



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. VICTOR CATHOLIC ELEMENTARY SCHOOL WARD 12 CAPITAL PROJECT TENDER AWARD

*"I can do all this through Him who gives me strength."
Philippians 4:13 (NIV)*

Created, Draft	First Tabling	Review
January 7, 2016	January 21, 2016	
V. Barton, Senior Coordinator, Capital Development M. Farrell, Coordinator, Materials Management P. De Cock, Comptroller, Business Services G. Grant, Superintendent of Learning, Student Achievement and Well-Being M. Puccetti, 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 rooted in the love of Christ. We educate students to grow in grace and knowledge and to lead lives of faith, hope and charity.



G. Poole
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A. EXECUTIVE SUMMARY

This report recommends that, subject to the issuance of the building permit, the construction contract for the FDK + expanded addition to St. Victor Catholic School be awarded to Deciantis Construction Limited for a total cost of \$4,739,202.40 including net HST, utilizing the CCDC2 (2008) standard construction contract. This report also recommends that revised project costs of \$5,810,406, with a budget surplus of \$444,024, as detailed in Table 2, be approved, including the additional consultant fees of \$11,692.21 (with net HST) for Renewal work added to the project scope.

Funding is available and approved by the Ministry of Education (EDU) from Proceeds of Disposition (POD), the Capital grant to accommodate FDK, Capital Land Funding (CLF) and the School Renewal Grant (SRG) as detailed in Appendix A.

B. PURPOSE

1. The Toronto Catholic District School Board Purchasing Policy requires Board approval of contract awards for new schools and major additions.

C. BACKGROUND

1. On April 11, 2013, the Board approved the Capital Program Phases 3 to 6, including implementation of FDK Year 5 and expanded additions in conjunction with FDK additions to eliminate portables based on 2018 enrolment projections, including an expanded addition consisting of three Full Day Kindergarten (FDK) rooms and seven classrooms at St. Victor Catholic School.
2. On April 11, 2013, the Board approved the appointment of NGA Architects as consultants for the FDK + expanded addition to St. Victor Catholic School at a cost of \$297,479.80, including net HST.
3. On April 30, 2014 the Ministry of Education (EDU) approved seven TCDSB Capital Priorities projects, including the addition of 161 elementary and 78 FDK pupil places, to St. Victor Catholic School at a benchmark project cost of \$5,360,846.00, utilizing FDK funding of \$998,260 and Proceeds of Disposition (POD) of \$4,362,586.00.

4. On July 20, 2015, the Ministry of Education (EDU) granted Approval to Proceed to tender (ATP) for an addition to St. Victor Catholic School, including three Full-Day Kindergarten classrooms and 8 classrooms, for a project cost of \$6,254,430.00, with Capital Land Funding (CLF) of up to \$711,901.00 for unique site costs and utilizing \$181,683.00 in SRG funds, FDK funding of \$998,260.00 and POD of \$4,362,586.00.
5. On November 12, 2015, the Corporate Affairs, Strategic Planning and Property Committee approved the capital project budget of \$6,254,430.00 for the FDK + classroom addition to St. Victor Catholic School, utilizing Ministry CLF, FDK and SRG funding and Board POD, as per the EDU Approval to Proceed letter.

D. VISION

VISION	PRINCIPLES	GOAL
To maximize capital improvement opportunities by addressing long-term accommodation needs in conjunction with Ministry funded FDK additions.	Long Term Accommodation Plan Guiding Principles, Stewardship of resources, deliver capital investment at existing schools by providing permanent classrooms and/or ancillary spaces, which incorporate 21st Century Learning principles.	To address the accommodation needs of staff and students, in a cost effective manner for the greatest number of students, with the available funding from Ministry grants and Board-generated sources.

E. ACTION PLAN

1. The tender invitation P-014-16 for the FDK + expanded addition at St. Victor Catholic School, utilizing a standard CCDC2 (2008) construction contract, was issued to the prequalified general contractors on November 23, 2015.

2. On December 15, 2015, eight (8) compliant bids in response to P-014-16 for the addition to St. Victor Catholic School were received. The bid results are summarized in Table 1 as follows:

Table 1

General Contractor	Bid Price (excluding HST)
Deciantis Construction Ltd.	\$4,639,000.00
JR Certus	\$4,672,000.00
Pre-Eng Contracting	\$4,787,000.00
TRP Construction	\$4,836,000.00
Jasper Construction	\$4,847,000.00
Strut-Con-Construction	\$4,947,000.00
Everstrong Construction	\$4,985,724.00
Percon Construction	\$5,220,000.00

3. Tender submissions were evaluated by staff and the Board's consultant, NGA Architects, retained to prepare the contract documents. The lowest compliant bid that meets the Board's specifications is recommended.

