

July 3, 2019

Dear Applicant:

Re: Your request for access to information under Part II of the Access to Information and Protection of Privacy Act (Our File #: EECD/050/2019)

On June 19, 2019, the Department of Education and Early Childhood Development received your request for access to the following records/information:

"A copy of the most recent proposal submitted to government by the Conseil scolaire francophone provincial for building a new school in Galway."

I am pleased to inform you that a decision has been made by the Deputy Minister of the Department of Education and Early Childhood Development to provide access to the requested information and the appropriate copy has been enclosed. The information is a revised cost estimate addendum to the proposal that was provided in connection with EECD/032/2019 which is available at <https://atipp-search.gov.nl.ca/public/atipp/requestdownload?id=9710>.

You may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Access to Information and Protection of Privacy Act (the Act). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner.

The appeal may be addressed to the Information and Privacy Commissioner as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive
P. O. Box 13004, Stn. A
St. John's, NL. A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

Please be advised that this letter will be published following a 72 hour period after it is sent electronically to you or five business days in the case where records are mailed to you. It is the goal to have the letter posted to the Completed Access to Information Requests website within one business day following the applicable period of time. Please note that requests for personal information will not be posted online.

The Access to Information and Protection of Privacy Act requires us to provide an advisory response within 10 days of receiving the request. As this request has been completed by day 10, this letter also serves as our Advisory Response.

If you have any further questions, please feel free to contact the undersigned by telephone at 709-729-7180 or by email at garynoftall@gov.nl.ca.

Sincerely,



Gary Noftall
ATIPP Coordinator

Attachment

CSFP, Greater St. John's, NL

December 17, 2018

New K-12 (60K +275E + 175 Sec) Student School
 Conseil Scolaire Francophone Provincial de Terre-Neuve-et-Labrador
 Design Study by PRINCIPLE ARCHITECTURE

Schedule A - PROJECT BUDGET ESTIMATE

	New School	Community Spaces
Allowable Building Area (m2)		
Total Allowable Area	60K, 275E, 175S	Theatre, Fitness, Cafeteria
Less: Previously Existing Space	6,504.0	2,368.0
Add: Area to be Demolished		
Area of NEW Space	6,504.0	2,368.0
Allowable Area of Renovation		
	73%	27%
Unit Rate for Construction (\$/m2)		
New	\$3,350.00	\$4,489.32
Renovations		
Maximum Allowable Budget		
Site Acquisition / Sale		
Development Cost Charges	\$451,700	\$210,300
Offsite Costs	\$500,000	\$250,000
Site Development	\$2,434,400	\$605,800
Supplementary Site	\$0	\$0
Construction - NEW BUILDING	\$21,788,400	\$10,630,700
Supplementary Building	\$1,089,000	\$532,000
Design Fees	\$2,581,200	\$1,502,300
Contingency - Construction	\$774,400	\$360,600
Equipment	\$2,341,400	\$1,975,000
Project Management	\$774,400	\$360,600
Insurance	\$283,900	\$132,200
Temporary Accomodation	\$0	\$0
Payable Taxes (1.6%)	\$528,300	\$265,000
TOTAL PROJECT COST	\$33,547,100	\$16,824,500
RESERVES		
Unforeseen Hazmat, Demolition	N/A	N/A
Unforeseen Soils Issues	\$1,089,000	\$532,000
Unforeseen Servicing Issues	\$250,000	\$100,000
Municipal Approvals Delays/Offsite Issues	\$300,000	\$150,000
Escalation to Start of Construction JUNE 2020	\$2,026,400	\$943,700
Dec 2018 to Nov 2019 - 12mths at 5%	Amount Eligible 26,575,700 5.0% 1,328,785	
Dec 2019 to June 2020 - 6mths at 5%	2.5% 697,612	
TOTAL RESERVES	\$3,665,400	\$1,725,700
TOTAL PROJECT COST	\$37,212,500	\$18,550,200

New K-12 (60K +275E + 175 Sec) Student School

Conseil Scolaire Francophone Provincial de Terre-Neuve-et-Labrador

Design Study by PRINCIPLE ARCHITECTURE

COST ESTIMATE SUMMARY			NEW SCHOOL	
			60K, 275E, 175S	
Offsite Costs			Allowance	\$500,000
Services & Infrastructure - Water Main, Storm, Sanitary, GAS			200,000	
Drop Off Bay, Sidewalks, Curbs, Streetlights			300,000	
Site Development				\$2,434,400
Site Preparation, Earthworks, site demol remove trees, organics, etc			\$219,000	
Roads & Parking Area			2,884 m2	\$88
Concrete Sidewalks, Paving, Play Areas			1,533 m2	\$125
Hard Landscaping - Planters, Structure, Trans/Garbage			\$219,000	
Site Furniture			\$36,500	
Soft Landscaping, trees, lawn, topsoil, ground cover, plants			\$100,000	
Playfield (3ft sandbase, irrigation, drainage)			7,000 m2	\$86
Site Utilities - Sanitary Connection to City main			\$20,000	
Site Utilities - Storm drainage, Building, Parking & Landscape Areas			\$135,100	
Site Utilities - Rainwater storage tanks			\$54,800	
Site Utilities - Water incoming service & connection to City, Meter Chamber			\$29,200	
Site Utilities - Gas Main			\$7,000	
Site Electrical - underground service to Bldg			\$43,800	
Site Electrical - Hydro Connection			\$29,200	
Site Electrical - Tel connection fees			\$11,000	
Site Overhead, Supervision & General Conditions & Fee			\$263,200	
Design Contingency			\$221,300	
Supplementary Site Costs				\$0
NEW Building Construction			6,504	\$3,350.00
60K, 275E, 175S			6,504 m2	\$21,788,400
TOTAL NEW BUILDING			6,504 m2	
ESTIMATE BASED ON PRESCRIPTIVE UNIT RATES			\$3,350.00	\$/m2 Est. Unit Rate
DOES NOT REPRESENT A DETAILED CONSTRUCTION COST				
ESTIMATE OF ANY SPECIFIC DESIGN				
Supplementary Building Costs				\$1,089,000
Removal of overburden at new footprint & replacement with struct fill (normal depths)			1,089,000	5.0%
Sloping Site Allowance			n/a	
Building Renovations				\$0
Temporary Accommodation				\$0
SUB-TOTAL CONSTRUCTION (Exclusive of Taxes)				\$25,811,800
DCC's & City Permits			1.75%	\$451,700
Equipment (basic equipment allowance)			2917m2	10.7%
				\$2,341,400
DESIGN FEES			10.00%	\$2,581,200
CONTINGENCY			3.00%	\$774,400
Project Management			3.00%	\$774,400
Insurance			1.10%	\$283,900
Payable Tax - GST (after 68% rebate)			1.60%	\$528,300
TOTAL PROJECT COST (Including Payable TAX)				\$33,547,100

New K-12 (60K +275E + 175 Sec) Student School
 Conseil Scolaire Francophone Provincial de Terre-Neuve-et-Labrador
 Design Study by PRINCIPLE ARCHITECTURE

COST ESTIMATE SUMMARY			COMMUNITY SPACES	
			Theatre, Fitness, Cafeteria	
Offsite Costs			<i>Portion Allocated by Area</i>	
Services & Infrastructure - Water Main, Storm, Sanitary, GAS			Allowance	\$250,000
Drop Off Bay, Sidewalks, Curbs, Streetlights			150,000	
			100,000	
Site Development			<i>Portion Allocated by Area</i>	
Site Preparation, Earthworks, site demol remove trees, organics, etc			\$81,000	\$605,800
Roads & Parking Area			3,950 m2 \$88	\$93,900
Concrete Sidewalks, Paving, Play Areas			2,100 m2 \$125	\$70,900
Hard Landscaping - Planters, Structure, Trans/Garbage				\$81,000
Site Furniture				\$13,500
Soft Landscaping, trees, lawn, topsoil, ground cover, plants				\$25,000
Playfield (3ft sandbase, Irrigation, drainage)			7,000 m2 \$0	\$0
Site Utilities - Sanitary Connection to City main				\$5,000
Site Utilities - Storm drainage, Building, Parking & Landscape Areas				\$49,900
Site Utilities - Rainwater storage tanks				\$20,200
Site Utilities - Water incoming service & connection to City, Meter Chamber				\$10,800
Site Utilities - Gas Main				\$3,000
Site Electrical - underground service to Bldg				\$16,200
Site Electrical - Hydro Connection				\$10,800
Site Electrical - Tel connection fees				\$4,000
Site Overhead, Supervision & General Conditions & Fee				\$65,500
Design Contingency				\$55,100
Supplementary Site Costs				\$0
NEW Building Construction			BGSM (Incl. Design Space)	
			\$4,488.41	\$10,630,700
Theatre (capacity 510 with stage)			1,022 m2 \$5,500	\$5,619,900
Fitness Centre including Weight Room and Yoga Studio			170 M2 \$3,850	\$655,700
Distance Education Classroom			105 m2 \$3,350	\$351,100
Conference Room with small kitchenette and A/V equipment for t			131 m2 \$3,580	\$469,000
Main Entry Gathering Space / Atrium			210 m2 \$3,550	\$744,100
Community Kitchen (excl. Equipment)			63 m2 \$4,280	\$269,100
Cafeteria Space (seating 186)			393 m2 \$3,800	\$1,493,400
Multi-media Classroom			105 m2 \$3,700	\$387,800
Loading and Receiving			79 m2 \$3,250	\$255,500
Additional Washrooms			92 m2 \$4,200	\$385,100
TOTAL NEW BUILDING - Community Spaces			2,368 m2	
Supplementary Building Costs				\$532,000
Removal of overburden at new footprint & replacement with struct fill (normal depths)			532,000 5.0%	
Sloping Site Allowance			n/a	
Building Renovations				\$0
Temporary Accommodation				\$0
SUB-TOTAL CONSTRUCTION (Exclusive of Taxes)				\$12,018,500
DCC's & City Permits			1.75%	\$210,300
Equipment			18.6%	\$1,975,000
Theatre Equipment (Sound, Lighting, Dimmers, Stage Drapes, Rigging, Seats)			\$1,500,000	
Kitchen Food Service Equipment, Cafeteria Equipment			\$300,000	
Fitness Equipment			\$75,000	
General Equipment (Classroom, Multi-media Classroom etc)			\$100,000	
DESIGN FEES (includes additional Theatre/Kitchen Consultants)			12.50%	\$1,502,300
CONTINGENCY			3.00%	\$360,600
Project Management			3.00%	\$360,600
Insurance			1.10%	\$132,200
Payable Tax - GST (after 68% rebate)			1.60%	\$265,000
TOTAL PROJECT COST (Including Payable TAX)				\$16,824,500

Design Aid Sheet

Schedule A
St. Johns, NL
60K + 275E + 175S = 510
K - 12

COMMON SPACES			
<i>Based on total enrollment of 450 students (see section 2.8.1)</i>			
Administration / Health			175
Counseling			50
General Storage			80
Gym Activity			750
Gym Ancillary			150
Media / Tech			320
Multi-Purpose			160
Spec. Education			160
		Subtotal	1,845
ELEMENTARY SPACES			
<i>Based on total enrollment of 275 elementary students (see section 2.5.1)</i>			
Kindergarten (20/class)	3	110	330
Elementary Classrooms (25/class)	11	80	880
		14	Subtotal
			1,210
SECONDARY SPACES			
<i>Based on Area Standard Secondary Core and Elective Modules for 200 students (see section 2.8.2), multiplied by 175/200 x 1200 = 1,050 sq m</i>			
Core - General Instruction	2	80	160
Science	1	140	140
Core Module - Art	1	140	140
Elective Module - Music	1	180	180
Drama	1	150	150
Construction	1	280	280
	7		Subtotal
			1,050
CHILDCARE			
Infant/Toddler (2 units, 24 kids)	2	180	360
Preschool Age (2 units, 50 kids)	2	250	500
			Subtotal
			860
		NET Building Area (sq m)	4,965
SUPPORT SPACE			
Mech / Elec / Comm / Data (3%)			149
Design Space (28%)			1,390
		Subtotal	1,539

GROSS Building Area (sq m) 6,504

COMMUNITY SPACES			
1 Theatre (capacity 510 with stage)			780
2 Fitness Centre including Weight Room and Yoga Studio			130
3 Distance Education Classroom			80
4 Conference Room with small kitchenette and A/V equipment for teleconferencing			100
5 Main Entry Gathering Space / Atrium			160
6 Community Kitchen			48
7 Cafeteria Space adjacent to Community Kitchen (seating 186)			300
8 Multi-media Classroom			80
9 Loading and Receiving			60
10 Additional Washrooms			70
		Subtotal	1808
		NET Building Area (sq m)	1,808
SUPPORT SPACE			
Mech / Elec / Comm / Data (3%)			54
Design Space (28%)			506
		Subtotal	560

GROSS Building Area (sq m) 2,368

8,873