



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

NEW BAYCREST AVENUE CATHOLIC SCHOOL WARD 5 CONSULTANT AND PROJECT BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
May 29, 2018	June 6, 2018	

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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.



Rory McGuckin
Director of Education

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of Academic Affairs

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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 approval of a project budget of \$14,145,400.00 for the construction of a new 500 pupil place school on Baycrest Avenue, including previously completed feasibility studies and demolition of the existing Baycrest Public School, as detailed in Table 1 and Appendix A, subject to Ministry of Education approval.

This report also recommends approval of an increase to the professional services contract with DTAH Architects Limited, in the amount of \$137,542.09, including net HST, for redesign required due to the change of scope and site for the new Catholic school to be located on Baycrest Avenue instead of Carmichael Avenue, and the addition of child care to the project.

Funding previously approved by the Ministry of Education for the replacement of St. Margaret Catholic School is available from Proceeds of Disposition, Education Development Charges and Ministry Full Day Kindergarten and Child Care grants, as outlined in Table 1 and Appendix A, subject to Ministry approval of reallocation of the funds to a new school on Baycrest Avenue.

The cost of design work completed for a 641 pupil place replacement school for St. Margaret Catholic School on Carmichael Avenue, corresponding to the \$137,542.09 fee increase, and now considered a feasibility study, will be reallocated to Education Development Charges.

A request for unique site cost funding for Toronto Green Standard and other City of Toronto premiums will be submitted to the Ministry of Education following completion of preliminary design and costing.

The cumulative staff time required to prepare this report was 25 hours

B. BACKGROUND

1. On November 24, 2011, the Board approved the appointment of DTAH Architects Limited as the consultant for the replacement of St. Margaret Catholic School at a cost of \$983,408.51, including net HST, plus \$122,796.32 for a cost/benefit analysis of an addition vs. a new school (later reduced to \$79,897.61). (*Cap 2011 012*)

2. On April 30, 2014, the Ministry of Education (EDU) approved the utilization of Proceeds of Disposition (POD), unrestricted development levies and Full-Day Kindergarten (FDK) funding for a 641-pupil place replacement school for St. Margaret at 85 Carmichael Avenue for a total project cost of \$12,693,149.00.
3. Design and preliminary costing for a three-storey school were completed and in November 2015 a request was submitted to EDU for additional funding for underground parking, an accessible green roof and other unique site costs. No response was received to this funding request.
4. On September 15, 2016, following an indication by TDSB of intent to declare Baycrest Public School surplus to their needs, Associate Directors' Council approved a fee of \$12,259.00 (including net HST, later reduced to \$6,640.40), for a site fit study of the Baycrest Avenue property for the replacement St. Margaret Catholic School by DTAH Architects Limited. *(Cap 2016 001)*
5. On August 25, 2017, formal circulation of Baycrest Public School was received from Toronto Lands Corporation (TLC) and on September 15, 2017, TCDSB submitted an Expression of Interest in the property.
6. On November 9, 2017, Corporate Services, Strategic Planning and Property Committee approved a plan to keep the existing St. Margaret Catholic School located at 85 Carmichael Avenue open, and to construct a new 500-pupil place school and a child care centre at 145 Baycrest Avenue, subject to completion of the purchase of the site from TLC and Ministry of Education approval. As per the Board approval, the funds associated with the decrease in the number of pupil places will be utilized to retrofit the existing St. Margaret Catholic School.
7. An Agreement of Purchase and Sale between TLC and TCDSB for 145 Baycrest Avenue was signed on January 29, 2018, and the agreement was forwarded to EDU on February 2, 2018. EDU staff agreed verbally at a meeting with Board staff to support the use of POD and FDK funding previously approved for the replacement of St. Margaret for a new school on Baycrest Avenue, to be confirmed in writing upon submission of a formal request.

8. On March 27, 2018, a letter was submitted by the Director of Education to EDU to request approval to:
 - i. use \$8,818,031 of the previously approved POD and \$1,597,216 of the FDK grant to fund the benchmark cost of a smaller (500-pupil place) facility at 145 Baycrest Avenue;
 - ii. use the remaining \$1,272,284 of approved POD funds towards the construction of a new gymnasium at St. Margaret (at Carmichael) and;
 - iii. convert the existing under-sized gymnasium at St. Margaret to child care (previously approved as an addition) and use remaining child care funding towards the new gymnasium.

