



REPORT TO

REGULAR BOARD

CAPITAL PRIORITIES 2019-2020 - REVISED (ALL WARDS)

“For which of you, desiring to build a tower, does not first sit down and count the cost, whether he has enough to complete it?” Luke 14:28

Created, Draft	First Tabling	Review
August 28, 2019	September 19, 2019	Click here to enter a date.
J. Howley, Sr. Manager, Planning & Accountability B. Leporati, Sr. Coordinator, Planning Services M. Loberto, Superintendent, Planning and Development Services D. Friesen, (Acting) Superintendent, Capital Development and Asset Renewal		
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

On July 22, 2019, the Ministry of Education announced the 2019-2020 Capital Priorities Program (CPP).

On August 22, 2019, the Board approved a set of ranking criteria to determine capital priority projects which had an erroneous discrepancy with one category of assessment. This report recommends that the Board approve the revised criteria matrix presented in this report, which replaces Internal Rate of Return/Net Present Value (IRR/NPV) as a criteria with Confirmed Partnership Opportunities, which has an identical score weighting.

In between Capital Priority Submission cycles staff continuously review and update the assessment model to optimize for potential Ministry acceptance/approval of future projects. At the conclusion of the 2017 cycle, staff updated the model to include Confirmed Partnership Opportunity as a criteria. This replaced IRR/NPV in the evaluation matrix given that IRR/NPV calculations are heavily correlated with Facility Condition Index (FCI) ratings. Staff believe that Confirmed Partnership Opportunities reflect Ministry initiatives encouraging joint projects and improve the Board's opportunities to secure capital funding. All TCDSB schools have been evaluated using this criteria. Omitting this change in the original August report was an oversight on the part of staff.

On September 12, 2019, the Corporate Services Committee approved a request for additional information regarding Capital Priorities scoring, which is provided in this report.

This report recommends that business cases for the following ten Capital Priorities be submitted to the Ministry of Education for funding consideration (E = Elementary, S = Secondary):

Rank	Project	Description
1	ST MONICA (E)	Replacement School
2	"BUTTONWOOD" SITE (E/S)	New Elementary/Secondary School
3	LORETTO ABBEY (S)	Addition/Retrofit
4	OUR LADY OF THE ASSUMPTION (E)	Replacement School
5	NOTRE DAME (S)	Replacement School
6	ST MICHAEL / ST PAUL (E)	Replacement School

7	CHAMINADE (S)	Replacement School
8	ST CYRIL (E)	Replacement School
9	BISHOP ALLEN (S)	Replacement School
10	ST RAPHAEL (E)	Replacement School

The submission deadline for business cases for the top ten capital priorities is **September 30, 2019**.

The cumulative staff time required to prepare this report was 14 hours.

B. PURPOSE

This report seeks approval of a revised criteria matrix to rank TCDSB capital priorities, and the priority ranked list of schools identified for the Capital Priorities Program Funding request. Business cases supporting the capital needs of each project will be submitted to the Ministry of Education prior to the deadline of **September 30, 2019**.

C. BACKGROUND

1. *On July 22, 2019, Ministry of Education Memorandum 2019: B17 was released, which announced the launch of 2019-20 Capital Priorities Program, including Child Care Capital Funding (Appendix ