



REPORT TO

REGULAR BOARD

## DANTE ALIGHIERI ACADEMY AND REGINA MUNDI CATHOLIC SCHOOL CAPITAL PROJECT CONSULTANT AWARD (WARD 5)

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

Created, Draft	First Tabling	Review
May 7, 2019	May 16, 2019	

- S. Sederavicius, Acting Senior Manager, Capital Development
- M. Farrell, Coordinator, Materials Management
- P. de Cock, Comptroller, Business Services
- M. Caccamo, Superintendent of Learning, Student Achievement and Well-Being
- D. Friesen, (Acting) Executive Superintendent of Facilities Services

### RECOMMENDATION REPORT

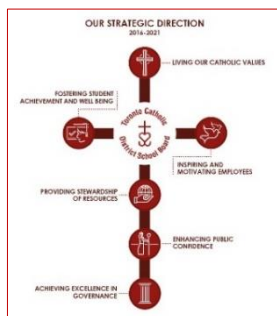
**Vision:**

*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

L. Noronha  
Associate Director of Facilities,  
Business and Community  
Development, and  
Chief Financial Officer

## **A. EXECUTIVE SUMMARY**

This report recommends that a contract be awarded to CS&P Architects Inc. to provide consulting services for the new Dante Alighieri Academy, relocation of Regina Mundi and incorporation of a new child care centre into the renovated Dante Alighieri building, for a fee of \$2,704,430.60 including net HST.

Following approval of the consultant appointment, a school community meeting will be scheduled to introduce the architect, who will conduct a “visioning session.” This will be an opportunity for the school community to express their aspirations for the redevelopment of the campus and provide preliminary input into the design of the new school. Consultation with the community will continue throughout the design process.

Based on cost estimates included in a feasibility study that explored various options for the redevelopment of the Dante/Regina Mundi campus, a request for additional funding was submitted to the Ministry of Education on April 4, 2019. The preliminary project budget will be finalized for approval by the Board once a response is received from the Ministry.

*The cumulative staff time required to prepare this report was 7 hours*

## **B. PURPOSE**

The Board’s Purchasing Policy requires that contracts for new schools and major additions be approved by the Board of Trustees.

## **C. BACKGROUND**

1. *Funding was approved in 2011 for the replacement of Dante Alighieri Academy.* The Ministry of Education (EDU) approved Capital Priorities funding in the amount of \$32.8 million (M) to construct a new 1,300 pupil place secondary school. Further funding approval in the amount of \$1.5M was received in 2016 to renovate a portion of the existing Dante Alighieri school building to create a six room child care facility, in anticipation of Regina Mundi Catholic School relocating to the Dante building.

2. *A feasibility study carried out in 2018 identified alterations to the existing Dante Alighieri for a Regina Mundi relocation and building a new Dante Alighieri on the current Regina Mundi site as the optimal solution to redevelopment of the campus on Playfair Avenue.* The Corporate Services, Strategic Planning and Property Committee approved this option on February 14, 2019, and also approved the recommendation that staff proceed with issuing a Request For Proposal (RFP) for full architectural consulting services for the project.
3. *Eight architectural firms with extensive experience in secondary school design were previously selected through a prequalification process to be eligible to submit proposals to provide architectural services for upcoming TCDSB secondary school projects.* On March 21, 2019, RFP P-039-19 for full architectural services was issued to the eight (8) prequalified firms. On April 25, 2019, seven (7) compliant submissions were received.

#### **D. EVIDENCE/RESEARCH/ANALYSIS**

1. *Four firms were shortlisted for an interview based on the scoring of their responses to the RFP.* The proposals were evaluated by a committee from the Board's Capital staff according to the following criteria stipulated in the RFP:

<b>Evaluation Criteria</b>	<b>Points Available</b>
A. Score from Stage 1 Prequalification prorated to 25%	25
B. Qualifications of proposed sub-consultant team	15
C. Understanding of Scope of Work - Completeness of Work Plan Deliverables Prime Consultant (Appendix C)	15
D. Suitability of Proponent Team's proposed consultant/sub-consultant services (Appendix C) and timelines as outlined in the Work Plan and Schedule	15
E. Proposed Fixed Fee (Excluding Stipulated Allowances and Separate Price) (Appendix B)	30
<b>Total to Determine Shortlist for Interviews</b>	<b>100</b>
F. Interview & Separate Price (Shortlisted Proponents)	25
<b>Grand Total</b>	<b>125</b>

2. ***Based on Criteria A-E, the following four (4) firms were interviewed:***  
CS&P Architects  
Hossack & Associates Architects  
MC Architects  
Montgomery Sisam Architects
3. ***The highest scoring firm at the conclusion of the interviews was CS&P Architects Inc.*** This is the recommended firm to be appointed to provide full consulting services for the project. The consulting team includes, in addition to the architect, structural, civil, mechanical and electrical engineers, landscape architect and specialty consultants for various studies required to complete the project. The fee includes an allowance for required studies and expenses.

