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Board Services Agenda Record
PPC:041A
 Agenda

June 7, 2013

MEETING NOTICE

TO: Members of the Toronto District School Board
Planning and Priorities Committee
 Wednesday, June 12, 2013
 7 p.m.
 Committee Room A, Main Floor, 5050 Yonge Street

Note: Please ensure all electronic devices are on silent mode

Members: Trustees Chris Bolton (Chair), Irene Atkinson, Sheila Cary-Meagher, Jerry Chadwick, Shaun Chen, Pamela Gough, Howard Kaplan, Shelley Laskin, Elizabeth Moyer and Mari Rutka

AGENDA: **Page**

1.	Call to Order	
2.	Approval of the Agenda	
3.	Declarations of Possible Conflict of Interest	
4.	Delegations.....	To be presented
5.	<u>Staff Reports</u>	
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6.8	Budget Committee, Report No. 47, dated June 10, 2013.....	To be presented
7.	Private Matters	Separate Document (PPC:041B)
8.	New Business	
9.	Adjournment	

FROM: Maria Mavroyannis, Senior Manager, Board Services

Please advise Maria Mavroyannis, at (416) 397-3288 if you are unable to attend.

Mandate (as per Bylaw 5.3, November 24, 2004)

5.3 The Planning and Priorities Committee shall make recommendations to the Board on:

- (a) the development and coordination of a strategic plan for the Board, in consultation with the Director and the standing committees;
- (b) the Boards inter-governmental relations;
- (c) matters relating to meetings of the Board and the standing committees;
- (d) the Board's by-laws and procedures;
- (e) the development and management of plans for senior leadership succession;
- (f) professional development for members of the Board; and,
- (g) other matters referred to it from time to time by the Board or the Chair of the Board.

The infographic is titled "Our Mission" and is set against a green circular background. Below the mission statement, there are two sections: "We Value" and "Strategic Directions". The "We Value" section lists seven bullet points, and the "Strategic Directions" section lists five bullet points. The Toronto District School Board logo is located in the bottom left corner of the infographic.

Our Mission
is to enable all students to reach high levels of achievement and to acquire the knowledge, skills, and values they need to become responsible members of a democratic society.

We Value

- Each and every student
- A strong public education system
- A partnership of students, schools, family, and community
- The uniqueness and diversity of our students and our community
- The commitment and skills of our staff
- Equity, innovation, accountability, and accessibility
- Learning environments that are safe, nurturing, positive, and respectful

Strategic Directions

- Make every school an effective school
- Build leadership within a culture of adaptability, openness and resilience
- Form strong and effective relationships and partnerships
- Build environmentally sustainable schools that inspire teaching and learning
- Identify disadvantage and intervene effectively

Toronto District School Board

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Report No. 06-13-2127

TORONTO DISTRICT SCHOOL BOARD

CENTRAL TECHNICAL SCHOOL CHAMPIONSHIP FIELD REDEVELOPMENT

TO Planning and Priorities Committee 12 June 2013

RECOMMENDATION **IT IS RECOMMENDED that the Director be authorized to enter into a License Agreement with Razor Management Inc. for the installation of a Fédération Internationale de Football Association (FIFA) grade artificial turf field, high-performance running track, seasonal inflatable enclosure, field house; and year-round operation of the facility at Central Technical School, in accordance with terms and conditions as presented in the report.**

STRATEGIC DIRECTION Form strong and effective relationships and partnerships.

RATIONALE The Board has over 500 sports fields that are actively used by schools and communities. Fields are maintained and restored within current funding envelopes for routine maintenance and major restoration but many are in fair to poor condition. Additional funding is needed to bring about an improvement in the quality of sports fields across the system. In addition, there is a need to respond to the use of non-Board venues by schools to host Board-wide sports competitions. To address both of these concerns, staff has drafted a program entitled Championship Fields.

On 16 April 2008, staff provided a briefing note to Operations and Facility Management Committee on a Joint Field Strategy that proposed a grid of Championship Fields across the Board. These centres will have, as a minimum, artificial turf fields, support facilities, lighting and a temporary dome structure with heating for use during the winter months. The objective of this program is to:

- Improve access and enhance programming opportunities for students;
- Provide suitable facilities to host Board-wide sports competitions;
- Extend the hours of play and provide greater access to a variety of users;
- Maximize playing time on turf fields with school use during

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- the day and community use during evening and weekend; and
- Reduce long-term maintenance costs associated with natural fields.

Six Championship Field sites were selected to provide equitable distribution of amenity across the Board. They include:

- Central Technical School (south-central)
- Lakeshore Collegiate Institute (south-west)
- Lester B. Pearson Collegiate Institute (north-east)
- Monarch Park Collegiate Institute (south-east)
- Newtonbrook Secondary School (north-central)
- West Humber Collegiate Institute (north-west)

The Board has approved two Championship Field projects to date at Lakeshore CI and Monarch Park CI. In June 2012, the Board issued Request for Proposal (RFP) STM12-226P for Championship Field Facilities at Central Technical School.

During the proposal call, 71 organizations registered interest with only two submitting a proposal by the deadline of 3 July 2012. An Evaluation Team was established by Purchasing consisting of senior staff from Business Services, Design & Renewal, Major Capital Projects & Building Partnerships, as well as from Purchasing. Over the course of the following eight months, a thorough review of both proposals was conducted by the Evaluation Team, including a post-proposal question and answer period. The results revealed that Razor Management Inc. (RMI) had submitted a superior proposal, including a detailed business plan that demonstrates how the project will create value for the partners involved in the project (see Appendix B for consolidated scoring sheet).

The initial term of the agreement will be 21 years less a day, and the Board may consent to one or more five-year extensions. RMI will establish a reserve fund for the replacement of major components during the term of the agreement including the artificial turf, running track and inflatable structure. The field is planned to be replaced every 8-10 years with the running track being resurfaced every 10-15 years.

The project will be primarily financed through a \$2.75 million contribution from Ryerson University to RMI to deliver this project. Ryerson University is looking to secure access to a high-performance field within central Toronto to accommodate its soc-

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cer activities between August and November, and intermural sports for the remainder of the academic year. Included in the RMI proposal is the construction of a press box as requested by Ryerson University.

RMI and Ryerson University have both been made aware of the TDSB's Naming Policy and understand that the field will continue to be identified as belonging to Central Technical School with Ryerson University's presence being of a secondary nature.

Staff has agreed that RMI may allow third party use of space in the new field house provided that the Board retains the right to approve any arrangement and to cancel the arrangement in the event the license is terminated for any reason.

RMI has successfully delivered the Championship Field project at Monarch Park CI to the satisfaction of the local trustee, councillor, school and community.

Agreement Summary:

TDSB (Licensor)

- Owner of the Lands

Razor Management Inc. (Licensee)

- Will install an artificial turf field and removable air-supported structure on the Board Lands.
- Will install a building (Clubhouse) containing change rooms, washrooms and office space on the Board Lands to service the field.
- Will enter into a License Agreement with the Board to permit the installation for the above and for the operation of these facilities by the Licensee as per the terms of this agreement.

Hours of Access

- Central Technical School/TDSB:
 Exclusive access between 7:00 AM and 6:00 PM from September 1 to October 30;
 7:00 AM to 5:00 PM from November 1 to April 30; and
 7:00 AM to 6:00 PM from May 1 to June 30.
- Community: At least 5% of the Licensee's time during the spring, summer and fall months will be made available for free community access to the running track and sports field, when not permitted out by the Licensee. There will also be the pos-

sibility for 2 hours each week of free access to the running track for the local community interested in walking (as was negotiated at Monarch Park CI Championship Field).

- Licensee:
6:00 PM to 12:00 AM from September 1 to October 30;
5:00 PM to 12:00 AM from November 1 to April 30; and
6:00 PM to 12:00 AM from May 1 to June 30. All non-operating school days, weekends, public holidays and summer holidays will be from 7:00 AM to 12:00 AM.

Improvements

- FIFA-grade artificial turf field to be 290 feet wide x 580 feet long. Removable soccer and football goal posts, drainage system.
- Seasonal dome (installed from November to April) covering field and track.
- Clubhouse for change rooms and washrooms.
- Perimeter 6-lane 400 metre rubberized asphalt running track.
- New lighting.
- Bleacher seating for 500 to 600.
- Trees along the Bathurst Street side of the field that are currently dead or damaged through the construction of this project will be replaced.
- Perimeter fence along Bathurst Street and Harbord Avenue will be upgraded.

