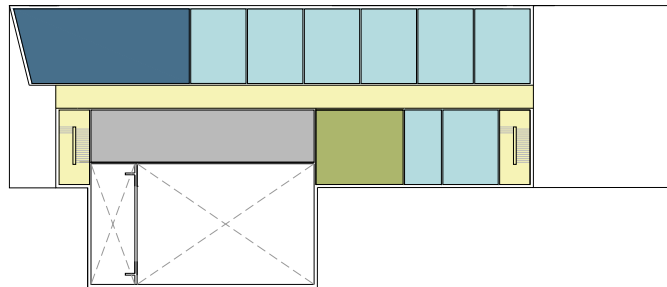
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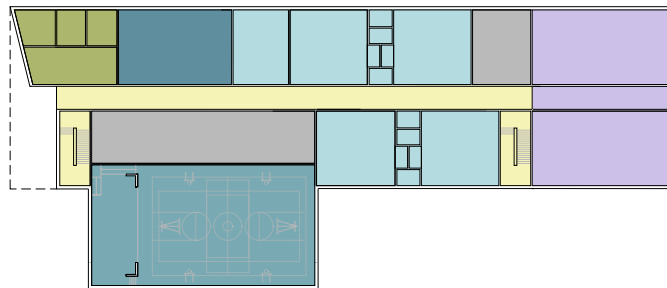




THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

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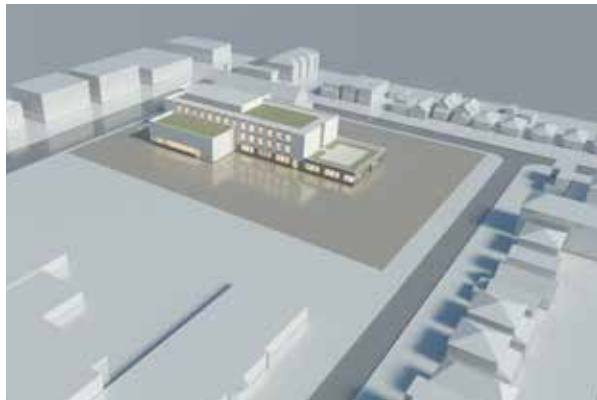
**Option requires acquisition of Archdiocese lands**

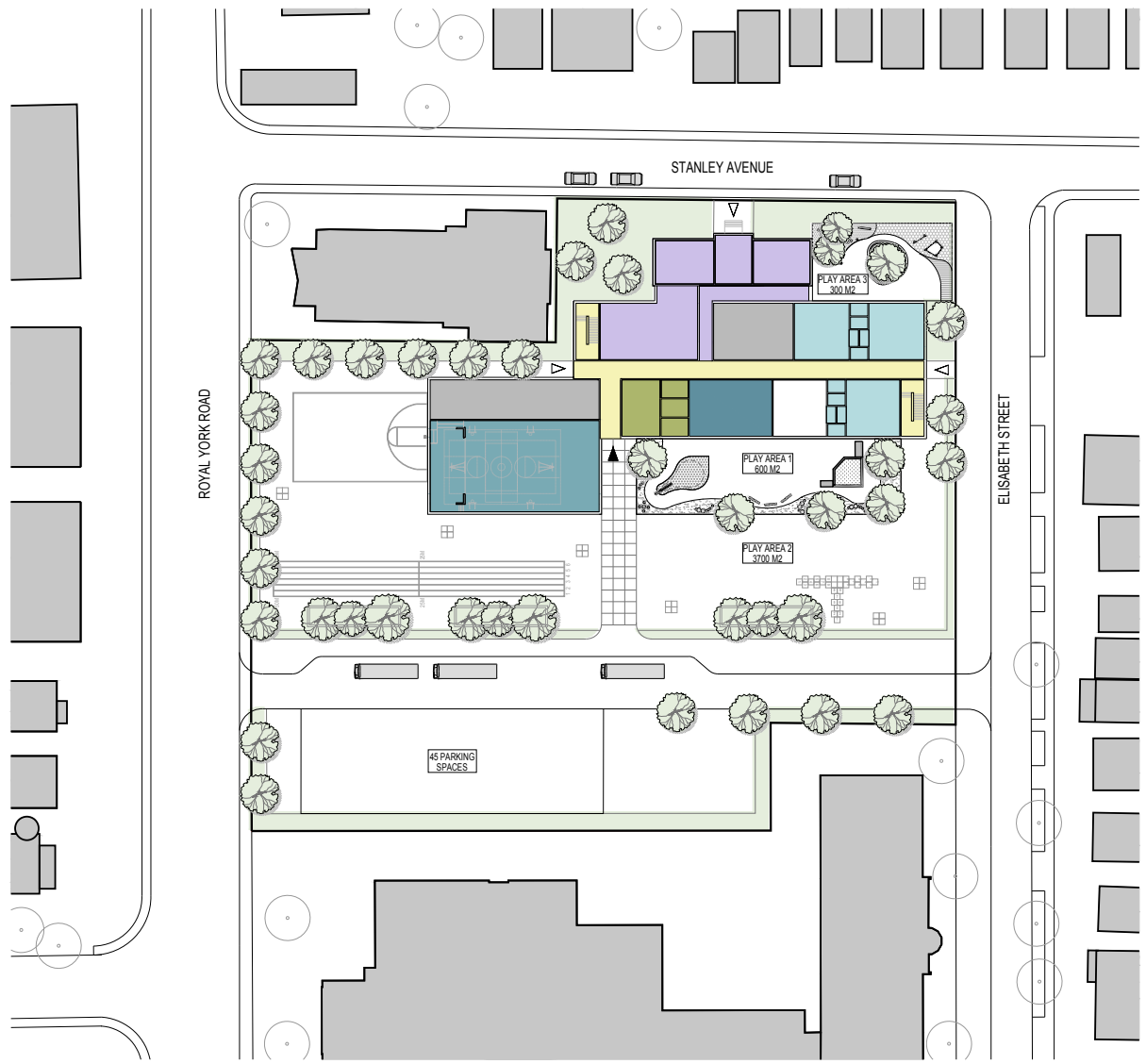
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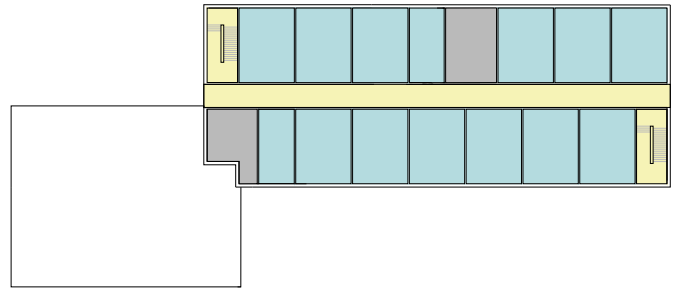
**Option not developed further**

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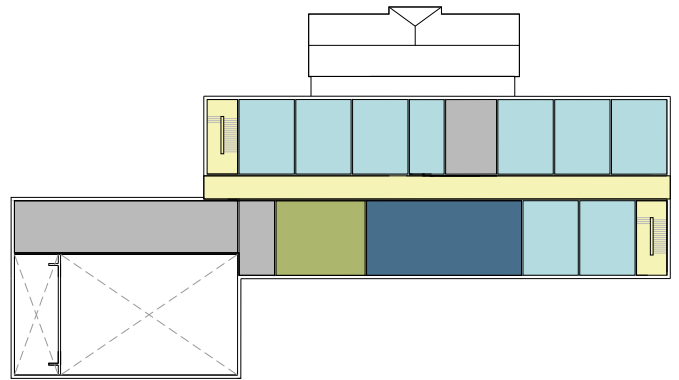




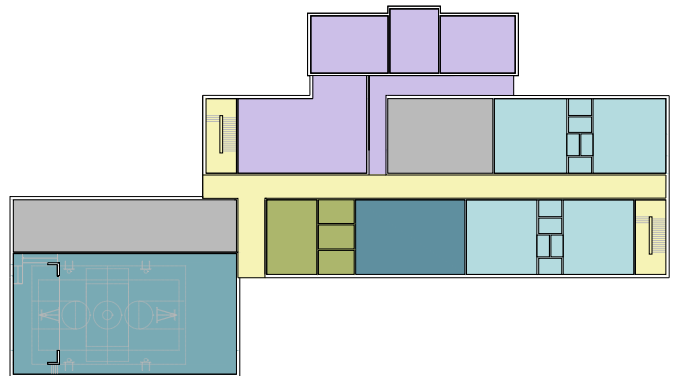




THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

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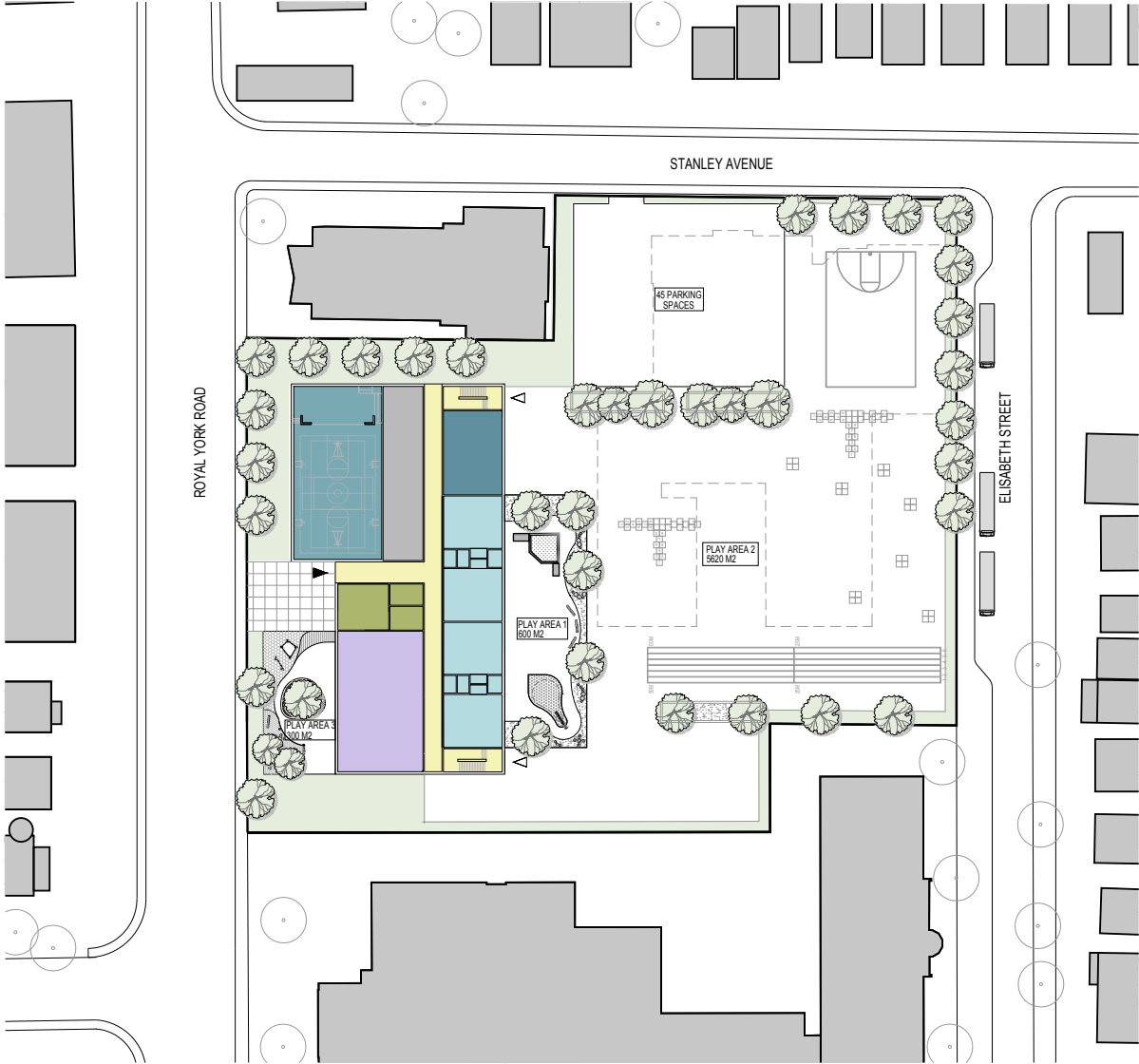
**Option requires acquisition of Archdiocese lands**

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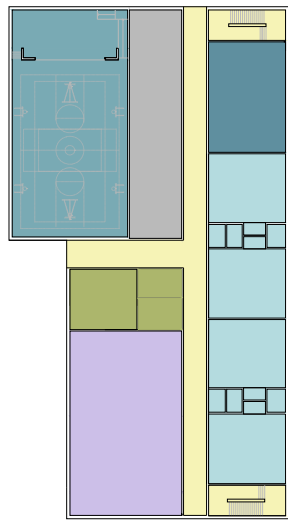
**Option not developed further**

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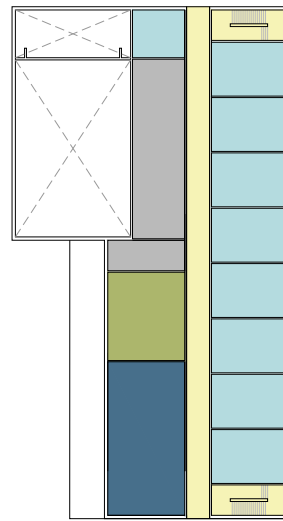




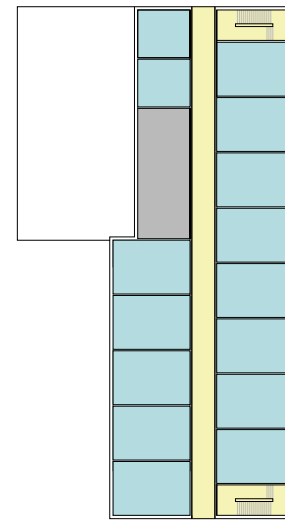




GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
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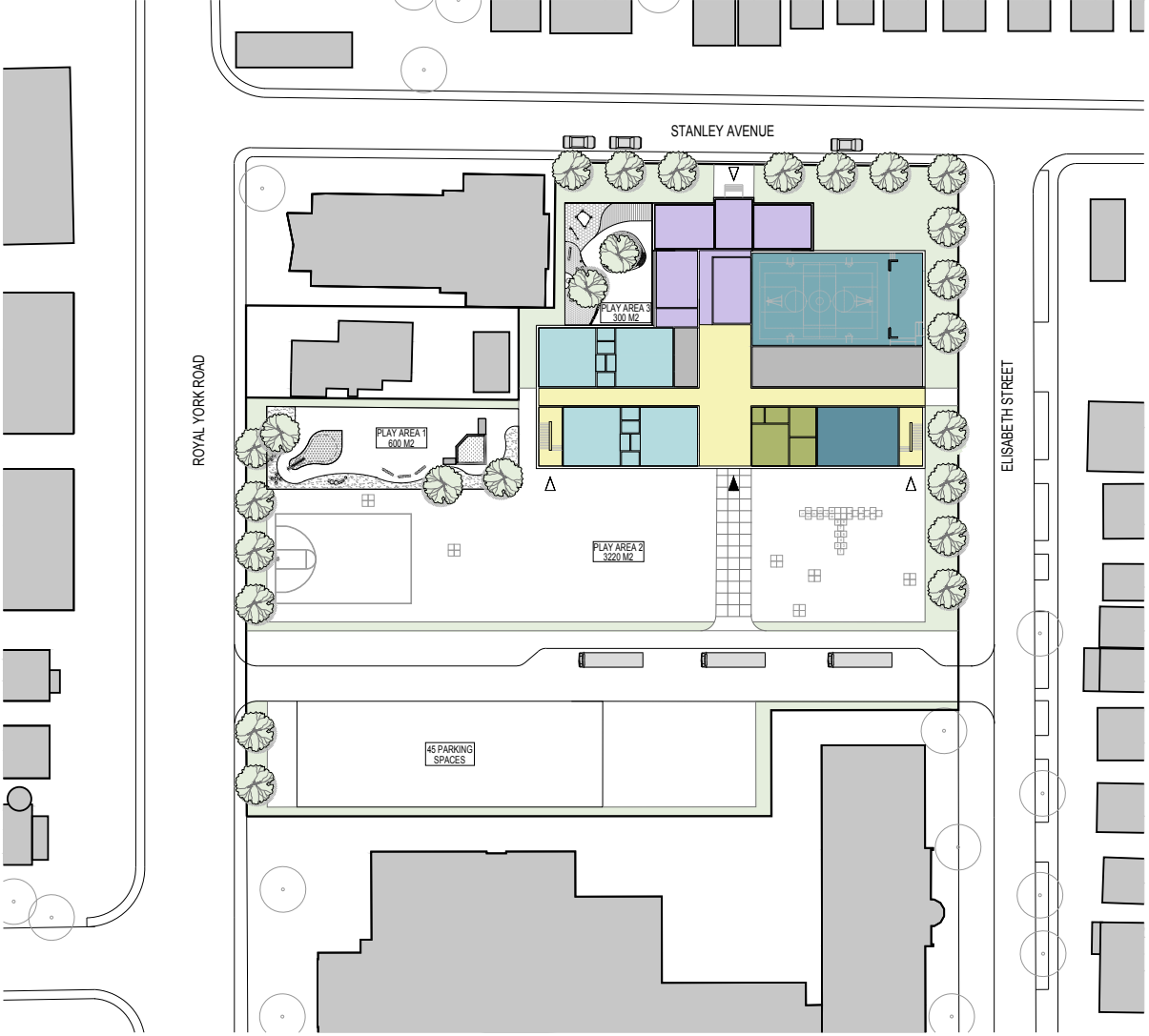
**Option requires acquisition of Archdiocese lands**

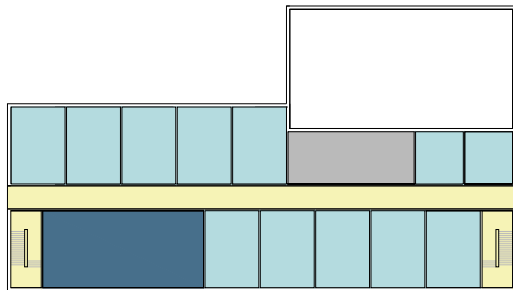
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**Option not developed further**

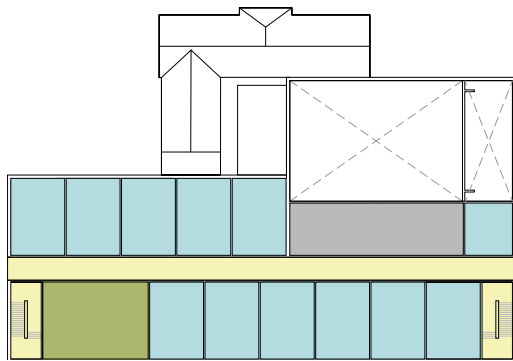
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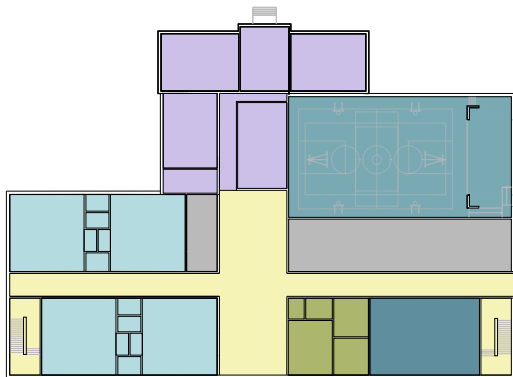




THIRD FLOOR



SECOND FLOOR



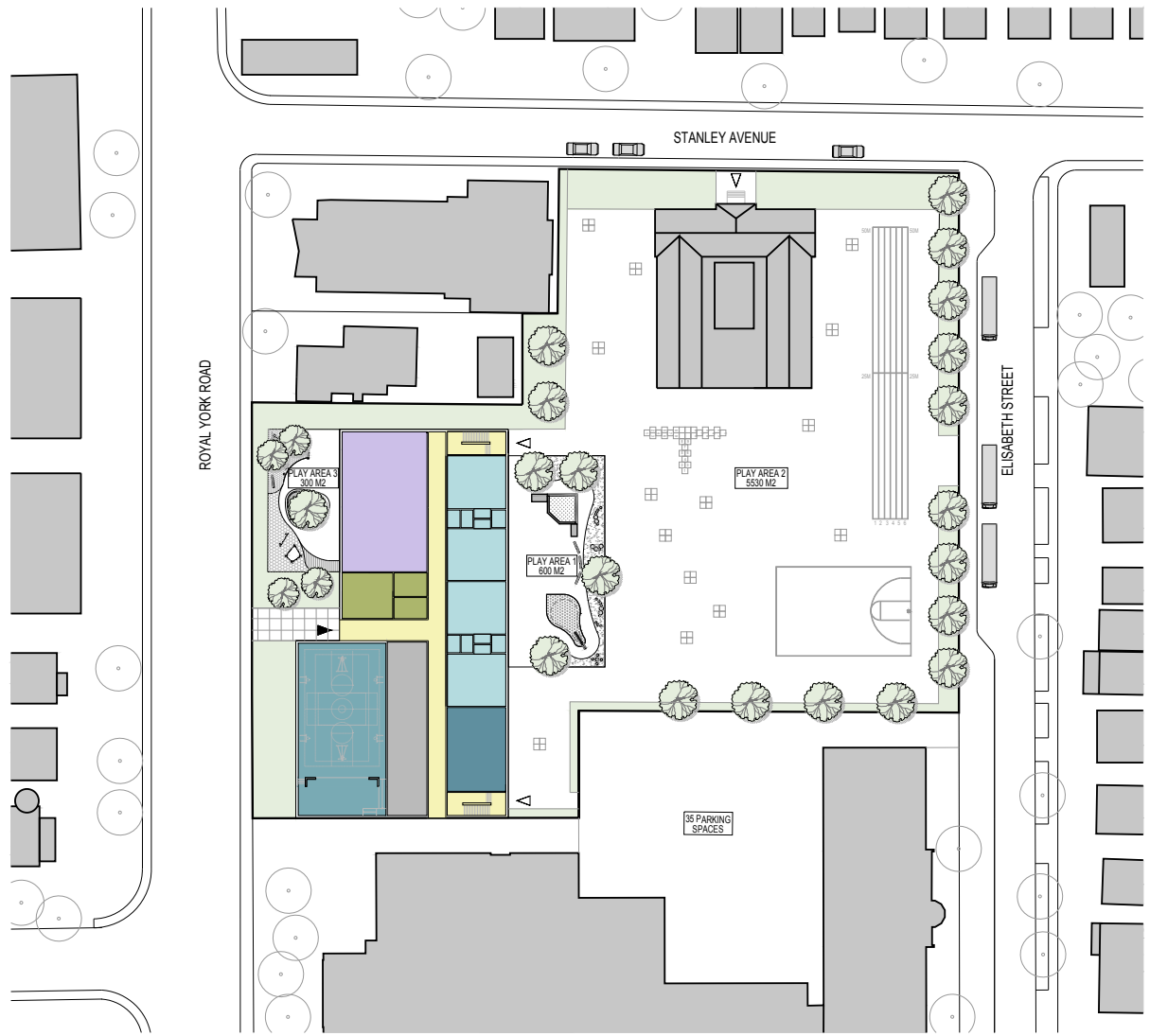
GROUND FLOOR

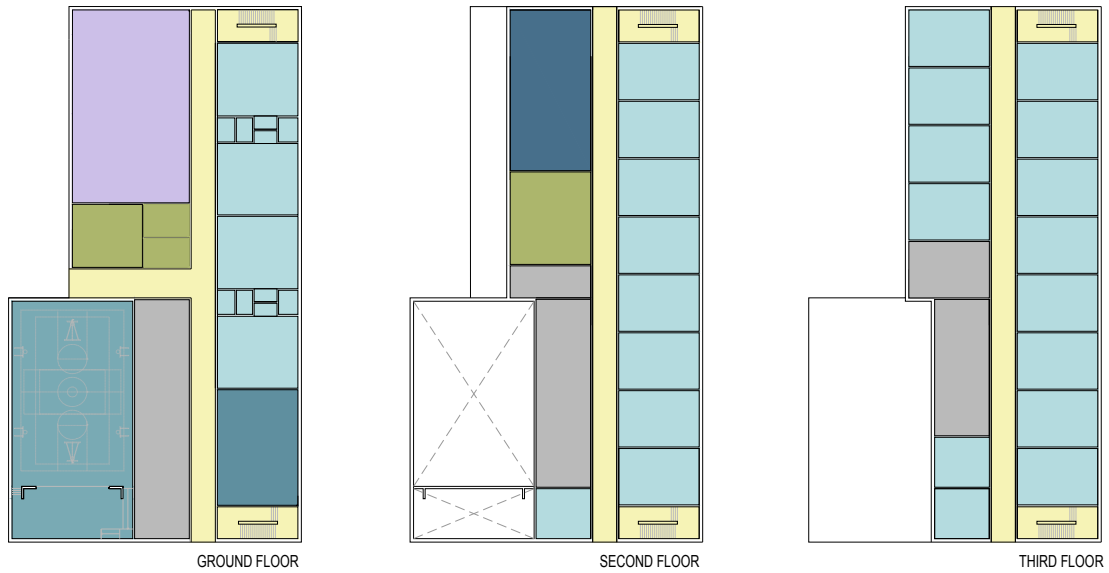
- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

| <p><b>General Zoning Requirements:</b></p> <p>Property Setbacks = 7.5 m front yard, 7.5m rear yard and min. 3.0 for side yard</p> <p>Maximum Height = 14.0m<br/>                 Parking Requirements = 0.60 stalls per 100m2 GFA</p> <p>Maximum Lot Coverage = 33%</p> |   | <p>Parking (based on required program assumptions)</p> <p>Elementary school - 0.6 spaces per 100m2 GFA = 35 spaces<br/>                 Daycare - 1.0 spaces per 100m2 GFA = 5 spaces</p> <p>Parking Provided: 45 spaces<br/>                 Alternate Plan = 35 spaces</p> |  |   |   |
|---|---|--|--|---|---|
| <p><b>Identified Variances and Issues:</b></p>  |   | <p><b>Preliminary Typical Construction Assumptions:</b><br/>                 Load-bearing masonry, core-slab floors, steel deck and truss roofing system</p>   |  |   |   |
| OPTION  | PROs  | CONs   | BUILDING COST  | SITE DEVELOPMENT COST   | NOTES   |
| <p><b>Alternate Plan 1</b></p> <p>Replacement school, including childcare on the existing site plus an additional strip of property on TDSB lands.</p>  | <p>Integration with existing historic school fabric</p> <p>Retain historic main entry to school</p> <p>Strengthen community presence with prominence of the Gym facing the street front</p> <p>Bus drop-off on site in front of the main entrance</p> | <p>Bus drop-off on site is occupying potential play area</p> <p>Main building frontage is not located on Royal York Road</p> <p>Layout dependent on agreement between TCDSB and TDSB</p> <p>Set back to rectory land</p>   | <p>Building</p> <p>5,933 m2</p> <p>at \$2,341.14 per square meter = \$13,890,000</p> <p>Alterations and Demolition</p> <p>5,933 m2</p> <p>at \$300.86 per square meter = \$1,785,000</p> | <p>Site Work</p> <p>(incl. M&amp;E Site Services)</p> <p>5,933 m2</p> <p>at \$236.81 per square meter = \$1,405,000</p> | <p>Development Total</p> <p>5,933 m2</p> <p>at \$2,725.82 per square meter = \$17,080,000</p> |









