



11 October 2006

Report No. 06-216 to Business Services Committee

Re: New Longfields-Davidson Heights 7-12 School – Class D Budget

**ORIGINATORS:** Michael Carson, Superintendent of Facilities  
Peter Wright, Manager of Facilities  
Miro Vala, Supervisor, Design and Construction Services

**PURPOSE:**

1. To seek approval to proceed with the final design and tender phase for the new Longfields-Davidson Heights 7-12 school project and to approve the current class D budget estimate in the amount of \$45,000,000.

**BACKGROUND:**

2. On March 27, 2006 Board approved the proposed schedule and timeline for the construction of a new secondary school in Longfields-Davidson Heights, as shown in Appendix A of Report No. 06-050.
3. On May 23, 2006 Board approved staff to proceed as directed in Committee of the Whole (In Camera) with respect to the selection of an architect.
4. On June 26, 2006 Board approved for planning purposes, the construction of a 1,350 capacity school within the Longfields-Davidson Heights Community to accommodate students in grades 7 to 12 at an estimated cost of \$34.3 million.

**STATUS:**

5. The contract between the Board and Edward J. Cuhaci and Associates Architects Inc. has been signed.
6. The site plan application will be submitted in October 2006 to the City of Ottawa in order to meet the schedule for a 2008 opening. Should significant changes to the design be required, the opportunity exists to withdraw or amend the application.

**CONSULTATION PROCESS:**

7. User committee meetings have been held throughout the summer with District user groups. The site plan application is ready for submission to the City of Ottawa. Senior staff met on September 21, 2006 to approve the completed schematic design and a presentation was made to Director's Executive Council on September 26, 2006 outlining the proposed design and project budget estimate. Upon Board approval to proceed with the final design phase, the architect will commence with the preparation of tender drawings and documents.

- 7.1 Meetings have been held with the City of Ottawa for a reciprocal use agreement for the playing fields. A four-part joint-use agreement is still in the process of negotiations.
- 7.2 The design has also incorporated the suggestions received during the community consultation held in May 2006.

#### **FINANCIAL IMPLICATIONS:**

- 8. The original cost estimates for the new Longfields-Davidson Heights 7-12 school were based upon a more basic school organization. Following input from staff and user groups, it was determined that a number of components not envisioned in the original concepts were essential to a successful project. Feedback requested a more distinct Intermediate level area for the grades 7 and 8's, additional gymnasium space, enhanced Technology and Trades areas and an auditorium. Additional pressures contributing to increases in budget estimates have been changes to the Ontario Building Code Act. As well, commodity prices have put upward pressure on prices for key components such as steel, copper, and other building materials.
  - 8.1 The estimated costs of furniture and equipment have more than doubled, recognizing the upgraded Technology and Trades and as well as the auditorium space.
- 9. Currently the complete project budget is estimated at \$45 million. The construction cost per square foot has been compared to recent tender closings in Ottawa and elsewhere for similar projects and staff believes the budget is attainable.
- 10. At the end of the initial design phase, staff considered alternatives:
  - a) To accept the proposal "as is" with a total project cost of \$49.2 million;
  - b) To identify savings of approximately \$6.5 million including the possible deletion of the auditorium space; or
  - c) To identify savings of \$4 million to arrive at a project budget of \$45 million.
- 11. In order to fund the project at that cost, the Board will be required to commit all of its existing capital reserve (including proceeds from the disposal of Laurentian High School) and borrow approximately \$10 million to be funded by uncommitted Grants for New Pupil Places. In addition, a further \$6 million of borrowing will need to be financed from future asset sales on from operating revenues (see Appendix A).
- 12. The Board faces significant capital pressures across the District, such as new elementary spaces in Kanata, Chapman Mills, Stittsville and Findlay Creek. Additional funds will also be required to deal with capital needs for new initiatives, such as Trades and Technology and refurbishment of existing schools.
  - 12.1 Notwithstanding the above, staff are of the opinion that this project remains key to our ability to serve students in the South Nepean area of the District.
- 13. The project and a revised budget will come back to Board for approval prior to issuance of the tender. It is anticipated that this will occur in mid to late February 2007.

**RECOMMENDATIONS:**

That Board provides approval to proceed with the final design phases for the new Longfields-Davidson Heights 7-12 school within a total project cost of \$45 million.

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Lorne M. Rachlis  
Director of Education/  
Secretary of the Board

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Michael Carson  
Superintendent of Facilities

## New School Construction

Description	School Opening Date	Estimated Budget	Expenditures and Commitments as of August 31, 2006 (unaudited)	Capital Loan	Funds to be allocated from Pupil Accommodation Reserve	Total Project Funding	Over (Under) Funded
<b>Approved New School Projects</b>		<b>Approved Budget</b>					
Bridlewood ( Roch Carrier)	1-Sep-05	\$8,917,539	\$9,303,156	\$7,600,000	\$1,703,156	\$9,303,156	\$0
Stittsville Public School	1-Sep-05	\$11,271,730	\$11,853,376	\$8,700,000	\$3,153,376	\$11,853,376	\$0
Berrigan Public School	1-Jan-06	\$11,713,432	\$11,011,336	\$9,400,000	\$1,611,336	\$11,011,336	\$0
Farley Mowat Elementary School	1-Sep-06	\$11,071,207	\$10,890,252	\$9,100,000	\$1,790,252	\$10,890,252	\$0
Heritage Public School	1-Sep-06	\$9,988,540	\$9,111,718	\$7,900,000	\$1,211,718	\$9,111,718	\$0
Steve MacLean Elementary School	1-Sep-06	\$12,758,704	\$12,096,967	\$9,100,000	\$2,996,967	\$12,096,967	\$0
Avalon Elementary	1-Sep-07	\$12,759,430	\$740,157	\$8,200,000	\$4,559,430	\$12,759,430	\$0
Jack Donohue Public School	1-Sep-04	\$9,943,351	\$9,961,857	\$0	\$9,961,857	\$9,961,857	\$0
		<b>\$88,423,933</b>	<b>\$74,968,819</b>	<b>\$60,000,000</b>	<b>\$26,988,092</b>	<b>\$86,988,092</b>	<b>\$0</b>
<b>Other New School Reviews</b>		<b>Approved Budget</b>					
School Review - North Kanata	1-Sep-08	\$500,000	\$0	\$0	\$500,000	\$500,000	\$0
Project Management Costs	Ongoing	\$658,000	\$454,496		\$658,000	\$658,000	\$0
LDH Secondary	1-Sep-08	<b>Estimate</b>		<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
		\$45,000,000	\$0	\$10,000,000	\$28,626,981	\$38,626,981	(\$6,373,019)
		<b>\$134,581,933</b>	<b>\$75,423,315</b>	<b>\$70,000,000</b>	<b>\$56,773,073</b>	<b>\$126,773,073</b>	<b>(\$6,373,019)</b>
<b>Funds to be allocated from Pupil Accommodation Reserve</b>							
<b>Balance as at August 31, 2006 (unaudited)</b>					<b>\$48,773,073</b>		
<b>Estimated transfer to Reserve 2006-07 from sale of property</b>					<b>\$8,000,000</b>		
<b>Estimated Balance for 2006-2007</b>					<b>\$56,773,073</b>		

Note 1: Approved Budgets are net of proceeds to be recovered for day care centers.

Note 2: The Pupil Accommodation Reserve Fund is estimated at \$57 million and has been allocated to approved projects based on actual or estimated expenditures.

Note 3: The uncommitted portion of the Enrolment Pressures Grant could generate approximately \$10 million in additional long term capital debt, which could be applied to LDH Secondary.