

Capital & Renewal Projects Department Memo

New Guelph Secondary School Concept Design Report



To: Martha Rogers, Director of Education

From: Paul Scinocca, Operations Officer

Date: January 14th, 2020

Report Type: DECISION

Background

At the May 28th, 2019 meeting of the Upper Grand District School Board the following motions were approved that:

1. The report entitled, "New Guelph Secondary School, Building Project Report" dated May 14th, 2019, CP:19-02, be received.
2. A new school on the Guelph Secondary site be constructed to accommodate a 900 pupil place 9-12 program with a target opening date of September 2022.
3. The "New Guelph Secondary School, Building Project Report" attached as Appendix A, dated May 14th, 2019, CP:19-02, be approved.
4. The Building Committee required by Policy 309 be established and up to three (3) Trustees be appointed to the Building Committee.

Trustees Jolly Bedi, Linda Busuttil and Martha MacNeil were appointed by the Board to the Building committee.

The Building Committee was established in accordance with Policy 309 and has worked with the Architect, Hossack and Associated Architects, and Board staff to develop a concept design and site plan for consideration by the Board. The design has been developed for an 894 pupil places high school in accordance with the building program approved by the Board in the Building Project Report.

The Concept Design Report attached as Appendix A, includes the Concept Drawings, Architect's Building Program Summary and Architect's construction cost estimate for this project and the projected project expenditures budget.

This document is available in alternative formats upon request.

Issue

To present the Concept Design Report for the New Guelph Secondary School, Building Project as required by Policy 309 for consideration by the Board.

Recommendations

It is recommended that:

1. The report entitled "New Guelph Secondary School Concept Design Report" dated January 14th, 2019, CP:20-01, be received;
2. The Concept Design report for the New Guelph Secondary School building project, including the Preliminary Budget of \$25,505,658 as outlined in Appendix A of CP:20-01, be approved;
3. The construction model for the New Guelph Secondary School building project be Lump Sum Tender.

Rationale

1. The Building Committee met on September 19th, October 18th, and December 18th, 2019 to provide input on the concept design and site plan. At the December 18th meeting, the committee reached consensus on the concept design and site plan presented in this report for the new South Guelph High School.
2. Attached as Appendix A is the Concept Design Report including the Projected Expenditure Budget, Concept Drawings, Architect's Building Program Summary and the Architect's construction cost estimate for the project. Site approvals remain outstanding and, therefore, the site plan may need to be revised to reflect requirements of the authorities having jurisdiction.
3. The Preliminary Expenditure Budget is based on the estimate of construction cost supplied by the Architect. The estimate is based on recent tender results for similar schools (Appendix A).
4. The project is funded through the Capital Priorities Program. The Ministry of Education has allocated \$25,505,658 to fund project.
5. Given the project scope and timing, a lump sum tender construction model is suggested.