Programming

- Licensee will look to permit out blocks of field time to community groups such as Toronto Ultimate Club, Toronto Sport and Social Club and Cherry Beach Soccer Club.
- Licensee will develop two sports camps -- one during the March break and the other over eight weeks during the summer.
- The Licensee will work with Central Technical School to develop after-school programs during times when the school is not in need of accessing the field.
- The Licensee will develop Family Day programs.
- The Licensee will develop a website for the facility to communicate to the community of any upcoming events or when the field will be open for community access.

Term

- 21 years, less a day

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- Possible extension of five-years
- Begins Fall 2013 (if Occupancy is granted by the City of Toronto and when operation of facility is able to commence)

Insurance

- RMI will carry \$5 million of comprehensive commercial general liability insurance as a minimum.

Termination

- Termination will clear all liens.
- No part of the Improvements will to be removed at Termination.

Rent and Financial Matters

- Licensee will pay all related taxes pertaining to the Improvements and their operations on the property.
- Licensee will pay all related utilities pertaining to the Improvements and their operations on the property.
- A Reserve Fund of \$600,000 will be established, in trust, by the Licensee. This fund is to cover the costs of the eventual replacement of the artificial turf field, running track and dome.
- At termination, all reserve funds belong to the Licensor.
- Licensee will be permitted to retain all revenues from permits, sale of food and beverages, merchandise, advertising and sponsorships, provided that such activities align with all Board policies and procedures.

Maintenance and Repair

- Maintenance and repair of the Improvements and Licensed Lands to be done by Licensee. Licensee is aware of the Collective Agreements and will be held responsible should any of its work be proven to violate this agreement.
- The Licensee will ensure all Licensed Lands are presentable.
- A reserve fund will be used to finance replacement of field, track and dome.
- Licensor may carry out maintenance and repairs if it is not satisfied with the quality or timeliness of Licensee's work.
- Licensor to be indemnified from risk due to any damage.

Parking

- Licensee will have non-exclusive use of school parking facilities during hours of access.
- Licensor will maintain and repair parking facilities.

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RESOURCES There is no cost to the Board. Staff time has been made available to complete the proposal call process and to provide proper review and evaluation of submissions.

IMPLEMENTATION AND REVIEW **The Licensee will undertake a traffic and parking impact study. Any requirements as a result of this study will be discussed with Board staff to assess the impact.**

The Licensee will provide design drawings for construction of the facility including the artificial turf field, dome and field house for review and approval by staff.

Construction is targeted to commence in Spring 2014.

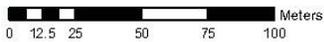
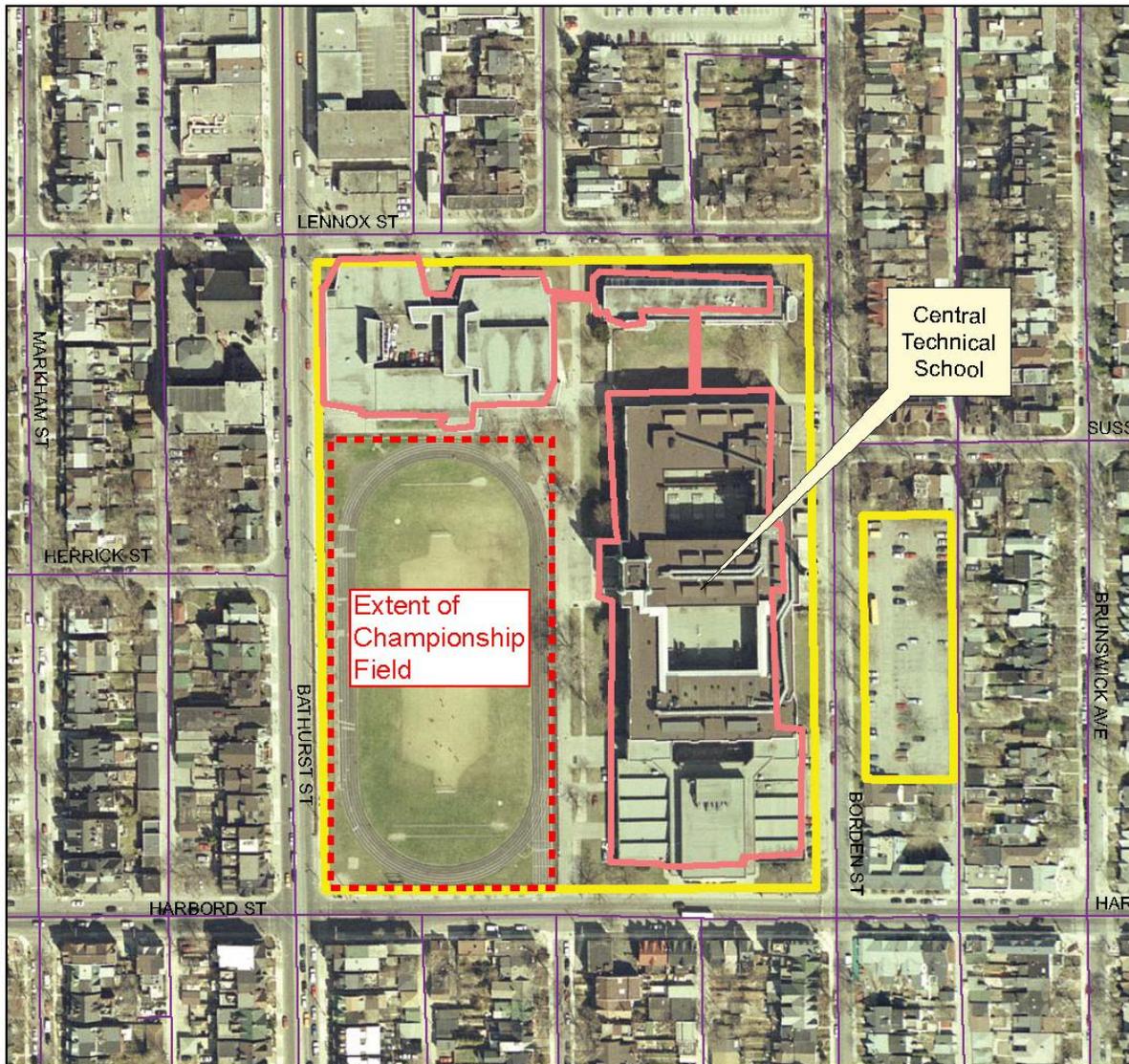
A Facility Management Team will be created to oversee design, construction and on-going management and operation of the facility, and will include representation from the proponent, Central Technical School, and Board senior staff.