- CLASSROOM
- CORRIDOR
- STAFF / ADMIN
- SERVICE / WASHROOMS
- LIBRARY
- GYM
- MULTI-PROGRAM
- CHILDCARE

| <p><b>General Zoning Requirements:</b></p> <p>Property Setbacks = 7.5 m front yard, 7.5m rear yard and min. 3.0 for side yard</p> <p>Maximum Height = 14.0m<br/>                 Parking Requirements = 0.60 stalls per 100m2 GFA</p> <p>Maximum Lot Coverage = 33%</p> |   | <p>Parking (based on required program assumptions)</p> <p>Elementary school - 0.6 spaces per 100m2 GFA = 35 spaces<br/>                 Daycare - 1.0 spaces per 100m2 GFA = 5 spaces</p> <p>Parking Provided: 45 spaces<br/>                 Alternate Plan = 35 spaces</p> |  |   |   |
|---|---|--|--|---|---|
| <p><b>Identified Variances and Issues:</b></p>  |   | <p><b>Preliminary Typical Construction Assumptions:</b><br/>                 Load-bearing masonry, core-slab floors, steel deck and truss roofing system</p>   |  |   |   |
| OPTION  | PROs  | CONs   | BUILDING COST  | SITE DEVELOPMENT COST   | NOTES   |
| <p><b>Alternate Plan 2</b></p> <p>Replacement school, including childcare on the existing site plus an additional strip of property on TDSB lands.</p>  | <p>Main building frontage is located on Royal York Road</p> <p>Strengthen community presence with prominence of the Gym facing the street front</p> <p>Opportunity to retain the existing 1926 school as a community hub</p> <p>Efficient floor plan organisation</p> | <p>Existing 1926 school / Community hub is occupying potential play area.</p> <p>Layout dependent on agreement between TCDSB and TDSB.</p> <p>Costs for retaining existing 1926 school as community hub not part of benchmark</p>  | <p>Building<br/>                 6,888 m2<br/>                 at \$2,099.16 per square meter = \$14,459,000</p> <p>Alterations and Demolition<br/>                 6,888 m2<br/>                 at \$327.96 per square meter = \$2,259,000</p> | <p>Site Work<br/>                 (incl. M&amp;E Site Services)<br/>                 6,888 m2<br/>                 at \$188.30 per square meter = \$1,297,000</p> | <p>Development Total<br/>                 6,888 m2<br/>                 at \$2,615.42 per square meter = \$18,015,000</p> |



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## Appendix

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### Order of Magnitude Estimate

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# TCDSB ST. LEO CATHOLIC SCHOOL

## Order of Magnitude Estimate (Rev.0)



Prepared for:  
dtah

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

August 3, 2017

August 3, 2017  
DTAH  
50 Park Road  
Toronto, ON, M4W 2N5

Attn: Brian Brownlie

Re: 116787 TCDSB St. Leo Catholic School – Order of Magnitude Estimate R.0

Dear Brian,

Please find enclosed our Order of Magnitude Estimate for the above project. The estimate is based on design drawings and information provided by dtah received on August 31, 2017.

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.

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



Robert Cliff  
Quantity Surveyor

Sincerely,  
A.W. Hooker Associates Ltd



Tim Moore, PQS  
Partner

Encl. (Order of Magnitude Estimate R.0 E – August 3, 2017)

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# 1. Introduction to the Estimate

## 1.1 Project Description

This project involves the replacement of the existing St. Leo Catholic School at 165 Stanley Avenue with a new 500 pupil places school and childcare facility. The new school will accommodate students from Kindergarten to Grade 8, with dual stream English and French immersion, Special Education rooms, and a three (3) room child care centre. Four options are being explored as follows:

1. Option 1A: partial retention of the existing 1926 school with a 3-storey addition on the existing property of the TCDSB
2. Option 1B: demolition of the existing 1926 school, 3-storey replacement school on the existing property of the TCDSB
3. Alternate Plan 2: retention of the existing 1926 school (demolition of the other parts of the existing school) - used as a community hub, 3-storey replacement school along Royal York Road, on the existing property of the TCDSB and part of the TDSB land including 35 parking spaces
4. Alternate Plan 1: partial retention of the existing 1926 school with a 3-storey addition, on the existing property of the TCDSB and part of the TDSB land

## 1.2 Type of Estimate

This Order of Magnitude 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 +/- 25%. This accuracy is based on the definition for Estimate Classifications (Class (A, B, C & 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: [http://www.cca-acc.com/pdfs/en/CCA/Guide\\_to\\_Cost\\_Predictability.pdf](http://www.cca-acc.com/pdfs/en/CCA/Guide_to_Cost_Predictability.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 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 Toronto, 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 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 normal 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 and 50% Labour and Materials 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 from this estimate.

An itemized list of potential soft costs has been shown on the Master Estimate Summary. 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 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 estimate includes the following design and pricing contingencies by discipline:

| Design Contingencies |   |     |
|----------------------|---|-----|
| Architectural        | - | 15% |
| Structural           | - | 15% |
| Mechanical           | - | 15% |
| Electrical           | - | 15% |
| Siteworks            | - | 15% |

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    | - | Q2 2020 |
| Escalation % per annum | - | 2.0%    |
| Total % Escalation     | - | 5.0%    |

Escalation during construction is included in the unit rates; essentially this allowance is the risk carried by the general contractor and trades with a fixed price made years before the work is completed or carried out for some trades.

## 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 and shown on Master Estimate Summary)
3. Furniture, furnishings, and equipment (except as noted in the estimate)
4. Premium time / after hours work
5. Accelerated construction schedule
6. Construction allowance
7. Escalation allowance
8. Abatement and handling of asbestos and other hazardous materials
9. Handling and removal of contaminated soils
10. Special foundation systems such as caissons or pile foundations
11. Premium for construction management or alternate approaches to procurement
12. Sole sourced equipment or building control systems
13. Security and Communications Equipment & Cabling; estimate includes empty conduit only

### 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. The existing hard and soft surfaces on the site will be removed and replaced with new hard surfaces and landscaping as per the site development drawings.
4. Floor to floor heights are assumed as follows: Ground, Second & Third Floors 3.90m.
5. Existing exterior walls of building to remain will be cleaned and minor repair only, we have not included for any major restoration. Existing roof to remain is in good condition and will not be replaced.
6. Structure will be as follows: Foundations to be standard concrete strip and pad footings with concrete foundation walls; Slab on grade will be 100 mm reinforced concrete slab on grade; Upper floor construction will be precast hollow core slab bearing on concrete block partitions with 50 mm concrete topping; Stairs will be precast concrete stairs; Roof construction will be structural steel and metal deck with acoustical metal deck to gymnasium.
7. Exterior Enclosure will be as follows: Walls above grade will be 50% masonry veneer cavity wall with brick veneer and concrete block backup; 10% prefinished metal siding; 15% curtainwall; 25% aluminum framed windows.
8. Roofing will be 2-ply modified bitumen roofing with an allowance for green roof as per the City of Toronto green roof bylaw (to 30% of total roof area).
9. Projections Include: exterior wall parapets; rooftop mechanical screen enclosures; wood panel soffit at overhangs; entrance canopy at main entrances and childcare entrances; exterior building signage.
10. Partitions will be various sized concrete block partitions with an allowance for hollow metal framed glazed partitions. A folding partition is included to the multipurpose room.
11. Doors will be a combination of hollow metal doors for service areas, wood veneer doors to classrooms and aluminum framed doors to entrance vestibules.
12. Flooring as follows: porcelain tile to main corridors, washrooms, change rooms and stairs; vinyl composite tile to classrooms and childcare; rubber sports flooring to gymnasium; carpet tile to library and staff / admin; epoxy sealer to mechanical and electrical rooms; sheet vinyl to multi-purpose.
13. Ceilings as follows: suspended gypsum board to washrooms, change rooms and entrance vestibules; paint exposed structure to mechanical and electrical rooms and gymnasium; suspended acoustical tile to remaining areas

14. Wall finishes as follows: full height ceramic tile to washrooms and change rooms; Epoxy paint o mechanical and electrical rooms; paint to remaining areas with an allowance for upgraded wall finishes to selected areas.
15. Millwork will be plastic laminate counters.
16. Site development as follows: medium duty asphalt paving to parking areas; light duty asphalt paving to playground; concrete paving to perimeter walkways; rubber surface to childcare / kindergarten play areas; wood fencing to childcare / kindergarten play areas and chain-link fence to site perimeter; site improvements including garbage enclosure, play equipment, planter walls, sports equipment, etc.

## 6. Documentation Received

Drawings and design documentation were prepared by the following consultants:

| Pages      | Documentation Received              | Documentation Issued |
|------------|-------------------------------------|----------------------|
| 1 Drawing  | Existing Site Plan prepared by dtah | July 31, 2017        |
| 2 Drawings | Option 1A Plans prepared by dtah    | July 31, 2017        |
| 2 Drawings | Option 1B Plans prepared by dtah    | July 31, 2017        |
| 2 Drawings | Alternate Plan 2 prepared by dtah   | July 31, 2017        |
| 2 Drawings | Alternate Plan 1 prepared by dtah   | July 31, 2017        |
| 5 Drawings | Existing Plans (from RFP)           | March 2015           |

## 7. Gross Floor Area Summary

The following gross floor areas of new and renovation 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 and Renovation Area – Option 1A

| Area Description                              | Floor Elevation | Gross Floor Area |                  | Total GFA     |
|---|-----------------|------------------|------------------|---------------|
|   |                 | Renovation       | New Construction |               |
| Existing Building First Level                 |                 | 662              | 0                | 662           |
| Existing Building Second Level                |                 | 662              | 0                | 662           |
| Ground Floor Level                            | 0.0 m           | 0                | 2,021            | 2,021         |
| Second Floor                                  | 3.90 m          | 0                | 1,455            | 1,455         |
| Third Floor                                   | 3.90 m          | 0                | 1,455            | 1,455         |
| <b>Total Gross Floor Area (square meters)</b> |                 | <b>1,324</b>     | <b>4,931</b>     | <b>6,255</b>  |
| <b>Total Gross Floor Area (square feet)</b>   |                 | <b>14,252</b>    | <b>53,077</b>    | <b>67,329</b> |

## 7.2 Summary of New Construction Area – Option 1B

| Area Description                              | Floor Elevation | Gross Floor Area |                  | Total GFA     |
|---|-----------------|------------------|------------------|---------------|
|   |                 | Renovation       | New Construction |               |
| Ground Floor Level                            | 0.0 m           | 0                | 2,234            | 2,234         |
| Second Floor                                  | 3.90 m          | 0                | 1,656            | 1,656         |
| Third Floor                                   | 3.90 m          | 0                | 1,630            | 1,630         |
| <b>Total Gross Floor Area (square meters)</b> |                 | <b>0</b>         | <b>5,520</b>     | <b>5,520</b>  |
| <b>Total Gross Floor Area (square feet)</b>   |                 | <b>0</b>         | <b>59,417</b>    | <b>59,417</b> |

## 7.3 Summary of New and Renovation Area – Alternate Plan 2

| Area Description                              | Floor Elevation | Gross Floor Area |                  | Total GFA     |
|---|-----------------|------------------|------------------|---------------|
|   |                 | Renovation       | New Construction |               |
| Existing Building First Level                 |                 | 825              | 0                | 825           |
| Existing Building Second Level                |                 | 825              | 0                | 825           |
| Ground Floor Level                            | 0.0 m           | 0                | 2,161            | 2,161         |
| Second Floor                                  | 3.90 m          | 0                | 1,550            | 1,550         |
| Third Floor                                   | 3.90 m          | 0                | 1,527            | 1,527         |
| <b>Total Gross Floor Area (square meters)</b> |                 | <b>1,650</b>     | <b>5,238</b>     | <b>6,888</b>  |
| <b>Total Gross Floor Area (square feet)</b>   |                 | <b>17,761</b>    | <b>56,382</b>    | <b>74,143</b> |

## 7.4 Summary of New and Renovation Area – Alternate Plan 1

| Area Description                              | Floor Elevation | Gross Floor Area |                  | Total GFA     |
|---|-----------------|------------------|------------------|---------------|
|   |                 | Renovation       | New Construction |               |
| Existing Building First Level                 |                 | 442              | 0                | 442           |
| Existing Building Second Level                |                 | 442              | 0                | 442           |
| Ground Floor Level                            | 0.0 m           | 0                | 1,985            | 1,985         |
| Second Floor                                  | 3.90 m          | 0                | 1,545            | 1,545         |
| Third Floor                                   | 3.90 m          | 0                | 1,519            | 1,519         |
| <b>Total Gross Floor Area (square meters)</b> |                 | <b>884</b>       | <b>5,049</b>     | <b>5,933</b>  |
| <b>Total Gross Floor Area (square feet)</b>   |                 | <b>9,515</b>     | <b>54,347</b>    | <b>63,862</b> |

## 7.5 Gross Floor Areas (graphical representations)

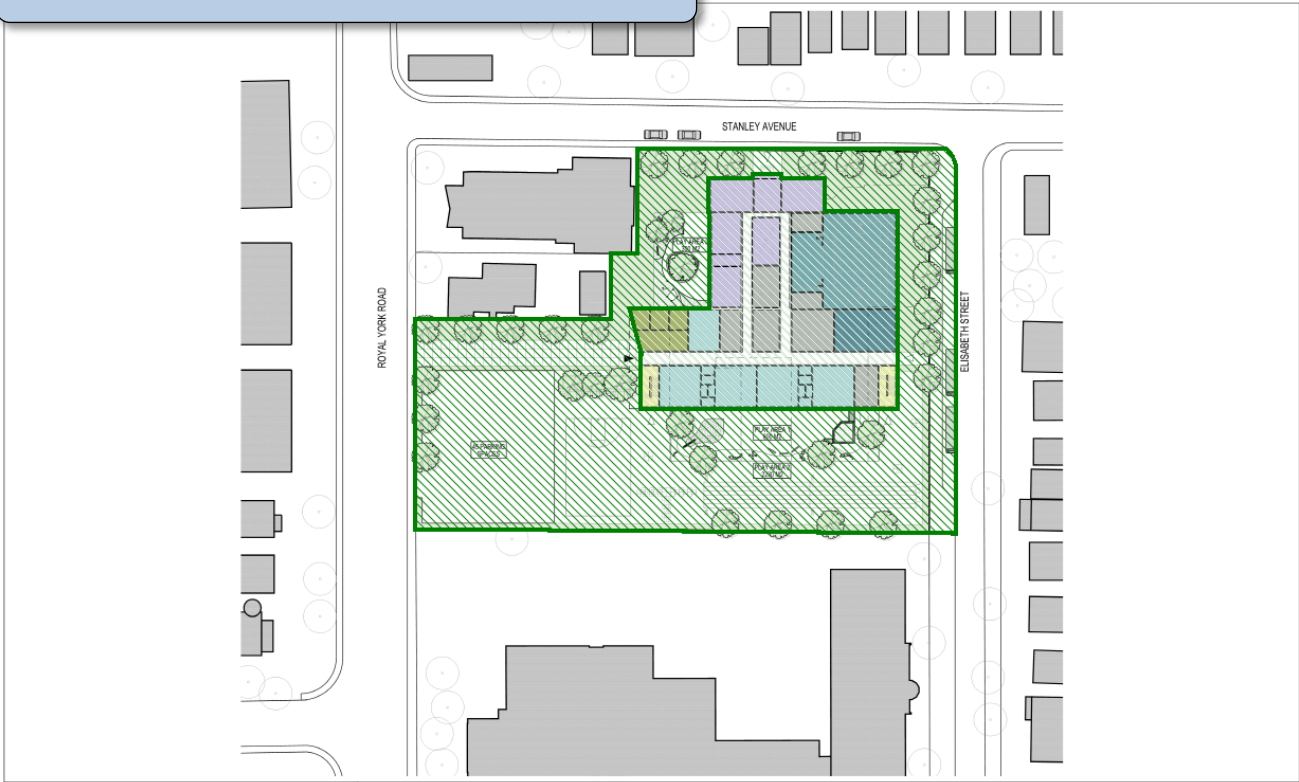
### Option 1A - Ground to Third Floor



ST. LEO  
OPTION 1A - FLOOR PLANS 1:500

**dtah**  
2017-05-25

### Option 1A – Site Development



ST. LEO  
OPTION 1A - GROUND FLOOR 1:750

**dtah**  
2017-05-25

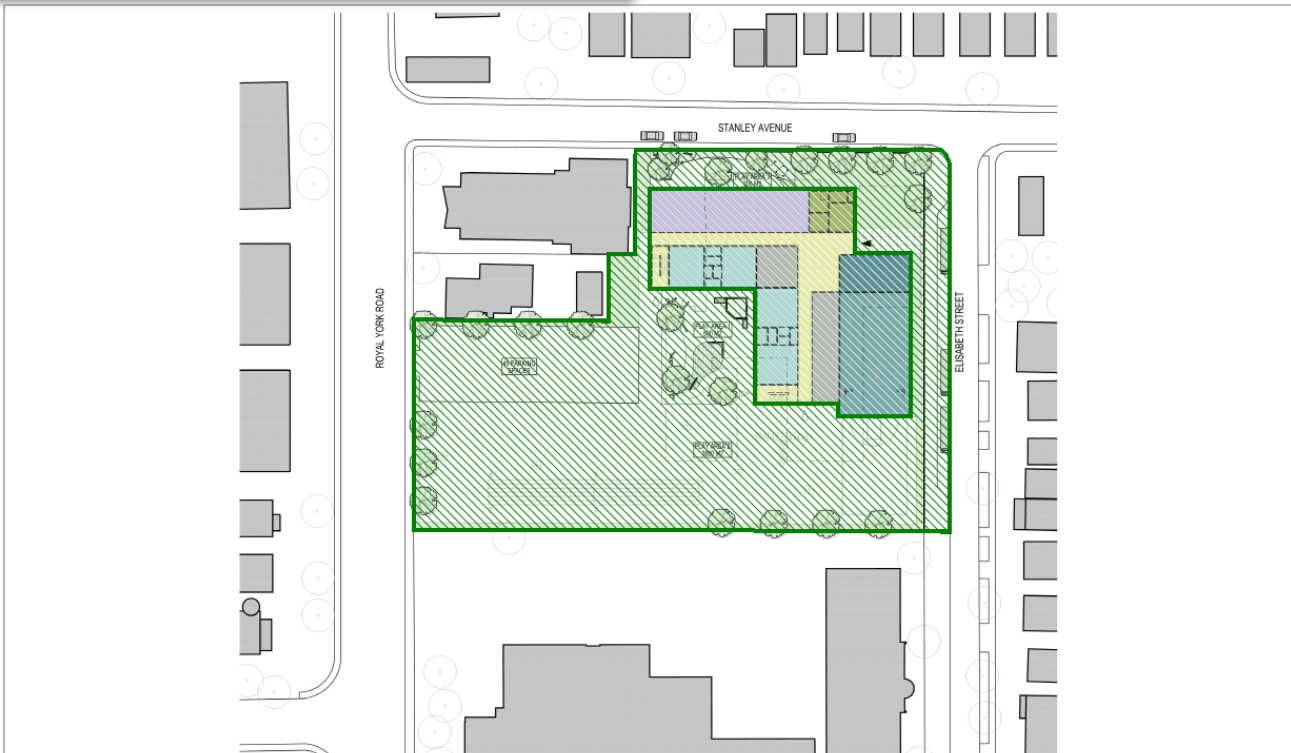
## Option 1B - Ground to Third Floor



ST. LEO  
 OPTION 1B - SECOND AND THIRD FLOOR 1:500

**dtah**  
 2017-05-11

## Option 1B – Site Development



ST. LEO  
 OPTION 1B - GROUND FLOOR 1:750

**dtah**  
 2017-05-25



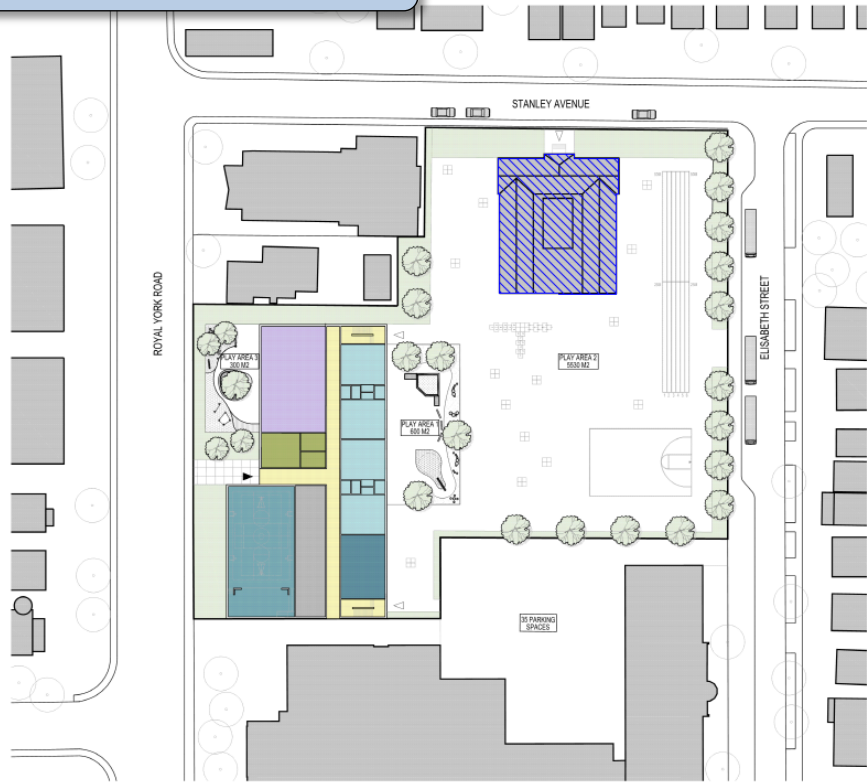
# Alternate Plan 2 - Ground to Third



ST. LEO  
ALTERNATE PLAN - FLOOR PLANS 1:500



# Alternate Plan 2 – Renovation

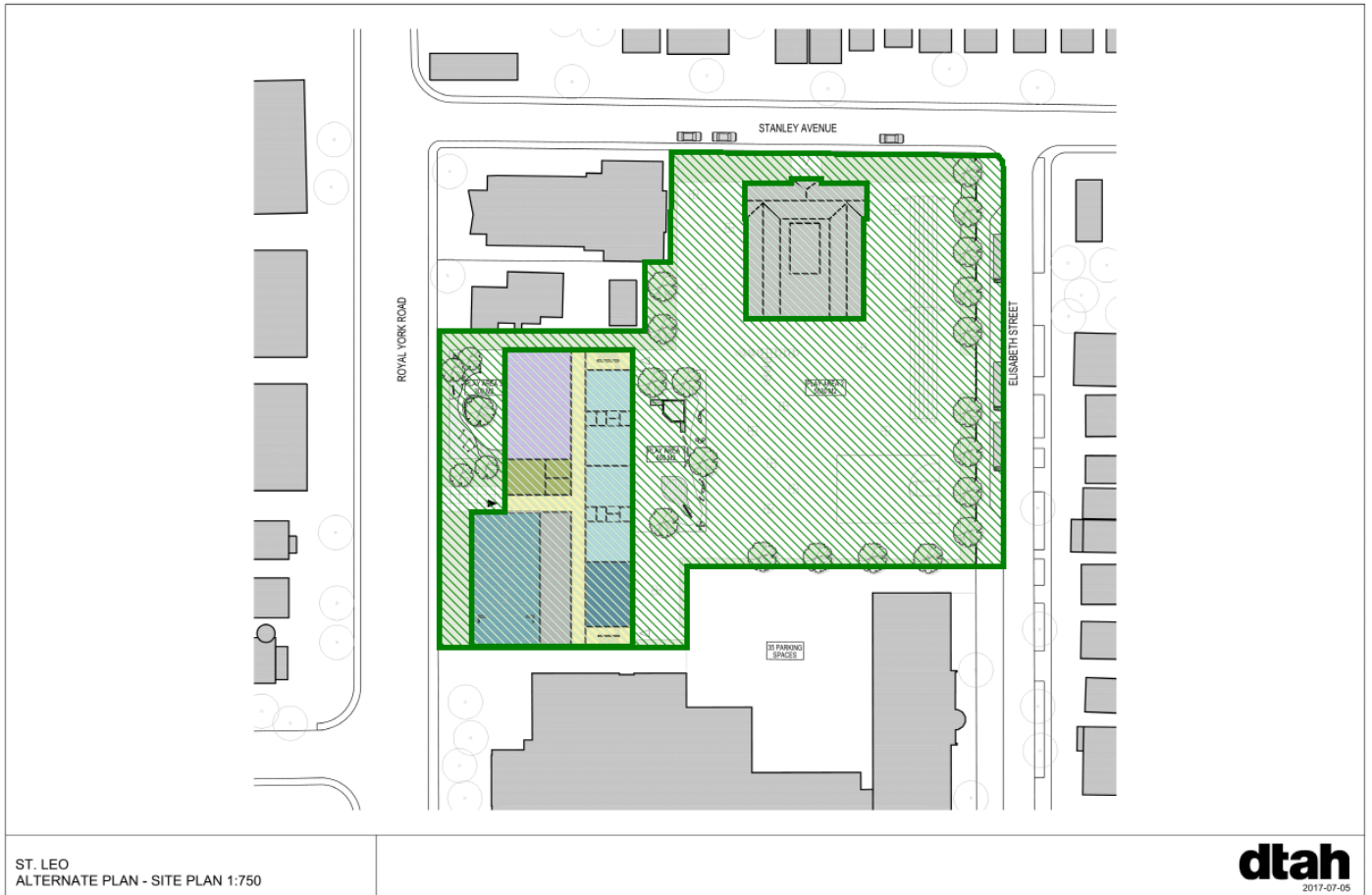


ST. LEO  
ALTERNATE PLAN - SITE PLAN 1:750

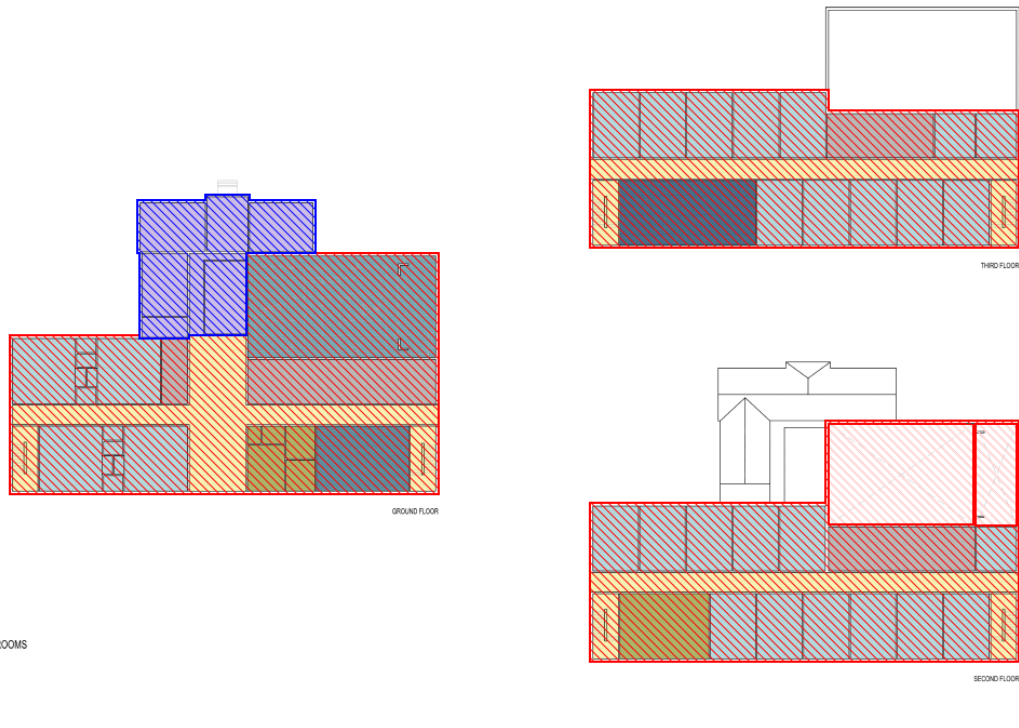




# Alternate Plan 2 – Site Development



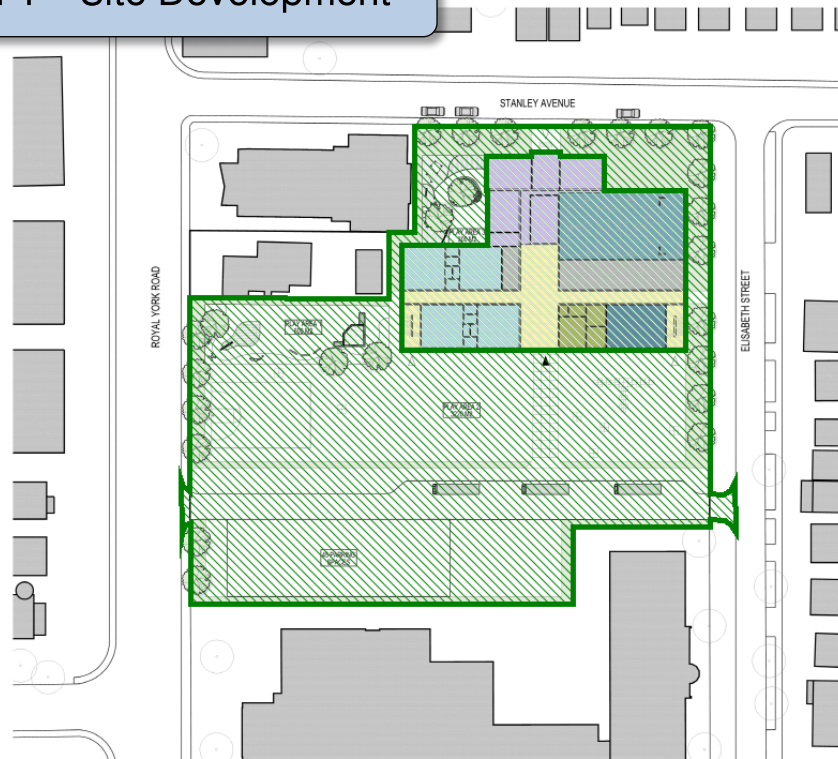
# Alternate Plan 1 - Ground to Third Floor



ST. LEO  
3A - SECOND AND THIRD FLOOR 1:500



# Alternate Plan 1 – Site Development



ST. LEO  
3A - SITE PLAN 1:750



**MULTIPLE ESTIMATE SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
 ORDER OF MAGNITUDE ESTIMATE  
 AUGUST 03, 2017

| <b>Hard Construction Costs</b>               | <b>GFA<br/>(m2)</b> | <b>Unit<br/>(Cost/m2)</b> | <b>Estimated<br/>Total</b> | <b>% of<br/>Total</b> |
|--|---------------------|---------------------------|----------------------------|-----------------------|
| A Option 1A - Addition and Renovation        | 6,255               | \$2,725.82                | \$17,050,000               | 24.6%                 |
| Imperial Conversion                          | 67,329              | \$253.23                  |                            |                       |
| B Option 1B - New Construction               | 5,520               | \$3,120.47                | \$17,225,000               | 24.8%                 |
| Imperial Conversion                          | 59,417              | \$289.90                  |                            |                       |
| C Alternate Plan 2 - Addition and Renovation | 6,888               | \$2,615.42                | \$18,015,000               | 26.0%                 |
| Imperial Conversion                          | 74,142              | \$242.98                  |                            |                       |
| D Alternate Plan 1 - Addition and Renovation | 5,933               | \$2,878.81                | \$17,080,000               | 24.6%                 |
| Imperial Conversion                          | 63,863              | \$267.45                  |                            |                       |

**MASTER ESTIMATE SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**OPTION 1A**

ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

| Hard Construction Costs                             |  | GFA (m2)      | Unit (Cost/m2)    | Sub Total   | Estimated Total     | % of Total |
|---|--|---------------|-------------------|-------------|---------------------|------------|
| 1   | Building Shell                                   | 6,255         | \$521.97          |             | \$3,264,948         | 19.1%      |
|   | - Sub Structure                                  |               | \$57.80           | \$361,519   |                     |            |
|   | - Structure                                      |               | \$170.17          | \$1,064,424 |                     |            |
|   | - Exterior Enclosure                             |               | \$294.01          | \$1,839,004 |                     |            |
| 2   | Building Interiors                               | 6,255         | \$416.03          |             | \$2,602,281         | 15.3%      |
|   | - Partitions and Doors                           |               | \$193.45          | \$1,210,020 |                     |            |
|   | - Finishes                                       |               | \$116.40          | \$728,091   |                     |            |
|   | - Fittings and Equipment                         |               | \$106.18          | \$664,170   |                     |            |
| 3   | Mechanical                                       | 6,255         | \$370.51          |             | \$2,317,570         | 13.6%      |
|   | - Plumbing and Drainage                          |               | \$78.83           | \$493,100   |                     |            |
|   | - Fire Protection                                |               | \$23.65           | \$147,930   |                     |            |
|   | - Heating, Ventilation, Air Conditioning         |               | \$236.50          | \$1,479,300 |                     |            |
|   | - Controls                                       |               | \$31.53           | \$197,240   |                     |            |
| 4   | Electrical                                       | 6,255         | \$185.26          |             | \$1,158,785         | 6.8%       |
|   | - Service and Distribution                       |               | \$51.24           | \$320,515   |                     |            |
|   | - Lighting, Devices, and Heating                 |               | \$78.83           | \$493,100   |                     |            |
|   | - Systems and Ancillaries                        |               | \$55.18           | \$345,170   |                     |            |
| 5   | Site Work  | 6,255         | \$137.74          |             | \$861,558           | 5.1%       |
|   | - Site Development (prep, surfaces, landscaping) |               | \$113.76          | \$711,558   |                     |            |
|   | - Mechanical Site Services                       |               | \$7.99            | \$50,000    |                     |            |
|   | - Electrical Site Services                       |               | \$15.99           | \$100,000   |                     |            |
| 6   | Ancillary Work                                   | 6,255         | \$226.17          |             | \$1,414,676         | 8.3%       |
|   | - Demolition                                     |               | \$81.69           | \$510,970   |                     |            |
|   | - Alterations                                    |               | \$144.48          | \$903,706   |                     |            |
| 7   | Contractor's General Requirements                | 8.0%          | 6,255             | \$209.37    | \$1,309,600         | 7.7%       |
| 8   | Contractor's Fees (OH&P)                         | 4.0%          | 6,255             | \$82.65     | \$517,000           | 3.0%       |
| 9   | Design Contingency                               | 15%           | 6,255             | \$322.69    | \$2,018,400         | 11.8%      |
| <b>Sub Total (current dollars)</b>                  |  | <b>6,255</b>  | <b>\$2,472.42</b> |             | <b>\$15,465,000</b> |            |
| 10  | Escalation Contingency                           | 5.0%          | 6,255             | \$123.61    | \$773,200           | 4.5%       |
| <b>Sub Total (including escalation to Q2 2020 )</b> |  | <b>6,255</b>  | <b>\$2,596.00</b> |             | <b>\$16,238,000</b> |            |
| 11  | Construction Contingency (post contract)         | 5.0%          | 6,255             | \$129.80    | \$811,900           | 4.8%       |
| <b>Total Estimated Hard Construction Cost</b>       |  | <b>6,255</b>  | <b>\$2,725.82</b> |             | <b>\$17,050,000</b> |            |
| <b>Imperial Conversion</b>                          |  | <b>67,329</b> | <b>\$253.23</b>   |             | <b>Per SF</b>       |            |

| Estimated Construction Costs (Breakdown by Major Component) |   | GFA m2        | Unit Cost/m2      | Estimated Total     | % of Total |
|---|---|---------------|-------------------|---------------------|------------|
| 1   | Building                                | 6,255         | \$2,191.85        | \$13,710,000        | 80.4%      |
| 2   | Alterations and Demolition              | 6,255         | \$331.89          | \$2,076,000         | 12.2%      |
| 3   | Site Work (including M&E site services) | 6,255         | \$202.08          | \$1,264,000         | 7.4%       |
| 4   | Soft Costs                              | 0             | \$0.00            | Excluded            | 0.0%       |
| <b>Total Estimated Hard and Soft Construction Costs</b>     |   | <b>6,255</b>  | <b>\$2,725.82</b> | <b>\$17,050,000</b> |            |
| <b>Imperial Conversion</b>                                  |   | <b>67,329</b> | <b>\$253.23</b>   | <b>Per SF</b>       |            |

**ELEMENTAL SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**OPTION 1A**  
ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

Gross Floor Area **6,255 m2**

| Description<br>Element/Sub-Element                      | Ratio | Quantity | Unit | Unit Rate | Elemental Cost |                     | \$ per m2<br>Sub Element | \$ per m2<br>Element | %      |
|---|-------|----------|------|-----------|----------------|---------------------|--------------------------|----------------------|--------|
|   |       |          |      |           | Sub Element    | Element Total       |                          |                      |        |
| <b>A. SHELL</b>   |       |          |      |           |                |                     |                          |                      |        |
| <b>A1. Sub-Structure</b>                                |       |          |      |           |                | <b>\$361,519</b>    |                          | \$57.80              | 2.1%   |
| A1.1 Foundations  | 0.32  | 2,021    | m2   | \$178.88  | \$361,519      |                     | \$57.80                  |                      |        |
| A1.2 Basement Excavation                                | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |        |
| <b>A2. Structure</b>                                    |       |          |      |           |                | <b>\$1,064,424</b>  |                          | \$170.17             | 6.2%   |
| A2.1 Lowest Floor Construction                          | 0.43  | 2,683    | m2   | \$57.56   | \$154,439      |                     | \$24.69                  |                      |        |
| A2.2 Upper Floor Construction                           | 0.57  | 3,572    | m2   | \$147.68  | \$527,530      |                     | \$84.34                  |                      |        |
| A2.3 Roof Construction                                  | 0.43  | 2,683    | m2   | \$142.55  | \$382,455      |                     | \$61.14                  |                      |        |
| <b>A3. Exterior Enclosure</b>                           |       |          |      |           |                | <b>\$1,839,004</b>  |                          | \$294.01             | 10.8%  |
| A3.1 Walls Below Grade                                  | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |        |
| A3.2 Walls Above Grade                                  | 0.27  | 1,686    | m2   | \$539.33  | \$909,313      |                     | \$145.37                 |                      |        |
| A3.3 Windows & Entrances                                | 0.10  | 600      | m2   | \$596.96  | \$358,175      |                     | \$57.26                  |                      |        |
| A3.4 Roof Finish  | 0.43  | 2,683    | m2   | \$149.98  | \$402,392      |                     | \$64.33                  |                      |        |
| A3.5 Projections  | 1.00  | 6,255    | m2   | \$27.04   | \$169,125      |                     | \$27.04                  |                      |        |
| <b>B. INTERIORS</b>                                     |       |          |      |           |                |                     |                          |                      |        |
| <b>B1 Partitions &amp; Doors</b>                        |       |          |      |           |                | <b>\$1,210,020</b>  |                          | \$193.45             | 7.1%   |
| B1.1 Partitions   | 0.69  | 4,320    | m2   | \$227.81  | \$984,127      |                     | \$157.33                 |                      |        |
| B1.2 Doors  | 0.04  | 246      | m2   | \$918.26  | \$225,893      |                     | \$36.11                  |                      |        |
| <b>B2 Finishes</b>                                      |       |          |      |           |                | <b>\$728,091</b>    |                          | \$116.40             | 4.3%   |
| B2.1 Floor Finishes                                     | 0.80  | 5,034    | m2   | \$70.44   | \$354,577      |                     | \$56.69                  |                      |        |
| B2.2 Ceiling Finishes                                   | 0.80  | 5,034    | m2   | \$43.24   | \$217,673      |                     | \$34.80                  |                      |        |
| B2.3 Wall Finishes                                      | 1.70  | 10,627   | m2   | \$14.67   | \$155,842      |                     | \$24.91                  |                      |        |
| <b>B3 Fittings &amp; Equipment</b>                      |       |          |      |           |                | <b>\$664,170</b>    |                          | \$106.18             | 3.9%   |
| B3.1 Fittings & Fixtures                                | 1.00  | 6,255    | m2   | \$83.32   | \$521,170      |                     | \$83.32                  |                      |        |
| B3.2 Equipment  | 1.00  | 6,255    | m2   | \$8.47    | \$53,000       |                     | \$8.47                   |                      |        |
| B3.3 Conveying Systems                                  | 1.00  | 6,255    | m2   | \$14.39   | \$90,000       |                     | \$14.39                  |                      |        |
| <b>C. SERVICES</b>                                      |       |          |      |           |                |                     |                          |                      |        |
| <b>C1 Mechanical</b>                                    |       |          |      |           |                | <b>\$2,317,570</b>  |                          | \$370.51             | 13.6%  |
| C1.1 Plumbing & Drainage                                | 1.00  | 6,255    | m2   | \$78.83   | \$493,100      |                     | \$78.83                  |                      |        |
| C1.2 Fire Protection                                    | 1.00  | 6,255    | m2   | \$23.65   | \$147,930      |                     | \$23.65                  |                      |        |
| C1.3 HVAC   | 1.00  | 6,255    | m2   | \$236.50  | \$1,479,300    |                     | \$236.50                 |                      |        |
| C1.4 Controls   | 1.00  | 6,255    | m2   | \$31.53   | \$197,240      |                     | \$31.53                  |                      |        |
| <b>C2 Electrical</b>                                    |       |          |      |           |                | <b>\$1,158,785</b>  |                          | \$185.26             | 6.8%   |
| C2.1 Service & Distribution                             | 1.00  | 6,255    | m2   | \$51.24   | \$320,515      |                     | \$51.24                  |                      |        |
| C2.2 Lighting, Devices & Heating                        | 1.00  | 6,255    | m2   | \$78.83   | \$493,100      |                     | \$78.83                  |                      |        |
| C2.3 Systems & Ancillaries                              | 1.00  | 6,255    | m2   | \$55.18   | \$345,170      |                     | \$55.18                  |                      |        |
| <b>D. SITE &amp; ANCILLARY WORK</b>                     |       |          |      |           |                |                     |                          |                      |        |
| <b>D1 Site Work</b>                                     |       |          |      |           |                | <b>\$861,558</b>    |                          | \$137.74             | 5.1%   |
| D1.1 Site Development                                   | 1.10  | 6,871    | m2   | \$103.56  | \$711,558      |                     | \$113.76                 |                      |        |
| D1.2 Mechanical Site Services                           | 1.10  | 6,871    | m2   | \$7.28    | \$50,000       |                     | \$7.99                   |                      |        |
| D1.3 Electrical Site Services                           | 1.10  | 6,871    | m2   | \$14.55   | \$100,000      |                     | \$15.99                  |                      |        |
| <b>D2 Ancillary Work</b>                                |       |          |      |           |                | <b>\$1,414,676</b>  |                          | \$226.17             | 8.3%   |
| D2.1 Demolition   | 1.00  | 6,255    | m2   | \$81.69   | \$510,970      |                     | \$81.69                  |                      |        |
| D2.2 Alterations  | 0.21  | 1,324    | m2   | \$682.56  | \$903,706      |                     | \$144.48                 |                      |        |
| <b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>      |       |          |      |           |                |                     |                          |                      |        |
| <b>Z1 General Requirements &amp; Fees</b>               |       |          |      |           |                | <b>\$1,826,600</b>  |                          | \$292.02             | 10.7%  |
| Z1.1 General Requirements                               | 1.00  | 6,255    | m2   | \$209.37  | \$1,309,600    |                     | \$209.37                 |                      |        |
| Z1.2 Fees   | 1.00  | 6,255    | m2   | \$82.65   | \$517,000      |                     | \$82.65                  |                      |        |
| <b>Z2 Allowances</b>                                    |       |          |      |           |                | <b>\$3,603,500</b>  |                          | \$576.10             | 21.1%  |
| Z2.1 Design Contingency                                 | 1.00  | 6,255    | m2   | \$322.69  | \$2,018,400    |                     | \$322.69                 |                      |        |
| Z2.2 Escalation Contingency                             | 1.00  | 6,255    | m2   | \$123.61  | \$773,200      |                     | \$123.61                 |                      |        |
| Z2.3 Construction Contingency                           | 1.00  | 6,255    | m2   | \$129.80  | \$811,900      |                     | \$129.80                 |                      |        |
| <b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b> |       |          |      |           |                | <b>\$17,050,000</b> |                          | \$2,725.81           | 100.0% |

**MASTER ESTIMATE SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**OPTION 1B**

ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

| Hard Construction Costs                             |  | GFA (m2)      | Unit (Cost/m2)    | Sub Total   | Estimated Total     | % of Total |
|---|--|---------------|-------------------|-------------|---------------------|------------|
| 1   | Building Shell                                   | 5,520         | \$634.98          |             | \$3,505,088         | 20.3%      |
|   | - Sub Structure                                  |               | \$70.96           | \$391,709   |                     |            |
|   | - Structure                                      |               | \$202.31          | \$1,116,746 |                     |            |
|   | - Exterior Enclosure                             |               | \$361.71          | \$1,996,633 |                     |            |
| 2   | Building Interiors                               | 5,520         | \$515.40          |             | \$2,845,030         | 16.5%      |
|   | - Partitions and Doors                           |               | \$245.43          | \$1,354,760 |                     |            |
|   | - Finishes                                       |               | \$145.87          | \$805,200   |                     |            |
|   | - Fittings and Equipment                         |               | \$124.11          | \$685,069   |                     |            |
| 3   | Mechanical                                       | 5,520         | \$470.00          |             | \$2,594,400         | 15.1%      |
|   | - Plumbing and Drainage                          |               | \$100.00          | \$552,000   |                     |            |
|   | - Fire Protection                                |               | \$30.00           | \$165,600   |                     |            |
|   | - Heating, Ventilation, Air Conditioning         |               | \$300.00          | \$1,656,000 |                     |            |
|   | - Controls                                       |               | \$40.00           | \$220,800   |                     |            |
| 4   | Electrical                                       | 5,520         | \$227.53          |             | \$1,255,970         | 7.3%       |
|   | - Service and Distribution                       |               | \$65.00           | \$358,800   |                     |            |
|   | - Lighting, Devices, and Heating                 |               | \$100.00          | \$552,000   |                     |            |
|   | - Systems and Ancillaries                        |               | \$62.53           | \$345,170   |                     |            |
| 5   | Site Work  | 5,520         | \$157.72          |             | \$870,633           | 5.1%       |
|   | - Site Development (prep, surfaces, landscaping) |               | \$130.55          | \$720,633   |                     |            |
|   | - Mechanical Site Services                       |               | \$9.06            | \$50,000    |                     |            |
|   | - Electrical Site Services                       |               | \$18.12           | \$100,000   |                     |            |
| 6   | Ancillary Work                                   | 5,520         | \$119.69          |             | \$660,700           | 3.8%       |
|   | - Demolition                                     |               | \$119.69          | \$660,700   |                     |            |
|   | - Alterations                                    |               | \$0.00            | \$0         |                     |            |
| 7   | Contractor's General Requirements                | 8.0%          | 5,520             | \$241.03    | \$1,330,500         | 7.7%       |
| 8   | Contractor's Fees (OH&P)                         | 4.0%          | 5,520             | \$94.57     | \$522,000           | 3.0%       |
| 9   | Design Contingency                               | 15%           | 5,520             | \$369.40    | \$2,039,100         | 11.8%      |
| <b>Sub Total (current dollars)</b>                  |  | <b>5,520</b>  | <b>\$2,830.33</b> |             | <b>\$15,623,400</b> |            |
| 10  | Escalation Contingency                           | 5.0%          | 5,520             | \$141.52    | \$781,200           | 4.5%       |
| <b>Sub Total (including escalation to Q2 2020 )</b> |  | <b>5,520</b>  | <b>\$2,971.92</b> |             | <b>\$16,405,000</b> |            |
| 11  | Construction Contingency (post contract)         | 5.0%          | 5,520             | \$148.59    | \$820,200           | 4.8%       |
| <b>Total Estimated Hard Construction Cost</b>       |  | <b>5,520</b>  | <b>\$3,120.47</b> |             | <b>\$17,225,000</b> |            |
| <b>Imperial Conversion</b>                          |  | <b>59,417</b> | <b>\$289.90</b>   |             | <b>Per SF</b>       |            |

| Estimated Construction Costs (Breakdown by Major Component) |   | GFA m2        | Unit Cost/m2      | Estimated Total     | % of Total |
|---|---|---------------|-------------------|---------------------|------------|
| 1   | Building                                | 5,520         | \$2,713.22        | \$14,977,000        | 86.9%      |
| 2   | Alterations and Demolition              | 5,520         | \$175.72          | \$970,000           | 5.6%       |
| 3   | Site Work (including M&E site services) | 5,520         | \$231.52          | \$1,278,000         | 7.4%       |
| 4   | Soft Costs                              | 0             | \$0.00            | Excluded            | 0.0%       |
| <b>Total Estimated Hard and Soft Construction Costs</b>     |   | <b>5,520</b>  | <b>\$3,120.47</b> | <b>\$17,225,000</b> |            |
| <b>Imperial Conversion</b>                                  |   | <b>59,417</b> | <b>\$289.90</b>   | <b>Per SF</b>       |            |

**ELEMENTAL SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**OPTION 1B**  
ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

Gross Floor Area **5,520 m2**

| Description<br>Element/Sub-Element                      | Ratio | Quantity | Unit | Unit Rate | Elemental Cost |                     | \$ per m2<br>Sub Element | \$ per m2<br>Element | %             |
|---|-------|----------|------|-----------|----------------|---------------------|--------------------------|----------------------|---------------|
|   |       |          |      |           | Sub Element    | Element Total       |                          |                      |               |
| <b>A. SHELL</b>   |       |          |      |           |                |                     |                          |                      |               |
| <b>A1. Sub-Structure</b>                                |       |          |      |           |                | <b>\$391,709</b>    |                          | <b>\$70.96</b>       | <b>2.3%</b>   |
| A1.1 Foundations  | 0.40  | 2,234    | m2   | \$175.34  | \$391,709      |                     | \$70.96                  |                      |               |
| A1.2 Basement Excavation                                | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |               |
| <b>A2. Structure</b>                                    |       |          |      |           |                | <b>\$1,116,746</b>  |                          | <b>\$202.31</b>      | <b>6.5%</b>   |
| A2.1 Lowest Floor Construction                          | 0.40  | 2,234    | m2   | \$68.05   | \$152,017      |                     | \$27.54                  |                      |               |
| A2.2 Upper Floor Construction                           | 0.60  | 3,286    | m2   | \$173.42  | \$569,858      |                     | \$103.24                 |                      |               |
| A2.3 Roof Construction                                  | 0.40  | 2,234    | m2   | \$176.76  | \$394,871      |                     | \$71.53                  |                      |               |
| <b>A3. Exterior Enclosure</b>                           |       |          |      |           |                | <b>\$1,996,633</b>  |                          | <b>\$361.71</b>      | <b>11.6%</b>  |
| A3.1 Walls Below Grade                                  | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |               |
| A3.2 Walls Above Grade                                  | 0.34  | 1,896    | m2   | \$538.89  | \$1,021,743    |                     | \$185.10                 |                      |               |
| A3.3 Windows & Entrances                                | 0.11  | 600      | m2   | \$659.67  | \$395,800      |                     | \$71.70                  |                      |               |
| A3.4 Roof Finish  | 0.40  | 2,234    | m2   | \$188.21  | \$420,466      |                     | \$76.17                  |                      |               |
| A3.5 Projections  | 1.00  | 5,520    | m2   | \$28.74   | \$158,625      |                     | \$28.74                  |                      |               |
| <b>B. INTERIORS</b>                                     |       |          |      |           |                |                     |                          |                      |               |
| <b>B1 Partitions &amp; Doors</b>                        |       |          |      |           |                | <b>\$1,354,760</b>  |                          | <b>\$245.43</b>      | <b>7.9%</b>   |
| B1.1 Partitions   | 0.90  | 4,968    | m2   | \$222.78  | \$1,106,788    |                     | \$200.50                 |                      |               |
| B1.2 Doors  | 0.05  | 276      | m2   | \$898.45  | \$247,973      |                     | \$44.92                  |                      |               |
| <b>B2 Finishes</b>                                      |       |          |      |           |                | <b>\$805,200</b>    |                          | <b>\$145.87</b>      | <b>4.7%</b>   |
| B2.1 Floor Finishes                                     | 0.90  | 4,968    | m2   | \$78.52   | \$390,080      |                     | \$70.67                  |                      |               |
| B2.2 Ceiling Finishes                                   | 0.90  | 4,968    | m2   | \$50.46   | \$250,673      |                     | \$45.41                  |                      |               |
| B2.3 Wall Finishes                                      | 1.90  | 10,488   | m2   | \$15.68   | \$164,448      |                     | \$29.79                  |                      |               |
| <b>B3 Fittings &amp; Equipment</b>                      |       |          |      |           |                | <b>\$685,069</b>    |                          | <b>\$124.11</b>      | <b>4.0%</b>   |
| B3.1 Fittings & Fixtures                                | 1.00  | 5,520    | m2   | \$98.20   | \$542,069      |                     | \$98.20                  |                      |               |
| B3.2 Equipment  | 1.00  | 5,520    | m2   | \$9.60    | \$53,000       |                     | \$9.60                   |                      |               |
| B3.3 Conveying Systems                                  | 1.00  | 5,520    | m2   | \$16.30   | \$90,000       |                     | \$16.30                  |                      |               |
| <b>C. SERVICES</b>                                      |       |          |      |           |                |                     |                          |                      |               |
| <b>C1 Mechanical</b>                                    |       |          |      |           |                | <b>\$2,594,400</b>  |                          | <b>\$470.00</b>      | <b>15.1%</b>  |
| C1.1 Plumbing & Drainage                                | 1.00  | 5,520    | m2   | \$100.00  | \$552,000      |                     | \$100.00                 |                      |               |
| C1.2 Fire Protection                                    | 1.00  | 5,520    | m2   | \$30.00   | \$165,600      |                     | \$30.00                  |                      |               |
| C1.3 HVAC   | 1.00  | 5,520    | m2   | \$300.00  | \$1,656,000    |                     | \$300.00                 |                      |               |
| C1.4 Controls   | 1.00  | 5,520    | m2   | \$40.00   | \$220,800      |                     | \$40.00                  |                      |               |
| <b>C2 Electrical</b>                                    |       |          |      |           |                | <b>\$1,255,970</b>  |                          | <b>\$227.53</b>      | <b>7.3%</b>   |
| C2.1 Service & Distribution                             | 1.00  | 5,520    | m2   | \$65.00   | \$358,800      |                     | \$65.00                  |                      |               |
| C2.2 Lighting, Devices & Heating                        | 1.00  | 5,520    | m2   | \$100.00  | \$552,000      |                     | \$100.00                 |                      |               |
| C2.3 Systems & Ancillaries                              | 1.13  | 6,255    | m2   | \$55.18   | \$345,170      |                     | \$62.53                  |                      |               |
| <b>D. SITE &amp; ANCILLARY WORK</b>                     |       |          |      |           |                |                     |                          |                      |               |
| <b>D1 Site Work</b>                                     |       |          |      |           |                | <b>\$870,633</b>    |                          | <b>\$157.72</b>      | <b>5.1%</b>   |
| D1.1 Site Development                                   | 1.29  | 7,112    | m2   | \$101.33  | \$720,633      |                     | \$130.55                 |                      |               |
| D1.2 Mechanical Site Services                           | 1.29  | 7,112    | m2   | \$7.03    | \$50,000       |                     | \$9.06                   |                      |               |
| D1.3 Electrical Site Services                           | 1.29  | 7,112    | m2   | \$14.06   | \$100,000      |                     | \$18.12                  |                      |               |
| <b>D2 Ancillary Work</b>                                |       |          |      |           |                | <b>\$660,700</b>    |                          | <b>\$119.69</b>      | <b>3.8%</b>   |
| D2.1 Demolition   | 1.00  | 5,520    | m2   | \$119.69  | \$660,700      |                     | \$119.69                 |                      |               |
| D2.2 Alterations  | 0.24  | 1,324    | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |               |
| <b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>      |       |          |      |           |                |                     |                          |                      |               |
| <b>Z1 General Requirements &amp; Fees</b>               |       |          |      |           |                | <b>\$1,852,500</b>  |                          | <b>\$335.60</b>      | <b>10.8%</b>  |
| Z1.1 General Requirements                               | 1.00  | 5,520    | m2   | \$241.03  | \$1,330,500    |                     | \$241.03                 |                      |               |
| Z1.2 Fees   | 1.00  | 5,520    | m2   | \$94.57   | \$522,000      |                     | \$94.57                  |                      |               |
| <b>Z2 Allowances</b>                                    |       |          |      |           |                | <b>\$3,640,500</b>  |                          | <b>\$659.51</b>      | <b>21.1%</b>  |
| Z2.1 Design Contingency                                 | 1.00  | 5,520    | m2   | \$369.40  | \$2,039,100    |                     | \$369.40                 |                      |               |
| Z2.2 Escalation Contingency                             | 1.00  | 5,520    | m2   | \$141.52  | \$781,200      |                     | \$141.52                 |                      |               |
| Z2.3 Construction Contingency                           | 1.00  | 5,520    | m2   | \$148.59  | \$820,200      |                     | \$148.59                 |                      |               |
| <b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b> |       |          |      |           |                | <b>\$17,225,000</b> |                          | <b>\$3,120.44</b>    | <b>100.0%</b> |

