



REPORT TO

**CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE**

**BLESSED CARDINAL NEWMAN CATHOLIC SECONDARY SCHOOL CAPITAL PROJECT ARCHITECT AWARD AND PROJECT BUDGET APPROVAL (WARD 12)**

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

| Created, Draft | First Tabling | Review |
|----------------|---------------|--------|
| May 28, 2019   | June 6, 2019  |        |

- S. Sederavicius, Senior Manager, Capital Development
- M. Farrell, Coordinator, Materials Management
- P. de Cock, Comptroller, Business Services
- S. Campbell, 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:**

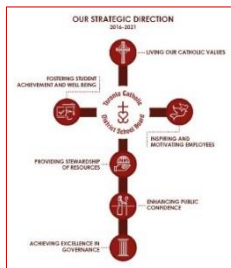
*The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.*

*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 Montgomery Sisam Architects Inc. to provide full architectural services for construction of the new Blessed Cardinal Newman Catholic Secondary School, including a Heritage Impact Assessment and selective demolition of the Scarborough Foreign Mission, for total fees and expenses of \$2,058,279.74, including net HST.

This report also recommends approval of a project budget of \$38,192,402. Funding is available from the Ministry of Education Capital Priorities grant and Education Development Charges. Additional funding for unique site costs, estimated at \$585,983 will be requested following completion of preliminary design and costing. The total estimated project budget with the additional funding is \$38,778,385.

Following approval of the architect 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.

*The cumulative staff time required to prepare this report was 35 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 2015 for the replacement of Blessed Cardinal Newman Secondary School.* On November 9, 2015, the Ministry of Education (EDU) approved Capital Priorities funding in the amount of \$30,404,421 for the construction of a new 1110 pupil place school to replace Blessed Cardinal Newman Secondary School.
2. *The site for the new school has been expanded to include the existing Scarborough Foreign Mission, with potential heritage preservation*

*considerations.* EDU provided Capital Land funding of \$17,452,257 for the purchase of the Scarborough Foreign Mission property at 2685 Kingston Road. In 2017, EDU approved Capital Priorities funding in the amount of \$171,629 to retain a consultant to carry out a Heritage Impact Assessment (HIA) of the Scarborough Foreign Mission facility and prepare demolition tender documents, increasing the total EDU funding to \$30,576,050.

3. ***Consultation with Toronto Heritage Preservation Services (HPS) has led to a change in the project approach.*** Following several meetings between the Board’s heritage and demolition consultant and HPS to review the consultant’s heritage assessment, in February 2019 HPS staff clarified that the HIA and demolition proposal would not be accepted without the proposed design of the new secondary school. Further, it was recommended that the school design should be developed in consultation with HPS and City Planning through the Site Plan Approval process.
4. ***The heritage consultant has provided a detailed “Statement of Significance” to be included in a new Request for Proposals (RFP) for architectural services for the new school.*** Demolition of the Scarborough Foreign Mission will now be carried out under the same contract as the construction of the new school. Selective demolition and preservation of some heritage elements would be costly and impractical under a separate contract. Preparation of demolition tender documents under the heritage consultant’s contract was terminated and will be included in the architectural services contract for the new school.
5. ***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 services for upcoming TCDSB secondary school projects.*** On March 28, 2019, RFP P-045-19 was issued to the eight (8) prequalified firms to provide full architectural services for the Blessed Cardinal Newman replacement school, including the HIA and selective demolition of the Scarborough Foreign Mission, and demolition of the TCDSB-owned portion of the existing Blessed Cardinal Newman building. On April 30, 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:***

- Hossack & Associates Architects
- MC Architects
- Moffet and Duncan Architects
- Montgomery Sisam Architects

3. ***The highest scoring firm at the conclusion of the interviews was Montgomery Sisam Architects Inc.*** This is the recommended firm to be appointed to provide full architectural services for the project. The consulting team includes, in addition to the architect, structural, civil, mechanical and electrical engineers, landscape architect, heritage consultant and specialty consultants for various studies required to complete the project. The fee of \$2,014,760.90 includes an allowance for required studies and expenses.

## **E. METRICS AND ACCOUNTABILITY**

1. The preliminary project budget for the Blessed Cardinal Newman replacement school, including the HIA and selective demolition of the

Scarborough Foreign Mission, and demolition of the TCDSB-owned portion of the existing Blessed Cardinal Newman building is outlined below in Table 1 below:

| <b>Blessed Cardinal Newman Replacement School - Project Budget</b> |                           |                                    |                               |                              |
|--|---------------------------|------------------------------------|-------------------------------|------------------------------|
|  | <b>Funding Breakdown</b>  |                                    |                               | <b>Total Estimated Costs</b> |
|  | In Benchmark              | Not in Benchmark                   |                               |                              |
|  | <b>Capital Priorities</b> | <b>Site Prep/ Demolition (EDC)</b> | <b>TGS/ Unique Site Costs</b> |                              |
| A. Pre-Design  |                           | \$22,271                           | \$71,512                      | \$93,783                     |
| B. Consultant Fee/Expences   | \$1,650,946               | \$407,334                          | \$0                           | \$2,058,280                  |
| C. Municipal Fees  | \$411,700                 | \$161,793                          | \$0                           | \$573,493                    |
| D. TCDSB Allowances  | \$813,451                 | \$33,681                           | \$3,600                       | \$850,732                    |
| E. Construction Budget   | \$26,983,493              | \$6,658,356                        | \$650,000                     | \$34,291,849                 |
| F. Contingency Allowance   | \$544,831                 | \$332,918                          | \$32,500                      | \$910,249                    |
| <b>TOTAL PROJECT COST</b>  | <b>\$30,404,421</b>       | <b>\$7,616,352</b>                 | <b>\$757,612</b>              | <b>\$38,778,385</b>          |
| <b>APPROVED FUNDING</b>  | <b>\$30,404,421</b>       | <b>\$7,616,352</b>                 | <b>\$171,629</b>              | <b>\$38,192,402</b>          |
| Estimated Funding Deficit (Request for Unique Site Costs)          |                           |                                    | (\$585,983)                   | (\$585,983)                  |

2. ***EDU has in the past provided additional funding to address unique site costs.*** A request for additional funding will be submitted to the EDU upon completion of a detailed schematic design costing by a certified Quantity Surveyor. This project is also eligible for Education Development Charges (EDC) to cover the cost of site preparation and demolition.

3. ***Approval to Proceed to tender (ATP) is require from the Ministry of Education.*** Based on a detailed pre-tender estimate by a third party cost consultant, a request for ATP, identifying all funding sources, will be submitted prior to tendering the project. Following tendering, the project budget will be revised to reflect the actual tender price and a report will be submitted for Board approval 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 architect

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 staff, comprising the principal, superintendent, trustee, parish priest, teachers and parents.

2. ***The project is envisioned as three phases:***

- i. Students remain in the existing school while the new building is being built on the Foreign Mission lands, the new playing field will not be developed at this point as the existing school is located in this area;
- ii. Once the new building is complete, relocate students to the new facility.
- iii. Demolish existing school and develop the new playing field and parking area.

3. ***Regular project status update will be provided to the school community and will also be posted on the school website.*** 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**

1. That a contract be awarded to Montgomery Sisam Architects Inc. to provide architectural services for the construction of a replacement school for Blessed Cardinal Newman Catholic Secondary School for a fee of \$2,014,760.90, plus net HST of \$43,518,84 for a total cost of \$2,058,279.74, including allowances and expenses.
2. That a project budget of \$38,192,402.00 for the Blessed Cardinal Newman replacement school, as detailed in Table 1, be approved.