



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. BRUNO-ST. RAYMOND CATHOLIC SCHOOL CAPITAL PROJECT DEMOLITION TENDER AWARD AND REVISED PROJECT BUDGET (WARD 9)

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

Created, Draft

May 1, 2018

First Tabling

May 10, 2018

Review

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RECOMMENDATION REPORT

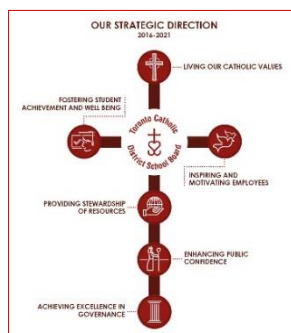
Vision:

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.



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Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

This report recommends that a contract for the demolition of St. Raymond Catholic School at 270 Barton Avenue be awarded to GFL Infrastructure Group Inc. (Demolition Division) at a cost of \$1,418,816.47, including net HST.

This report also recommends approval of a revised project budget of \$14,068,541.00, as detailed in Table 2, for the new St. Bruno-St. Raymond Catholic School, including the demolition of the existing St. Raymond building and construction of the new school on the same site, subject to Ministry of Education (EDU) approval of additional funding for unique site costs and Approval to Proceed.

Capital Priorities funding for the demolition was approved by EDU April 30, 2018. Funding for the new school is available from the EDU School Consolidation Capital (SCC) grant and pending Unique Site Cost funding. The project budget does not include renovations to St. Bruno Catholic School completed in the summer of 2017 to accommodate special needs students from St. Raymond. These renovations were funded from the School Renewal Grant.

The cumulative staff time required to prepare this report was 20 hours

B. BACKGROUND

1. On May 18, 2016, the Board received approval from the Ministry of Education (EDU) for School Consolidation Capital (SCC) and Full-Day Kindergarten (FDK) funding for the construction of a 350-pupil place new elementary school to consolidate the student populations of St. Raymond and St. Bruno Catholic Schools, plus a child care centre to accommodate 49 children, at the current St. Raymond location at 270 Barton Avenue, with a total project budget of \$9,494,256.00. The approval letter noted that additional funding would be available for site preparation and demolition costs upon submission of detailed cost estimates.
2. On April 19, 2017, the Board approved a project budget of \$10,844,447.00 for the new elementary school at 270 Barton Avenue, which included very preliminary estimates of allowances for demolition and unique site costs.

3. Students from St. Raymond were relocated to St. Bruno Catholic School for the school year starting in September 2017, in order to bring the two school communities together as St. Bruno-St. Raymond Catholic School and to realize administrative and operational efficiencies. The existing St. Raymond building is therefore vacant and able to be demolished in advance of tendering the construction of the new school.
4. On October 16, 2017 a third-party cost consultant report for the decommissioning and demolition of St. Raymond was received, based on the consultant's detailed drawings and specifications, and was submitted to EDU for funding approval, along with a request for approval to demolish as required by the Education Act.
5. On Dec 4, 2017, EDU approved the demolition of St. Raymond Catholic School and also approved additional Capital Priorities funding of \$946,615.00 for the demolition, including consulting and permit fees, as requested, for revised total approved funding of \$10,440,871.00 (refer to Appendix A).

C. ACTION PLAN

1. The tender invitation P-031-18 for Demolition of St. Raymond Catholic School at 270 Barton Avenue was issued on January 26, 2018 to six (6) prequalified contractors.
2. On February 13, 2018, four (4) compliant bids were received in response to tender P-031-18. The bid results are summarized in Table 1 as follows:

TABLE 1

Prequalified Demolition Contractor	Base Bid - no net HST
GFL Infrastructure Group	\$1,388,818.00
JMX Contracting Inc.	\$1,488,880.00
Delsan-Aim Demolition	\$1,740,000.00
Priestly Demolition Inc.	\$2,320,500.00

3. Tender submissions, as well as the breakdown of the bid provided by the lowest compliant bidder, were evaluated by staff and the Board's consultant,

Kohn Shnier Architects. All bids were in excess of the approved Ministry funding.