## **E. METRICS AND ACCOUNTABILITY**

1. ***There is currently a funding shortfall for the construction of a new Dante Alighieri Academy due to inflationary pressures.*** An “order of magnitude” cost estimate carried out as part of the 2018 feasibility study indicates that the current cost of the secondary school would result in a \$5M shortfall for the replacement school, based on ‘mid-range’ costs of recently completed secondary schools compared to the Ministry benchmark funding level from 2011. Utilization of the 2018 Ministry benchmark for secondary schools would result in an increase in funding of \$3.7M.
2. ***The Regina Mundi portion of the project is currently unfunded, with the exception of the child care.*** The ‘order of magnitude’ costing for renovations to the existing Dante building to accommodate elementary school programming, plus building condition and accessibility upgrades, is estimated to be approximately \$6M. The feasibility study also indicated an estimated expected shortfall of \$0.7M for the child care retrofit based on current market conditions.
3. ***A request for additional funding has been submitted to the Ministry.*** Backed up by the feasibility study, a letter was sent by the Director to the Ministry of Education on April 4, 2019 to request additional funding as follows:

<b>Dante Alighieri Replacement School Shortfall</b> (After Education Development Charges and Funding for Unique Site Costs have been deducted)	\$ 5,202,500
<b>Renovations to Accommodate Regina Mundi Shortfall</b>	
Accessibility Upgrades	\$ 500,000
Alterations	\$ 2,188,100
Building System and Finish Upgrades	\$ 3,260,000
Renovation for Child Care	\$ 689,500
<b>Total Shortfall</b>	<b>\$11,840,100</b>

3. *Further updates and approvals are expected as the process moves forward.* A detailed project budget will be developed for approval by the Board of Trustees following receipt of a response to the request for additional funding from the Ministry of Education.
4. *Approval to Proceed to tender from the Ministry of Education, based on a detailed pre-tender estimate by a third party cost consultant, is required prior to tendering the project.* This will include a request for additional funding for unique site costs. Following the tendering, the project budget will be revised to reflect the actual tender price and a report will be submitted for Board approval prior to award of the tender.

## **F. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN**

1. *Consultation with the school community and other stakeholders will continue throughout the design process.* Following approval of the consultant appointment, a school community meeting will be scheduled to introduce the architect, who will conduct a “visioning session.” A Local Design Committee (LDC) will be struck to meet regularly with the architect and Capital and Early Years staff, comprising the principal, superintendent, trustee, parish priest, teachers and parents, City of Toronto’s child care projects advisor and two representatives from the area residents.
2. *There are two options for the phasing of the project:*
  - i. Relocate Dante students to a temporary holding school, renovate the existing Dante building, move Regina Mundi students to the renovated

building, demolish the existing Regina Mundi building and construct the new Dante Alighieri Academy;

- ii. Relocate Regina Mundi students to a temporary holding school, demolish the existing Regina Mundi building, construct the new Dante Alighieri Academy, move Dante students to the new school and renovate the existing Dante building for the Regina Mundi students.
3. ***The optimal phasing option will be selected in consultation with the Dante and Regina Mundi school communities.*** Criteria for evaluating the options include optimizing timing of design and approvals processes and availability of holding schools for temporary relocation. The earliest date for the occupancy of the new Dante Alighieri Academy is anticipated to be September 2023. Time required for Municipal and Ministry approvals and/or delays in construction due to unforeseen conditions could extend the project completion and occupancy beyond this date.
  4. ***Regular project status update will be provided to the school community and will also be posted on the school websites.*** Facilities staff will communicate directly with the Principal, caretakers, and the area facilities supervisor to coordinate construction activities, including project schedule, hours of work, site access, health and safety issues, and to provide support to the school's principal and area superintendent for communication with school communities.

## **G. STAFF RECOMMENDATION**

That a contract be awarded to CS&P Architects Inc. to provide consulting services for the construction of a replacement school for Dante Alighieri Academy and renovations to the existing Dante building to accommodate Regina Mundi Catholic Elementary School and a child care centre, for a fee of \$2,647,250, plus net HST of \$57,180.60 for a total cost of \$2,704,430.60, including allowances and expenses.