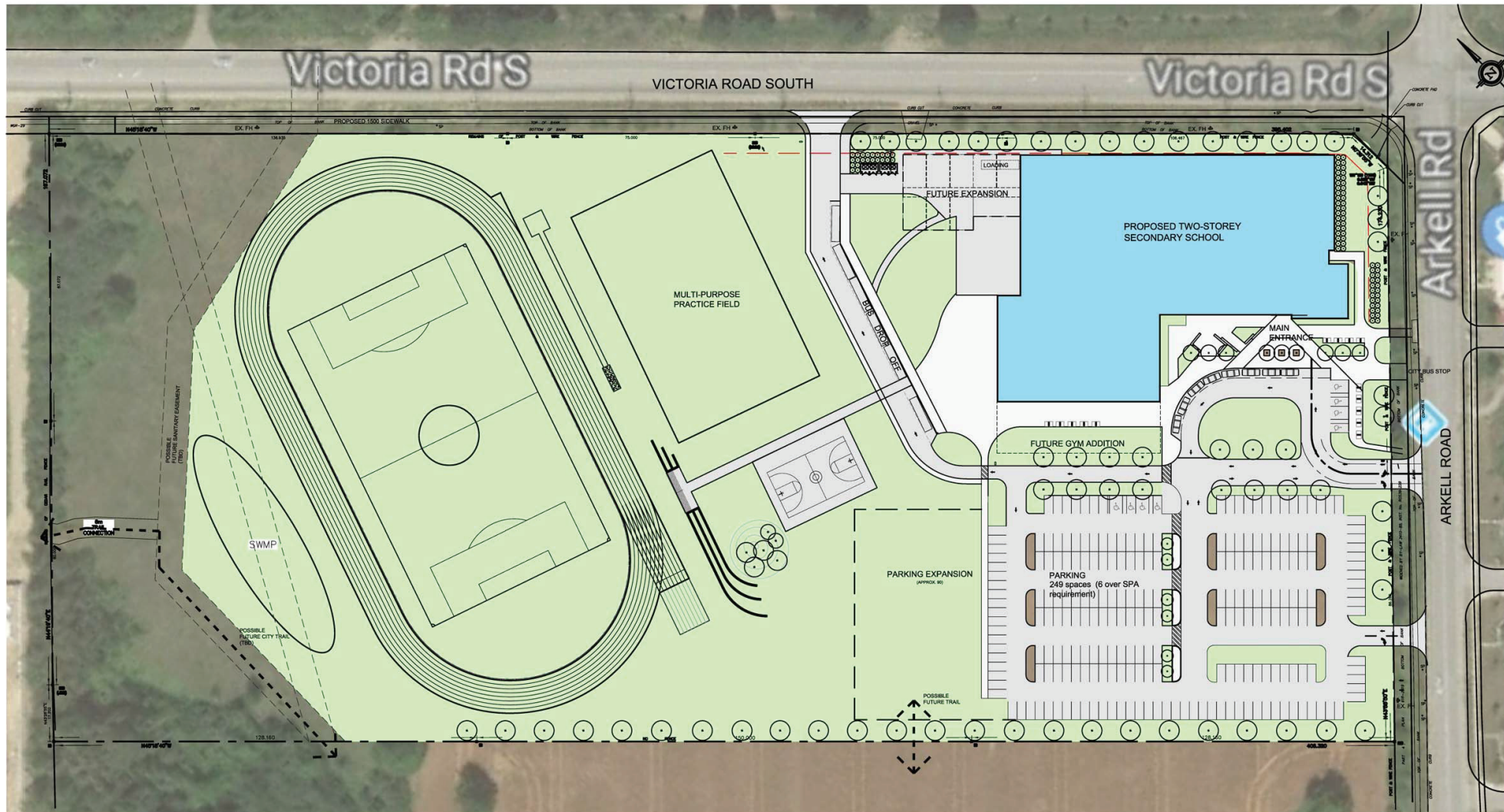
New Guelph Secondary School
Concept Design Report

Capital Projects Report: CP:20-01

January 14th, 2020

Contents:

- Concept Drawings
- Architect’s Building Program Summary
- Architect’s Cost Estimate
- Projected Expenditure Budget





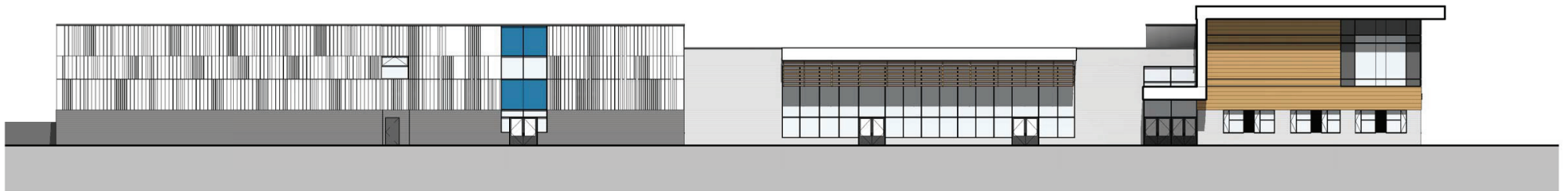
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

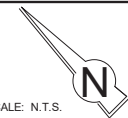


WEST ELEVATION



**Upper Grand
District School
Board**

NEW GUELPH SECONDARY SCHOOL EXTERIOR ELEVATIONS



SCALE: N.T.S.