**MASTER ESTIMATE SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**ALTERNATE PLAN 2**

ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

| Hard Construction Costs                             |  | GFA (m2)      | Unit (Cost/m2)    | Sub Total   | Estimated Total     | % of Total |
|---|--|---------------|-------------------|-------------|---------------------|------------|
| 1   | Building Shell                                   | 6,888         | \$494.52          |             | \$3,406,284         | 18.9%      |
|   | - Sub Structure                                  |               | \$53.71           | \$369,941   |                     |            |
|   | - Structure                                      |               | \$162.68          | \$1,120,566 |                     |            |
|   | - Exterior Enclosure                             |               | \$278.13          | \$1,915,777 |                     |            |
| 2   | Building Interiors                               | 6,888         | \$399.90          |             | \$2,754,491         | 15.3%      |
|   | - Partitions and Doors                           |               | \$187.40          | \$1,290,814 |                     |            |
|   | - Finishes                                       |               | \$113.14          | \$779,285   |                     |            |
|   | - Fittings and Equipment                         |               | \$99.36           | \$684,393   |                     |            |
| 3   | Mechanical                                       | 6,888         | \$357.41          |             | \$2,461,860         | 13.7%      |
|   | - Plumbing and Drainage                          |               | \$76.05           | \$523,800   |                     |            |
|   | - Fire Protection                                |               | \$22.81           | \$157,140   |                     |            |
|   | - Heating, Ventilation, Air Conditioning         |               | \$228.14          | \$1,571,400 |                     |            |
|   | - Controls                                       |               | \$30.42           | \$209,520   |                     |            |
| 4   | Electrical                                       | 6,888         | \$178.71          |             | \$1,230,930         | 6.8%       |
|   | - Service and Distribution                       |               | \$49.43           | \$340,470   |                     |            |
|   | - Lighting, Devices, and Heating                 |               | \$76.05           | \$523,800   |                     |            |
|   | - Systems and Ancillaries                        |               | \$53.23           | \$366,660   |                     |            |
| 5   | Site Work  | 6,888         | \$128.34          |             | \$883,999           | 4.9%       |
|   | - Site Development (prep, surfaces, landscaping) |               | \$106.56          | \$733,999   |                     |            |
|   | - Mechanical Site Services                       |               | \$7.26            | \$50,000    |                     |            |
|   | - Electrical Site Services                       |               | \$14.52           | \$100,000   |                     |            |
| 6   | Ancillary Work                                   | 6,888         | \$223.53          |             | \$1,539,673         | 8.5%       |
|   | - Demolition                                     |               | \$67.17           | \$462,698   |                     |            |
|   | - Alterations                                    |               | \$156.36          | \$1,076,975 |                     |            |
| 7   | Contractor's General Requirements                | 8.0%          | 6,888             | \$201.10    | \$1,385,200         | 7.7%       |
| 8   | Contractor's Fees (OH&P)                         | 4.0%          | 6,888             | \$79.27     | \$546,000           | 3.0%       |
| 9   | Design Contingency                               | 15%           | 6,888             | \$309.42    | \$2,131,300         | 11.8%      |
| <b>Sub Total (current dollars)</b>                  |  | <b>6,888</b>  | <b>\$2,372.24</b> |             | <b>\$16,340,000</b> |            |
| 10  | Escalation Contingency                           | 5.0%          | 6,888             | \$118.61    | \$817,000           | 4.5%       |
| <b>Sub Total (including escalation to Q2 2020 )</b> |  | <b>6,888</b>  | <b>\$2,490.85</b> |             | <b>\$17,157,000</b> |            |
| 11  | Construction Contingency (post contract)         | 5.0%          | 6,888             | \$124.54    | \$857,800           | 4.8%       |
| <b>Total Estimated Hard Construction Cost</b>       |  | <b>6,888</b>  | <b>\$2,615.42</b> |             | <b>\$18,015,000</b> |            |
| <b>Imperial Conversion</b>                          |  | <b>74,142</b> | <b>\$242.98</b>   |             | <b>Per SF</b>       |            |

| Estimated Construction Costs (Breakdown by Major Component) |   | GFA m2        | Unit Cost/m2      | Estimated Total     | % of Total |
|---|---|---------------|-------------------|---------------------|------------|
| 1   | Building                                | 6,888         | \$2,099.16        | \$14,459,000        | 80.3%      |
| 2   | Alterations and Demolition              | 6,888         | \$327.96          | \$2,259,000         | 12.5%      |
| 3   | Site Work (including M&E site services) | 6,888         | \$188.30          | \$1,297,000         | 7.2%       |
| 4   | Soft Costs                              | 0             | \$0.00            | Excluded            | 0.0%       |
| <b>Total Estimated Hard and Soft Construction Costs</b>     |   | <b>6,888</b>  | <b>\$2,615.42</b> | <b>\$18,015,000</b> |            |
| <b>Imperial Conversion</b>                                  |   | <b>74,142</b> | <b>\$242.98</b>   | <b>Per SF</b>       |            |



**ELEMENTAL SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**ALTERNATE PLAN 2**  
ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

Gross Floor Area **6,888 m2**

| Description<br>Element/Sub-Element                      | Ratio | Quantity | Unit | Unit Rate | Elemental Cost |                     | \$ per m2<br>Sub Element | \$ per m2<br>Element | %             |
|---|-------|----------|------|-----------|----------------|---------------------|--------------------------|----------------------|---------------|
|   |       |          |      |           | Sub Element    | Element Total       |                          |                      |               |
| <b>A. SHELL</b>   |       |          |      |           |                |                     |                          |                      |               |
| <b>A1. Sub-Structure</b>                                |       |          |      |           |                | <b>\$369,941</b>    |                          | <b>\$53.71</b>       | <b>2.1%</b>   |
| A1.1 Foundations  | 0.31  | 2,161    | m2   | \$171.19  | \$369,941      | \$0                 | \$53.71                  |                      |               |
| A1.2 Basement Excavation                                | 0.00  | 0        | m2   | \$0.00    | \$0            | \$0                 | \$0.00                   |                      |               |
| <b>A2. Structure</b>                                    |       |          |      |           |                | <b>\$1,120,566</b>  |                          | <b>\$162.68</b>      | <b>6.2%</b>   |
| A2.1 Lowest Floor Construction                          | 0.43  | 2,986    | m2   | \$54.85   | \$163,777      |                     | \$23.78                  |                      |               |
| A2.2 Upper Floor Construction                           | 0.57  | 3,902    | m2   | \$143.00  | \$557,991      |                     | \$81.01                  |                      |               |
| A2.3 Roof Construction                                  | 0.43  | 2,986    | m2   | \$133.56  | \$398,798      |                     | \$57.90                  |                      |               |
| <b>A3. Exterior Enclosure</b>                           |       |          |      |           |                | <b>\$1,915,777</b>  |                          | <b>\$278.13</b>      | <b>10.6%</b>  |
| A3.1 Walls Below Grade                                  | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |               |
| A3.2 Walls Above Grade                                  | 0.25  | 1,715    | m2   | \$538.89  | \$924,200      |                     | \$134.18                 |                      |               |
| A3.3 Windows & Entrances                                | 0.09  | 600      | m2   | \$605.92  | \$363,550      |                     | \$52.78                  |                      |               |
| A3.4 Roof Finish  | 0.41  | 2,846    | m2   | \$139.90  | \$398,152      |                     | \$57.80                  |                      |               |
| A3.5 Projections  | 1.00  | 6,888    | m2   | \$33.37   | \$229,875      |                     | \$33.37                  |                      |               |
| <b>B. INTERIORS</b>                                     |       |          |      |           |                |                     |                          |                      |               |
| <b>B1 Partitions &amp; Doors</b>                        |       |          |      |           |                | <b>\$1,290,814</b>  |                          | <b>\$187.40</b>      | <b>7.2%</b>   |
| B1.1 Partitions   | 0.68  | 4,714    | m2   | \$223.65  | \$1,054,343    |                     | \$153.07                 |                      |               |
| B1.2 Doors  | 0.04  | 262      | m2   | \$902.56  | \$236,472      |                     | \$34.33                  |                      |               |
| <b>B2 Finishes</b>                                      |       |          |      |           |                | <b>\$779,285</b>    |                          | <b>\$113.14</b>      | <b>4.3%</b>   |
| B2.1 Floor Finishes                                     | 0.90  | 6,199    | m2   | \$60.28   | \$373,687      |                     | \$54.25                  |                      |               |
| B2.2 Ceiling Finishes                                   | 0.90  | 6,199    | m2   | \$40.88   | \$253,403      |                     | \$36.79                  |                      |               |
| B2.3 Wall Finishes                                      | 1.82  | 12,504   | m2   | \$12.17   | \$152,194      |                     | \$22.10                  |                      |               |
| <b>B3 Fittings &amp; Equipment</b>                      |       |          |      |           |                | <b>\$684,393</b>    |                          | <b>\$99.36</b>       | <b>3.8%</b>   |
| B3.1 Fittings & Fixtures                                | 1.00  | 6,888    | m2   | \$78.60   | \$541,393      |                     | \$78.60                  |                      |               |
| B3.2 Equipment  | 1.00  | 6,888    | m2   | \$7.69    | \$53,000       |                     | \$7.69                   |                      |               |
| B3.3 Conveying Systems                                  | 1.00  | 6,888    | m2   | \$13.07   | \$90,000       |                     | \$13.07                  |                      |               |
| <b>C. SERVICES</b>                                      |       |          |      |           |                |                     |                          |                      |               |
| <b>C1 Mechanical</b>                                    |       |          |      |           |                | <b>\$2,461,860</b>  |                          | <b>\$357.41</b>      | <b>13.7%</b>  |
| C1.1 Plumbing & Drainage                                | 1.00  | 6,888    | m2   | \$76.05   | \$523,800      |                     | \$76.05                  |                      |               |
| C1.2 Fire Protection                                    | 1.00  | 6,888    | m2   | \$22.81   | \$157,140      |                     | \$22.81                  |                      |               |
| C1.3 HVAC   | 1.00  | 6,888    | m2   | \$228.14  | \$1,571,400    |                     | \$228.14                 |                      |               |
| C1.4 Controls   | 1.00  | 6,888    | m2   | \$30.42   | \$209,520      |                     | \$30.42                  |                      |               |
| <b>C2 Electrical</b>                                    |       |          |      |           |                | <b>\$1,230,930</b>  |                          | <b>\$178.71</b>      | <b>6.8%</b>   |
| C2.1 Service & Distribution                             | 1.00  | 6,888    | m2   | \$49.43   | \$340,470      |                     | \$49.43                  |                      |               |
| C2.2 Lighting, Devices & Heating                        | 1.00  | 6,888    | m2   | \$76.05   | \$523,800      |                     | \$76.05                  |                      |               |
| C2.3 Systems & Ancillaries                              | 1.00  | 6,888    | m2   | \$53.23   | \$366,660      |                     | \$53.23                  |                      |               |
| <b>D. SITE &amp; ANCILLARY WORK</b>                     |       |          |      |           |                |                     |                          |                      |               |
| <b>D1 Site Work</b>                                     |       |          |      |           |                | <b>\$883,999</b>    |                          | <b>\$128.34</b>      | <b>4.9%</b>   |
| D1.1 Site Development                                   | 1.14  | 7,840    | m2   | \$93.62   | \$733,999      |                     | \$106.56                 |                      |               |
| D1.2 Mechanical Site Services                           | 1.14  | 7,840    | m2   | \$6.38    | \$50,000       |                     | \$7.26                   |                      |               |
| D1.3 Electrical Site Services                           | 1.14  | 7,840    | m2   | \$12.76   | \$100,000      |                     | \$14.52                  |                      |               |
| <b>D2 Ancillary Work</b>                                |       |          |      |           |                | <b>\$1,539,673</b>  |                          | <b>\$223.53</b>      | <b>8.5%</b>   |
| D2.1 Demolition   | 1.00  | 6,888    | m2   | \$67.17   | \$462,698      |                     | \$67.17                  |                      |               |
| D2.2 Alterations  | 0.19  | 1,324    | m2   | \$813.43  | \$1,076,975    |                     | \$156.36                 |                      |               |
| <b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>      |       |          |      |           |                |                     |                          |                      |               |
| <b>Z1 General Requirements &amp; Fees</b>               |       |          |      |           |                | <b>\$1,931,200</b>  |                          | <b>\$280.37</b>      | <b>10.7%</b>  |
| Z1.1 General Requirements                               | 1.00  | 6,888    | m2   | \$201.10  | \$1,385,200    |                     | \$201.10                 |                      |               |
| Z1.2 Fees   | 1.00  | 6,888    | m2   | \$79.27   | \$546,000      |                     | \$79.27                  |                      |               |
| <b>Z2 Allowances</b>                                    |       |          |      |           |                | <b>\$3,806,100</b>  |                          | <b>\$552.57</b>      | <b>21.1%</b>  |
| Z2.1 Design Contingency                                 | 1.00  | 6,888    | m2   | \$309.42  | \$2,131,300    |                     | \$309.42                 |                      |               |
| Z2.2 Escalation Contingency                             | 1.00  | 6,888    | m2   | \$118.61  | \$817,000      |                     | \$118.61                 |                      |               |
| Z2.3 Construction Contingency                           | 1.00  | 6,888    | m2   | \$124.54  | \$857,800      |                     | \$124.54                 |                      |               |
| <b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b> |       |          |      |           |                | <b>\$18,015,000</b> |                          | <b>\$2,615.35</b>    | <b>100.0%</b> |