C. ACTION PLAN

1. Given their knowledge and understanding of the program brief, the site, the school community and City of Toronto requirements, Facilities staff recommend modifying the professional services contract with DTAH Architects, originally for a school on Carmichael Avenue, to continue with the design of the new school on Baycrest Avenue.
2. In February of 2018, DTAH provided a proposal outlining a cost of \$137,542.09 (including net HST) for the redesign of the new school for 500 pupil places (previously 641 pp) at the new site on Baycrest Avenue (previously on Carmichael Avenue), preparation of new Site Plan Approval submission documents, and the addition of a child care centre to the project.
3. Staff find the proposed redesign cost fair and reasonable. This represents the cost of design work completed to determine the feasibility of a 641-pupil place school on the Carmichael site and reallocation of this completed work to Education Development Charges (EDC's) as a feasibility study is recommended.
4. The estimated project budget for the new Baycrest Avenue Catholic School and Child Care is outlined in Table 1 below (refer to Appendix A for detailed breakdown):

Table 1

New Baycrest Avenue Catholic School Project Budget	<i>Funding Source</i>					Total
	POD	FDK	Child Care	EDC	Unique Site Costs*	
Feasibility Studies	\$ -	\$ -	\$ -	\$ 232,225	\$ -	\$ 232,225
Demolition Costs (incl. consulting)	\$ -	\$ -	\$ -	\$ 438,994	\$ -	\$ 438,994
Consulting Fees/Expenses for New Build	\$ 679,428	\$ 123,065	\$ 123,435	\$ 133,555	\$ 30,820	\$ 1,090,303
Municipal Permits and Fees	\$ 142,000	\$ 25,000	\$ 20,000	\$ 72,069	\$ -	\$ 259,069
TCDSB Allowances	\$ 368,180	\$ 30,972	\$ 90,428	\$ 17,000	\$ 17,727	\$ 524,307
Estimated Construction Cost	\$ 7,187,522	\$ 1,338,318	\$ 1,231,762	\$ 800,000	\$ 350,000	\$ 10,907,602
Contingency Allowance	\$ 440,902	\$ 79,861	\$ 77,138	\$ 75,000	\$ 20,000	\$ 692,900
TOTAL PROJECT COST	\$ 8,818,031	\$ 1,597,216	\$ 1,542,762	\$ 1,768,844	\$ 418,547	\$ 14,145,400

* Request for unique site cost funding to be submitted to EDU upon completion of preliminary design and costing

C. METRICS AND ACCOUNTABILITY

1. The Baycrest Avenue site is eligible to use EDC's to offset the cost of site preparation, including feasibility studies and demolition, as outlined in Table 1 and Appendix A.
2. EDU has funding available to address unique site costs not covered by EDC's and will consider providing additional funding to the Board based on the submission of a detailed estimate of these costs.
3. Following tendering, the project budget will be revised to reflect the actual tender price and Ministry approval and a report submitted for Board approval of the tender award and, if required, a revised project budget.
4. 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) system.

D. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. Design will begin immediately for the new school and child care. It is anticipated that documents will be ready for Site Plan Approval submission early in 2019. The closing date for the purchase of the site from TLC is expected to be late spring or summer of 2019; however, TLC has given permission for TCDSB to submit an application for Site Plan Approval prior to the closing date.
2. The Agreement of Purchase and Sale for the Baycrest site includes a provision for lease back of the school by TDSB until renovations are completed at the former Sir Sanford Fleming Secondary School to accommodate Baycrest Public School students. The lease has recently been extended to December 2020, with an option for earlier termination if renovations are completed sooner, possibly September 2020.
3. Given the timeline for completion of the new accommodation for TDSB students and the Site Plan Approval process for the new Baycrest Catholic School, occupancy of the new school is anticipated to be September 2022.

4. St. Margaret grades 5-8 students will continue to be accommodated during renovations at Sir Sanford Fleming (Beatrice campus) by TDSB and after occupancy by TDSB students.
5. The school community will be consulted throughout the design process. A Local Design Committee meeting will be scheduled in September or October 2018 to review preliminary design concepts developed over the summer.
6. A Request for Proposals (RFP) has been issued for architectural services for the approved child care and proposed gymnasium addition at the existing St. Margaret Catholic School on Carmichael Avenue.
7. The Capital department will continue to provide monthly updates to the principal of St. Margaret Catholic School on both projects and these updates will be posted on the Board's website.

E. STAFF RECOMMENDATION

1. That a project budget of \$14,145,400.00 be approved for the construction of the new Baycrest Avenue Catholic School and Child Care, including previously completed feasibility studies and demolition of the existing Baycrest Public School, as detailed in Table 1 and Appendix A, subject to Ministry of Education approval.
2. That an increase to the professional services contract with DTAH Architects Limited, in the amount of \$134,634.00, plus net HST of \$2,908.09, for total increase of \$137,542.09, be approved, for redesign required due to the change of scope and site for the new Catholic school to be located on Baycrest Avenue instead of Carmichael Avenue, and the addition of child care to the project.