A-04

Rev. No.			Amount	Subtotals	
		Site Development			
		Temporary Fencing & Hoarding	15,000		
		Sitework, Ext., Backfilling, Rough Grading	260,000		
		Site Services	280,000		
		Curbs & Sidewalks	250,000		
		Fencing	75,000		
		Sodding	130,000		
		Landscaping	220,000		
		Seat Walls	35,000		
		Bicycle Racks & Site Accessories	15,000		
		Flagpole	8,500		
		Asphalt Granulars	150,000		
		Asphalt	400,000		
		Irrigation System	35,000		
		Exterior Signage	5,000		
				1,878,500	
		New Construction - not incl.site development			
		Structure			
		Footings & Concrete Foundations	380,000		
		Reinforcing Steel	90,000		
		Damproofing	40,000		
		Misc. Concrete Work - pads, stair infill, etc.	90,000		
		Load Bearing Masonry	1,300,000		
		Non-Load Bearing Masonry	400,000		
		Structural Steel	900,000		
		Metal Roof Deck	180,000		
		Hollow Core Precast	500,000		
		Miscellaneous Metals	300,000		
		Roof Carpentry	70,000		
		Roofing	750,000		
		Windows, Alum. Curtain Wall, Doors & Glazing	700,000		
		Masonry Veneer	150,000		
		Metal Siding	200,000		
		Composite Panels	70,000		
		Concrete Topping to 2nd Floor	90,000		
		Fireproofing	30,000		
				6,240,000	
		Finishes:			
		Elevator	80,000		
		Steel Stud, Gypsum Board, Ceilings	600,000		
		General Carpentry	70,000		
		Painting	190,000		
		Doors & Frames	180,000		
		Flooring	450,000		
		Gym Wood Floor	165,000		
		Resilient Sheet Flooring	75,000		
		Concrete Floor Sealer System	9,000		
		Millwork	550,000		
		Laminated Plastic Toilet Partitions	45,000		
		Coat Rack & Shelves	15,000		
		Lockers	90,000		
		Gymnasium Equipment	150,000		
		Science Room Equipment	53,000		
		Stage Drapery & Rigging	120,000		
		Folding Partition - Stage	40,000		
		Food Service Equipment	190,000		
		Acoustic Treatments	40,000		
		Toilet Accessories	20,000		
		Whiteboards & Tackboards	55,000		
		Joint Sealers, Firestopping	25,000		
				3,212,000	

Rev. No.				Amount	Subtotals	
			Mechanical			
			Below Grade Mechanical inside building	220,000		
			Storm/Sanitary aboveground	400,000		
			Plumbing Fixtures	500,000		
			Heating piping	800,000		
			Gas Piping	150,000		
			Insulation	200,000		
			HVAC equipment:			
			Rooftop VVT Air Handlers w HRU	1,400,000		
			Boilers/Pumps/Tanks	500,000		
			HVAC Ducting (Fans/Grids/Silencers)	900,000		
			Sprinklers	180,000		
			Controls	550,000		
			Start-Up	50,000		
					5,850,000	
			Electrical			
			Distribution equipment	350,000		
			Computer Data system	100,000		
			Integrated PA/Tel & Sound System	100,000		
			Security System	100,000		
			Lighting	520,000		
			Branch and feeder conduit and wire	300,000		
			Cable tray and auxilary systems, raceways, handryers, etc.	120,000		
			Fire Alarm	90,000		
			Mechanical equipment connection	55,000		
			site electrical services incl. transformer in Elect'l contractor p	90,000		
					1,825,000	
			Subtotals of Construction Costs		19,005,500	
			General Division Costs			
			Gen. Conditions: Bonding allow (\$7/1000)	133,039	133,039	
			General Conditions: Insurance, allow	150,000	150,000	
			Winter Heating and Hoarding, allow	45,000	45,000	
			General Contractor Mark-ups	190,000	190,000	
			Estimated NET Const. Cost (Net GST, Allowances)		19,523,539	
			Contingency Allowance	500,000	500,000	
			Cash Allowances	500,000	500,000	
			Actual Net Tender Price (net HST)		20,523,539	
		GFA	104,753	Cost/sq.ft.	\$196	

New Guelph High School Preliminary Expenditure Budget

January 2020

			Project Budget
Construction/Site Development	Architect's Estimate	\$ 20,523,539.00	
	Build. Permit	\$ 277,722.50	
	Site Contingency	\$ 615,706.17	
	HST	\$ 463,625.95	\$ 21,880,593.62
Architects/Consultants	Architect	\$ 1,718,268.96	
	Other Consultants	\$ 95,000.00	
	Survey/Testing	\$ 55,000.00	
	HST	\$ 40,443.54	\$ 1,908,712.50
Furniture and Equipment	F&E Total	\$ 750,000.00	
			\$ 750,000.00
Subtotal			\$ 24,539,306.12
Project Contingency			\$ 966,351.88
	Total		\$ 25,505,658.00