



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. JOHN THE EVANGELIST CATHOLIC SCHOOL CAPITAL PROJECT CHANGE ORDERS AND REVISED PROJECT BUDGET (WARD 6)

*"I can do all things through Him who strengthens me."
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
April 24, 2018	May 10, 2018	
M. Zlomislic, Senior Manager, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services M. Cifelli, Superintendent of Learning, Student Achievement and Well-Being D. Friesen, (Acting) Executive Superintendent of Facilities Services		

RECOMMENDATION REPORT

Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
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(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

This report recommends that a revised project budget of \$19,604,695.00 be approved for the construction of the new St. John the Evangelist Catholic School in order to allocate additional Education Development Charges (EDC's) for mandatory Change Orders related to site preparation.

Mandatory Change Orders for disposal of salt-contaminated soil, slab reinforcement due to soft soils, vibration monitoring, and removal and disposal of debris from residential properties purchased to expand the site total \$1,289,437.01 (including net HST). The approved project budget included a contingency allowance of \$1,369,675.00, distributed amongst five funding sources. The project budget increase of \$855,870.00 is required so that the Change Orders can be charged to the EDC reserve and the contingency allowance is restored for the other funding sources (refer to Table 1); and to provide an additional EDC contingency allowance of \$200,000 for future site preparation related Change Orders.

Funding is available from EDC's. Staff shall also investigate recovery of costs related to properties purchased for site expansion, from the vendor.

The cumulative staff time required to prepare this report was 16 hours.

B. PURPOSE

1. Capital project budget increases must be approved by Board.

C. BACKGROUND

1. On May 18, 2017, the Board approved the award of a construction contract for the new St. John the Evangelist Catholic School to Pre-Eng Construction Limited in the amount of \$15,194,256.80 (including net HST) and a project budget of \$18,748,824.00 from five funding sources, including a contingency allowance of \$1,369,675.00.
2. On August 31 and October 14, 2017, senior staff approved mandatory Change Orders for disposal of salt-contaminated soil and slab on grade reinforcement due to soft spots in the soil, amounting to \$723,901.02 (excluding net HST).

3. Additional mandatory Change Orders, all related to site preparation, were approved by Director's Council on April 10, 2018, summarized as follows:
 - (i) \$99,755.43 (excluding net HST) – monitoring and disposal of additional salt-contaminated soil at the acquired residential property to the south.
 - (ii) \$11,154.00 (excluding net HST) – additional testing and surveying pre- and post-construction due to the excessive ground vibration during construction.
 - (iii) \$427,363.60 (excluding net HST) – removal of debris from demolition of residences on the acquired residential properties to the north.
4. The total value of the Change Orders to date is \$1,289,437.01 (including net HST), which is within the total contingency allowance. However all of the additional costs are related to site preparation and are eligible to be paid from Education Development Charges (EDC's). The EDC funded portion of the contingency allowance in the approved project budget is \$432,823.00.
5. An increase of \$855,870.00 in the project budget is required to increase the EDC-funded contingency to cover the Change Orders and to add a further \$200,000 EDC contingency for future site preparation Change Orders. The required increase is less than the contingency deficit as a result of a savings of \$200,744 in the cost of fibre optics service due to a change in provider.

D. METRICS AND ACCOUNTABILITY

1. Funding is available from Education Development Charges, as outlined in the revised project budget in Table 1 below:

Table 1						29-Mar-18
St. John the Evangelist Catholic School	Funding Sources					
Revised Project Budget (all amounts include net HST)	Capital Priorities + FDK	EDC Funding 100%	City of Toronto Children's Services	Metrolinx	Ministry Unique Site & TGS	Total Cost
Total Pre-design Completed (Not incl in project budget)		\$448,666				\$448,666
A. Design Consult. Fees/Expenses	\$444,479	\$517,341	\$106,420	\$0	\$39,548	\$1,107,789
Total Pre-design + Design Consulting Fees	\$444,479	\$797,970	\$106,420	\$0	\$39,548	\$1,388,417
Municipal Permits and Fees	\$139,001	\$36,234	\$11,933	\$0	\$0	\$187,169
TCDSB Allowances	\$400,287	\$46,658	\$111,686	\$0	\$0	\$558,632
B. Total Other Soft Costs	\$539,289	\$82,892	\$123,619	\$0	\$0	\$745,800
Original Construction Contract Price	\$9,150,077	\$3,432,042	\$1,787,800	\$270,630	\$553,707	\$15,194,257
Change Order Report #1		\$1,289,437				\$1,289,437
Revised Construction Contract Price	\$9,150,077	\$4,721,479	\$1,787,800	\$270,630	\$553,707	\$16,483,694
Green Roof cash in lieu					\$130,560	\$130,560
C. Total Construction Cost	\$9,150,077	\$4,721,479	\$1,787,800	\$270,630	\$684,267	\$16,614,254
D. Contingency Allowance	\$500,000	\$200,000	\$350,744	\$58,423	\$27,685	\$1,136,852
TOTAL PROJECT COST	\$10,633,845	\$5,521,713	\$2,368,583	\$329,053	\$751,500	\$19,604,695
APPROVED PROJECT BUDGET	\$10,633,845	\$4,665,843	\$2,368,583	\$329,053	\$751,500	\$18,748,824
Surplus/(Deficit)*	(\$0)	(\$855,870)	(\$0)	\$0	(\$0)	(\$855,870)

*Project budget deficit funded from EDC's

- Staff shall review the Change Order amounts specifically related to purchased lands and pursue recovery of these costs.

E. STAFF RECOMMENDATION

- That a revised project budget of \$19,604,695.00 be approved for the construction of the new St. John the Evangelist Catholic School, as detailed in Table 1, in order to allocate additional Education Development Charges for mandatory Change Orders related to site preparation.
- That the project budget increase of \$855,870.00 be funded from Education Development Charges.
- That staff shall investigate and pursue recovery of the additional costs related to the purchased residential properties.