



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. PASCHAL BAYLON CATHOLIC SCHOOL ADDITION AND RENOVATION PROJECT BUDGET INCREASE (WARD 5)

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

Created, Draft	First Tabling	Review
December 4, 2018	December 12, 2018	

M. Zlomislac, (Acting) Senior Coordinator, Capital Development
 M. Farrell, Coordinator, Materials Management
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 P. Aguiar, Superintendent of Learning, Student Achievement and Well-Being
 D. Friesen, (Acting) Executive Superintendent of Facilities Service

RECOMMENDATION REPORT

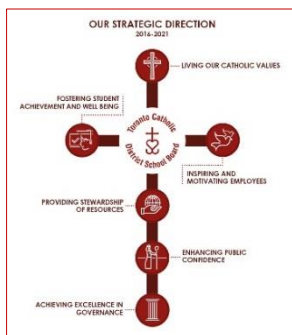
Vision:

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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 Associate Director
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 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 **\$14,412,653.00** for the addition and renovations to St. Paschal Baylon Catholic School, including an increase of **\$621,142.00** for additional work, due mainly to unforeseen site conditions and to meet municipal requirements for occupancy, subject to Ministry of Education (EDU) approval of additional funding.

A request has been submitted to the Ministry of Education for additional Unique Site Costs (USC) funding and permission to use additional Proceeds of Disposition (POD) and School Renewal Grant (SRG) funding to cover the project shortfall, as identified in Table 1, subject to Ministry of Education approval.

The cumulative staff time required to prepare this report was 39 hours.

B. BACKGROUND

1. **On May 12, 2016**, the Corporate Services, Strategic Planning and Property Committee approved the award of a construction contract for the addition and renovations to St. Paschal Baylon Catholic School to Percon Construction Inc., at a total cost of \$11,311,155.20, including net HST, and also approved a project budget of \$12,946,050.00, funded mainly by Proceeds of Disposition (POD), supplemented by Ministry of Education (EDU) funding for Unique Site Costs (USC).
2. **On June 8, 2017**, the Corporate Services, Strategic Planning and Property Committee approved a revised project budget of **\$13,791,511.00** with the increase of \$845,461.00 provided by the EDU for unique site costs encountered during construction. This included removal of contaminated soil, replacement of sanitary and storm sewers, installation of sprinklers in the existing school to mitigate the size of the on-site fire-fighting water reservoir and associated additional consulting fees.
3. In order to complete the project, an increase of \$508,889 is required for anticipated Change Orders that staff have been made aware of, plus \$112,253.00 to fund other TCDSB internal project costs and a small contingency, for a total project budget increase of **\$621,142.00**, as shown in Table 1. Funding for this project budget increase is allocated to POD, USC

(for unique site costs) and School Renewal Grant (for existing building/site upgrades) as noted in Table 1, subject to Ministry of Education approval.

4. A request was submitted to the Ministry of Education on November 29, 2018 for additional USC funding and approval to use additional School Renewal Grant (SRG) funding and POD to cover the project shortfall, allocated as follows:

○ POD	\$43,418.00
○ USC	\$418,546.00
○ <u>SRG</u>	<u>\$159,178.00</u>
Total	\$621,142.00

5. The Ministry of Education has confirmed that they are in the process of reviewing the request for additional funding and has committed to responding as quickly as possible.

C. METRICS AND ACCOUNTABILITY

1. The revised project budget, with increases in POD, USC and SRG funding, subject to EDU approval, is outlined in Table 1 below:

St. Paschal Baylon Addition	Funding Source				Dec 12 2018
	Total POD	USC TGS/Demo	USC Building	Renewal	Total Cost
<i>Cost include net HST where applicable</i>					
Total Construction Cost	\$10,288,264	\$429,463	\$1,762,039	\$57,623	\$12,537,388
Total Consulting Cost	\$883,749	\$24,654	\$141,240	\$1,035	\$1,050,678
Total Other Soft Costs	\$278,251	\$0	\$6,134	\$13,281	\$297,666
Remaining Contingency Allowance	\$18,032	\$0	\$0	\$0	\$18,032
Anticipated Change Orders	\$209,425		\$212,225	\$87,239	\$508,889
TOTAL PROJECT COST	\$11,677,720	\$454,117	\$2,121,638	\$159,178	\$14,412,653
Approved Funding	\$11,634,302	\$454,117	\$1,703,092	\$0	\$13,791,511
Surplus/ (Deficit)	(\$43,418)	\$0	(\$418,546)	(\$159,178)	(\$621,142)

D. STAFF RECOMMENDATION

1. That a revised project budget of **\$14,412,653.00** for the addition and renovations to St. Paschal Baylon Catholic School be approved.
2. That funding for the project budget increase be made available from Proceeds of Disposition, Unique Site Cost and School Renewal Grant funding, as detailed in Table 1, subject to Ministry of Education approval.