APPENDICES Appendix A: School Site Plan
 Appendix B: Consolidated Scoring Sheet

FROM Daryl Sage, Director, Strategy and Planning at 416-397-3761 or via email at daryl.sage@tdsb.on.ca and/or Jeff Latto, Senior Manager, Major Capital Projects & Building Partnerships at 416-395- 4665 or via email at jeff.latto@tdsb.on.ca.

APPENDIX A

 **Central Technical School
2005**



Produced by:
Planning Division, Facility Services, TDSB
June, 2008

Base Map - Land Information Toronto
Facility and Student Data - Facility Services, TDSB



Legend

-  Site
-  Road
-  TDSB Facility

APPENDIX B

Central Technical School - Championship Field - RFP STM12-226P

26-Mar-13

Bid Evaluation - Average Scoring from Evaluators

Category	Points	Razor Management Inc. (RMI)	Nustadia Recreation Inc. (NRI)
Corporate Entity	10	9	8.33
Organizational Structure, Qualifications & Experience			
Hours, expenses, operations, Design Development & Construction Design & Location	10	9	6
Development & Construction			
Capital Construction Costs			
Soft Cost			
Total Project Costs			
Project Timelines			
Operations & Maintenance	20	17	14
Operations			
Single Operator			
Multi-Operators			
Long term Asset Management			
Responsibilities			
management & administration			
related staffing			
maintenance & janitorial			
Utilities			
recreational programming			
Program Plan	10	9.66	6.33
Facility Hours of Operation			
TDSB hours of operation			
community use			
development partner			
Fee Schedule			
Customer & Community Relations	5	4.66	3.33
Added Value	5	4.66	2.33
Business Plan	40	31.66	21.33
Term			
revenue			
operating costs			
capital reserve			
Financing			
Fee Structure			
Projected Revenue			
Summer Usage			
Winter Usage			
Sponsorship/Advertising			
Total Revenue			

Operating Expenditures			
Utilities			
Repairs/Maintenance/Janitorial			
Building Operations			
Debit Servicing			
Discretionary Costs			
No-Discretionary Costs (staff)			
Reserve fund			
property tax			
Sub Total			
Management Fee			
Total expenditures			
net revenue			
revenue sharing			
Total	100	85.64	61.65

Evaluation team members:

Craig Snider, Comptroller, Business Services

David Percival, Senior Manager, Design and Renewal

Jeff Latto, Senior Manager, Major Capital Projects & Building Partnerships

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