



REPORT

REGULAR BOARD

ST. SIMON CATHOLIC SCHOOL CAPITAL PROJECT REVISED PROJECT BUDGET APPROVAL (WARD 3)

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

Created, Draft	First Tabling	Review
June 12, 2018	June 14, 2018	

M. Zlomislic, (Acting) Senior Coordinator, Capital Development
 M. Farrell, Coordinator, Materials Management
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 F. 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
Director of Education

D. Koenig
Associate Director
of Academic Affairs

T. Robins
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 revised project budget of \$12,636,416.00 for the construction of the new St. Simon Catholic School, with an increase of \$174,921.00, funded from Education Development Charges as detailed in Table 1.

At the outset of the project, only 43.6% of site preparation cost were eligible to be funded from Education Development Charges (EDC) under the EDC by-law in place at the time. Under the new EDC by-law to come into effect July 1, 2018, 100% of site preparation cost for St. Simon are EDC-eligible.

The cumulative staff time required to prepare this report was 13 hours.

B. BACKGROUND

1. On June 2, 2016, the Board approved award of a construction contract for the new St. Simon Catholic School to Everstrong Construction Ltd. in the amount of \$10,441,875.76, including net HST, and approved the total project budget of \$12,445,827.00.
2. At the outset of the project, EDC-eligible costs could only be funded for 43.6% of their value, while the Ministry of Education approved funding for designated items as unique site costs for the remaining 56.4% of their value.
3. During the course of construction, additional EDC-eligible costs have arisen related to poor soils, changes related to special foundations, testing and inspection for special foundations and higher than anticipated costs for municipal service connections.
4. On September 6, 2017, Associate Directors' Council approved the use of additional EDCs in the amount of \$13,902.00 beyond the approved contingency allowance for Change Orders related to an unforeseen sewer crossing conflict and removal of soft soils, for a revised project budget of \$12,459,729.00.
5. On December 19, 2017, senior staff sent a request to the Ministry of Education (EDU) for additional unique site cost funding for the 56.4% of the above-noted costs that could not be charged to EDCs. This additional funding was

required to restore the Capital Priorities-funded contingency allowance required for other non-EDC Change Orders.

6. The Ministry has not yet responded to the request for additional funding.
7. On January 17, 2018, Associate Directors' Council approved the use of additional EDCs in the amount of \$1,766.00 for additional work related to municipal services connections for a revised project budget of \$12,461.495.00.
8. On May 30, 2018, Quadrant Advisory Group confirmed that the St. Simon site will become 100% EDC eligible under the new EDC by-law effective July 1, 2018, pending approval by the Board of Trustees, and that the additional costs can be funded through EDCs.
9. If the use of EDCs for the additional site preparation costs for St. Simon is approved, staff will inform EDU that the requested additional funding is no longer required.

C. METRICS AND ACCOUNTABILITY

1. Based on receiving confirmation that 100% EDC funds can be applied to site preparation costs, staff have adjusted the project budget to reallocate the applicable costs. This adjustment has increased the available project contingency required to fund the remaining Change Orders to complete the project.
2. The revised project budget is outlined in Table 1 below:

TABLE 1

St. Simon Catholic School Revised Project Budget	<i>All amounts include net HST where applicable</i>				
	Capital Priorities + FDK	EDC eligible	Ministry Capital Lands	Ministry Unique Site Costs	Total Cost
A. Construction Cost	\$9,237,761	\$804,883	\$254,927	\$833,232	\$11,130,802
B. Consulting Fees and Expenses	\$769,240	\$85,111	\$34,834	\$30,433	\$919,618
C1: Total Municipal Permits and Fees	\$163,165	\$18,852	\$6,073	\$2,876	\$190,966
C2: Total TCDSB Allowances	\$68,281	\$7,771	\$1,793	\$9,565	\$87,410
C. Total Other Soft Costs	\$231,446	\$26,623	\$7,866	\$12,441	\$278,376
D. Remaining Contingency Allowance	\$250,314		\$19,794	\$37,511	\$307,619
TOTAL PROJECT COST	\$10,488,760	\$916,618	\$317,420	\$913,618	\$12,636,416
APPROVED FUNDING	\$10,488,760	\$741,697	\$317,420	\$913,618	\$12,461,495
Additional Funding Required	\$0	\$174,921			\$12,636,416

D. STAFF RECOMMENDATION

1. That the revised project budget of \$12,636,416.00, as detailed in Table 1, for the construction of the new St. Simon Catholic School be approved.
2. That funding for the increase of \$174,921.00 be made available from Education Development Charges (EDCs).