**MASTER ESTIMATE SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**ALTERNATE PLAN 1**

ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

| Hard Construction Costs                             |  | GFA (m2)      | Unit (Cost/m2)    | Sub Total   | Estimated Total     | % of Total |
|---|--|---------------|-------------------|-------------|---------------------|------------|
| 1   | Building Shell                                   | 5,933         | \$544.16          |             | \$3,228,495         | 18.9%      |
|   | - Sub Structure                                  |               | \$57.90           | \$343,493   |                     |            |
|   | - Structure                                      |               | \$185.47          | \$1,100,400 |                     |            |
|   | - Exterior Enclosure                             |               | \$300.79          | \$1,784,602 |                     |            |
| 2   | Building Interiors                               | 5,933         | \$451.26          |             | \$2,677,350         | 15.7%      |
|   | - Partitions and Doors                           |               | \$211.83          | \$1,256,759 |                     |            |
|   | - Finishes                                       |               | \$126.25          | \$749,034   |                     |            |
|   | - Fittings and Equipment                         |               | \$113.19          | \$671,558   |                     |            |
| 3   | Mechanical                                       | 5,933         | \$399.97          |             | \$2,373,030         | 13.9%      |
|   | - Plumbing and Drainage                          |               | \$85.10           | \$504,900   |                     |            |
|   | - Fire Protection                                |               | \$25.53           | \$151,470   |                     |            |
|   | - Heating, Ventilation, Air Conditioning         |               | \$255.30          | \$1,514,700 |                     |            |
|   | - Controls                                       |               | \$34.04           | \$201,960   |                     |            |
| 4   | Electrical                                       | 5,933         | \$199.99          |             | \$1,186,515         | 6.9%       |
|   | - Service and Distribution                       |               | \$55.32           | \$328,185   |                     |            |
|   | - Lighting, Devices, and Heating                 |               | \$85.10           | \$504,900   |                     |            |
|   | - Systems and Ancillaries                        |               | \$59.57           | \$353,430   |                     |            |
| 5   | Site Work  | 5,933         | \$161.39          |             | \$957,542           | 5.6%       |
|   | - Site Development (prep, surfaces, landscaping) |               | \$136.11          | \$807,542   |                     |            |
|   | - Mechanical Site Services                       |               | \$8.43            | \$50,000    |                     |            |
|   | - Electrical Site Services                       |               | \$16.85           | \$100,000   |                     |            |
| 6   | Ancillary Work                                   | 5,933         | \$205.05          |             | \$1,216,566         | 7.1%       |
|   | - Demolition                                     |               | \$92.15           | \$546,720   |                     |            |
|   | - Alterations                                    |               | \$112.90          | \$669,846   |                     |            |
| 7   | Contractor's General Requirements                | 8.0%          | 5,933             | \$221.17    | \$1,312,200         | 7.7%       |
| 8   | Contractor's Fees (OH&P)                         | 4.0%          | 5,933             | \$87.31     | \$518,000           | 3.0%       |
| 9   | Design Contingency                               | 15%           | 5,933             | \$340.87    | \$2,022,400         | 11.8%      |
| <b>Sub Total (current dollars)</b>                  |  | <b>5,933</b>  | <b>\$2,611.16</b> |             | <b>\$15,492,000</b> |            |
| 10  | Escalation Contingency                           | 5.0%          | 5,933             | \$130.56    | \$774,600           | 4.5%       |
| <b>Sub Total (including escalation to Q2 2020 )</b> |  | <b>5,933</b>  | <b>\$2,741.78</b> |             | <b>\$16,267,000</b> |            |
| 11  | Construction Contingency (post contract)         | 5.0%          | 5,933             | \$137.08    | \$813,300           | 4.8%       |
| <b>Total Estimated Hard Construction Cost</b>       |  | <b>5,933</b>  | <b>\$2,878.81</b> |             | <b>\$17,080,000</b> |            |
| <b>Imperial Conversion</b>                          |  | <b>63,863</b> | <b>\$267.45</b>   |             | <b>Per SF</b>       |            |

| Estimated Construction Costs (Breakdown by Major Component) |   | GFA m2        | Unit Cost/m2      | Estimated Total     | % of Total |
|---|---|---------------|-------------------|---------------------|------------|
| 1   | Building                                | 5,933         | \$2,341.14        | \$13,890,000        | 81.3%      |
| 2   | Alterations and Demolition              | 5,933         | \$300.86          | \$1,785,000         | 10.5%      |
| 3   | Site Work (including M&E site services) | 5,933         | \$236.81          | \$1,405,000         | 8.2%       |
| 4   | Soft Costs                              | 0             | \$0.00            | Excluded            | 0.0%       |
| <b>Total Estimated Hard and Soft Construction Costs</b>     |   | <b>5,933</b>  | <b>\$2,878.81</b> | <b>\$17,080,000</b> |            |
| <b>Imperial Conversion</b>                                  |   | <b>63,863</b> | <b>\$267.45</b>   | <b>Per SF</b>       |            |

**ELEMENTAL SUMMARY**  
**TCDSB ST. LEO CATHOLIC SCHOOL**  
**ALTERNATE PLAN 1**  
ORDER OF MAGNITUDE ESTIMATE  
AUGUST 03, 2017

Gross Floor Area **5,933 m2**

| Description<br>Element/Sub-Element                      | Ratio | Quantity | Unit | Unit Rate | Elemental Cost |                     | \$ per m2<br>Sub Element | \$ per m2<br>Element | %      |
|---|-------|----------|------|-----------|----------------|---------------------|--------------------------|----------------------|--------|
|   |       |          |      |           | Sub Element    | Element Total       |                          |                      |        |
| <b>A. SHELL</b>   |       |          |      |           |                |                     |                          |                      |        |
| <b>A1. Sub-Structure</b>                                |       |          |      |           |                | <b>\$343,493</b>    |                          | \$57.90              | 2.0%   |
| A1.1 Foundations  | 0.33  | 1,985    | m2   | \$173.04  | \$343,493      |                     | \$57.90                  |                      |        |
| A1.2 Basement Excavation                                | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |        |
| <b>A2. Structure</b>                                    |       |          |      |           |                | <b>\$1,100,400</b>  |                          | \$185.47             | 6.4%   |
| A2.1 Lowest Floor Construction                          | 0.41  | 2,427    | m2   | \$61.31   | \$148,802      |                     | \$25.08                  |                      |        |
| A2.2 Upper Floor Construction                           | 0.59  | 3,506    | m2   | \$159.27  | \$558,397      |                     | \$94.12                  |                      |        |
| A2.3 Roof Construction                                  | 0.44  | 2,603    | m2   | \$151.06  | \$393,201      |                     | \$66.27                  |                      |        |
| <b>A3. Exterior Enclosure</b>                           |       |          |      |           |                | <b>\$1,784,602</b>  |                          | \$300.79             | 10.4%  |
| A3.1 Walls Below Grade                                  | 0.00  | 0        | m2   | \$0.00    | \$0            |                     | \$0.00                   |                      |        |
| A3.2 Walls Above Grade                                  | 0.28  | 1,659    | m2   | \$541.32  | \$898,058      |                     | \$151.37                 |                      |        |
| A3.3 Windows & Entrances                                | 0.10  | 584      | m2   | \$605.03  | \$353,338      |                     | \$59.55                  |                      |        |
| A3.4 Roof Finish  | 0.41  | 2,427    | m2   | \$160.73  | \$390,082      |                     | \$65.75                  |                      |        |
| A3.5 Projections  | 1.00  | 5,933    | m2   | \$24.12   | \$143,125      |                     | \$24.12                  |                      |        |
| <b>B. INTERIORS</b>                                     |       |          |      |           |                |                     |                          |                      |        |
| <b>B1 Partitions &amp; Doors</b>                        |       |          |      |           |                | <b>\$1,256,759</b>  |                          | \$211.83             | 7.4%   |
| B1.1 Partitions   | 0.77  | 4,583    | m2   | \$225.57  | \$1,033,766    |                     | \$174.24                 |                      |        |
| B1.2 Doors  | 0.04  | 242      | m2   | \$921.46  | \$222,993      |                     | \$37.59                  |                      |        |
| <b>B2 Finishes</b>                                      |       |          |      |           |                | <b>\$749,034</b>    |                          | \$126.25             | 4.4%   |
| B2.1 Floor Finishes                                     | 0.87  | 5,140    | m2   | \$72.09   | \$370,554      |                     | \$62.46                  |                      |        |
| B2.2 Ceiling Finishes                                   | 0.90  | 5,340    | m2   | \$43.49   | \$232,220      |                     | \$39.14                  |                      |        |
| B2.3 Wall Finishes                                      | 1.90  | 11,273   | m2   | \$12.97   | \$146,261      |                     | \$24.65                  |                      |        |
| <b>B3 Fittings &amp; Equipment</b>                      |       |          |      |           |                | <b>\$671,558</b>    |                          | \$113.19             | 3.9%   |
| B3.1 Fittings & Fixtures                                | 1.00  | 5,933    | m2   | \$89.09   | \$528,558      |                     | \$89.09                  |                      |        |
| B3.2 Equipment  | 1.00  | 5,933    | m2   | \$8.93    | \$53,000       |                     | \$8.93                   |                      |        |
| B3.3 Conveying Systems                                  | 1.00  | 5,933    | m2   | \$15.17   | \$90,000       |                     | \$15.17                  |                      |        |
| <b>C. SERVICES</b>                                      |       |          |      |           |                |                     |                          |                      |        |
| <b>C1 Mechanical</b>                                    |       |          |      |           |                | <b>\$2,373,030</b>  |                          | \$399.97             | 13.9%  |
| C1.1 Plumbing & Drainage                                | 1.07  | 6,373    | m2   | \$79.22   | \$504,900      |                     | \$85.10                  |                      |        |
| C1.2 Fire Protection                                    | 1.07  | 6,373    | m2   | \$23.77   | \$151,470      |                     | \$25.53                  |                      |        |
| C1.3 HVAC   | 1.07  | 6,373    | m2   | \$237.67  | \$1,514,700    |                     | \$255.30                 |                      |        |
| C1.4 Controls   | 1.07  | 6,373    | m2   | \$31.69   | \$201,960      |                     | \$34.04                  |                      |        |
| <b>C2 Electrical</b>                                    |       |          |      |           |                | <b>\$1,186,515</b>  |                          | \$199.99             | 6.9%   |
| C2.1 Service & Distribution                             | 1.07  | 6,373    | m2   | \$51.50   | \$328,185      |                     | \$55.32                  |                      |        |
| C2.2 Lighting, Devices & Heating                        | 1.07  | 6,373    | m2   | \$79.22   | \$504,900      |                     | \$85.10                  |                      |        |
| C2.3 Systems & Ancillaries                              | 1.07  | 6,373    | m2   | \$55.46   | \$353,430      |                     | \$59.57                  |                      |        |
| <b>D. SITE &amp; ANCILLARY WORK</b>                     |       |          |      |           |                |                     |                          |                      |        |
| <b>D1 Site Work</b>                                     |       |          |      |           |                | <b>\$957,542</b>    |                          | \$161.39             | 5.6%   |
| D1.1 Site Development                                   | 1.44  | 8,549    | m2   | \$94.46   | \$807,542      |                     | \$136.11                 |                      |        |
| D1.2 Mechanical Site Services                           | 1.44  | 8,549    | m2   | \$5.85    | \$50,000       |                     | \$8.43                   |                      |        |
| D1.3 Electrical Site Services                           | 1.44  | 8,549    | m2   | \$11.70   | \$100,000      |                     | \$16.85                  |                      |        |
| <b>D2 Ancillary Work</b>                                |       |          |      |           |                | <b>\$1,216,566</b>  |                          | \$205.05             | 7.1%   |
| D2.1 Demolition   | 1.00  | 5,933    | m2   | \$92.15   | \$546,720      |                     | \$92.15                  |                      |        |
| D2.2 Alterations  | 0.22  | 1,324    | m2   | \$505.93  | \$669,846      |                     | \$112.90                 |                      |        |
| <b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>      |       |          |      |           |                |                     |                          |                      |        |
| <b>Z1 General Requirements &amp; Fees</b>               |       |          |      |           |                | <b>\$1,830,200</b>  |                          | \$308.48             | 10.7%  |
| Z1.1 General Requirements                               | 1.00  | 5,933    | m2   | \$221.17  | \$1,312,200    |                     | \$221.17                 |                      |        |
| Z1.2 Fees   | 1.00  | 5,933    | m2   | \$87.31   | \$518,000      |                     | \$87.31                  |                      |        |
| <b>Z2 Allowances</b>                                    |       |          |      |           |                | <b>\$3,610,300</b>  |                          | \$608.51             | 21.1%  |
| Z2.1 Design Contingency                                 | 1.00  | 5,933    | m2   | \$340.87  | \$2,022,400    |                     | \$340.87                 |                      |        |
| Z2.2 Escalation Contingency                             | 1.00  | 5,933    | m2   | \$130.56  | \$774,600      |                     | \$130.56                 |                      |        |
| Z2.3 Construction Contingency                           | 1.00  | 5,933    | m2   | \$137.08  | \$813,300      |                     | \$137.08                 |                      |        |
| <b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b> |       |          |      |           |                | <b>\$17,080,000</b> |                          | \$2,878.81           | 100.0% |