4. Upon review with the consultant and the low bidder, it was determined that the increase in the bid price compared to the cost estimate is due to the extent of abatement of plaster required. Although the unit rate was correctly provided by the quantity surveyor, there was a misunderstanding of the designated substance report with respect to the extent of affected areas of plaster.
5. A request for additional funding of \$626,412.00 to cover the shortfall for the demolition was submitted to EDU on March 15, 2018. The total demolition budget required is \$1,573,027.00, including consulting fees, permit, contingency allowance and net HST. On April 30, 2018 EDU approved additional the funding (refer to Appendix B).
6. The bids received in response to tender P-031-18 are valid for acceptance by the Board for 90 days. The bid acceptance period expires May 15, 2018.

D. METRICS AND ACCOUNTABILITY

1. On January 23, 2018, the first construction cost estimate for the new school was received from the cost consultant, including identification of unique site costs for potential additional Ministry funding. The estimated cost was higher than expected and Capital staff, the architects, engineers and cost consultants carried out intensive review of the design to find efficiencies and reduce the cost and to identify additional unique site costs.
2. A revised cost estimate was received from the cost consultant on February 13, 2018 and further unique site costs were subsequently estimated by the architect. A revised Toronto Green Standard came into effect on May 1, which will result in some additional costs. A request will be submitted to EDU for additional funding once estimates are received for those costs.
3. The current estimated required project budget for the consolidation of St. Raymond and St. Bruno Catholic School, including demolition and unique site costs, is detailed in Table 2 below:

Table 2 - St. Bruno/St. Raymond Consolidation- Project Budget		<i>(All costs include net HST)</i>			<i>May 10 2018</i>
	Potential Funding Breakdown				Total Estimated Costs
	In Benchmark		Not in Benchmark		
	Capital Priorities + FDK	Child Care (B11)	Site Prep/ Demolition	Unique Building Premiums	
A. Consulting Fees/ Expenses	\$575,528	\$58,256	\$112,497	\$0	\$746,282
<i>B.1 Total Municipal Permits and Fees</i>	\$168,178	\$13,380	\$6,706	\$0	\$188,264
<i>B2.Total TCDSB Allowances</i>	\$286,073	\$54,612	\$15,000	\$0	\$355,685
B. Total Other Soft Costs	\$454,251	\$67,992	\$21,706	\$0	\$543,950
C. Demolition/Abatement	\$0	\$0	\$1,418,816	\$0	\$1,418,816
D. Estimated Construction Cost	\$5,722,062	\$1,260,613	\$1,325,424	\$1,645,842	\$9,953,941
E. Design Allowance	\$730,062	\$102,133	\$0	\$0	\$832,195
F. Construction Contingency	\$455,356	\$68,000	\$50,000	\$0	\$573,356
TOTAL PROJECT COST	\$7,937,261	\$1,556,995	\$2,928,443	\$1,645,842	\$14,068,541
APPROVED FUNDING	\$7,937,261	\$1,556,995	\$1,573,027	TBD	\$11,067,283

4. A revised project budget of \$14,068,541.00 is required, subject to EDU approval of additional funding of \$3,001,258 for site preparation costs and other unique site costs.
5. The project budget will be monitored through the Board’s financial systems and audit processes and financial status will be reported to the Ministry of Education annually through the Capital Asset Project Template (CAPT).

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The municipal demolition permit is available and the salvage of materials inside the building by TCDSB maintenance staff is complete.
2. As required by the “Good Neighbour” policy, a letter will be sent to adjacent neighbours to notify them of the work and will provide contact information. In addition to informing neighbours of the work, the letter shall invite neighbours to a community meeting with the contractor to discuss the work and timelines. This meeting will be scheduled for the end of May.

3. Monthly letters will continue to be sent to the school principal for distribution to the school community and posted on the Board's website during the school year to provide updates on the status of the project.
4. The contractor is expected to have the demolition completed by early fall 2018.

F. STAFF RECOMMENDATION

1. That a contract for the demolition of St. Raymond Catholic School at 270 Barton Avenue be awarded to GFL Infrastructure Group Inc. (Demolition Division) in the amount of \$1,388,818.00, plus net HST of \$29,998.47 for a total of \$1,418,816.47 utilizing a CCDC 2 contract.
2. That a revised project budget of \$14,068,541.00 as detailed in Table 2 be approved, subject to Ministry of Education approval of additional funding for unique site costs.
3. That funding for the demolition contract be made available as per the Ministry of Education funding approval dated April 30, 2018.