F. METRICS AND ACCOUNTABILITY

1. Funding is available and approved by the Ministry of Education (EDU) from Proceeds of Disposition (POD), the Capital grant to accommodate FDK, Capital Land Funding (CLF) and the School Renewal Grant (SRG) as detailed in Appendix A, funding as per EDU Approval to Proceed (ATP) dated July 20, 2015 and project budget report approved by Board November 12, 2015).
2. The total construction cost as a result of this tender is below the estimated construction budget by \$559,877. An increase in consulting fees of \$11,692.21, including net HST, is required for the additional Renewal scope added to the project and a further consulting contingency allowance of \$20,000 is recommended, as well as an allowance of \$50,000 for City of Toronto fees for new service connections. Increases are recommended to the furniture and equipment, data integration and other TCSD costs allowances, which had been reduced in the previous project budget that was based on the cost consultant's estimate, in order to meet the funding limits.

Net budget surplus with these increases is **\$444,024** as outlined in Table 2 below:

Table 2 - St. Victor Capital Project Budget at Tender (incl. net HST)			
	Total Cost	Approved Budget	Variance
A. Construction Costs			
Ministry Approved Unique Site Costs	\$466,316	\$578,907	\$112,591
Basic Addition	\$4,102,896	\$4,583,351	\$480,455
Renovations/ Upgrades	\$169,990	\$273,398	\$103,408
Total Construction Contract	\$4,739,202	\$5,435,656	\$696,454
Fence Relocation for City	\$10,931	\$10,931	\$0
Contingency Allowance	\$456,921	\$320,344	(\$136,577)
A. Construction Total	\$5,207,055	\$5,766,932	\$559,877
B. Consulting Fees/Expenses			
Site Preparation Fees	\$102,541	\$102,541	\$0
Basic Addition Fees/Expenses	\$170,649	\$170,649	\$0
Services Allowance Used	\$24,290	\$24,290	\$0
Commissioning	\$8,633	\$8,633	\$0
Additional Fees for Renewal Work	\$11,692	\$0	(\$11,692)
Contingency Allowance	\$20,000	\$0	(\$20,000)
B. Consulting Total	\$337,804	\$306,112	(\$31,692)
C. Other Soft Costs			
Municipal/Utility Fees	\$119,003	\$68,908	(\$50,095)
Furniture/Equipment/Caretaking	\$49,000	\$24,933	(\$24,067)
Data Integration	\$20,000	\$15,000	(\$5,000)
Moving/Fire Safety Plan/Other	\$15,000	\$10,000	(\$5,000)
Project Management	\$62,544	\$62,544	\$0
C. Other Soft Costs Total	\$265,547	\$181,385	(\$84,162)
TOTAL PROJECT COST	\$5,810,406	\$6,254,430	\$444,024

- The project budget will be monitored through the Board's financial systems and audit processes and the financial status will be reported to the EDU annually through the Capital Asset Project Template (CAPT) system and

Renewal work will be reported through the Ministry asset management database, TCPS.

G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The Site Plan Agreement with the City for the addition to St. Victor Catholic School has been executed and will be registered following confirmation of relocation of perimeter fencing for the road widening conveyance.
2. The building permit application was submitted on September 1, 2015 and is under review by the City. A letter of intent and Purchase Order for the construction will be issued only after the building permit has been issued.
3. A public meeting for parents and nearby residents was held at the school on June 23, 2015 to present the addition design and discuss the impact of construction activities.
4. As required by the “Good Neighbour Policy”, a letter will be sent to the neighbours to notify them of the start of construction and expected duration once the tender is approved.
5. Letters are sent to the school principal each month and posted on the TCDSB website to provide a status update on the progress of the project. Construction progress photos will also be posted on the website.

H. RECOMMENDATIONS

1. That, subject to issuance of the building permit, the construction contract for the FDK + expanded addition to St. Victor Catholic School be awarded to Deciantis Construction Limited in the amount of \$4,639,000.00 plus net HST of \$100,202.40 for a total cost of \$4,739,202.40 utilizing the CCDC2 (2008) standard construction contract and funded as follows:

	Board Funds	EDU Funding	Total
Proceeds of Disposition	3,114,657.55		3,114,657.55
Full-Day Kindergarten		989,260.00	989,260.00
School Renewal Grant		169,990.43	169,990.43
Capital Land Fund		465,294.43	465,294.43
Total	3,114,657.55	1,624,544.85	4,739,202.40

2. That the revised project cost of \$5,810,406, with a budget surplus of \$444,024, as detailed in Table 2, be approved, including additional consultant fees of \$11,445.00 plus net HST of \$247.21 for a total cost of \$11,692.21 for Renewal work added to the project scope, funded from the School Renewal Grant.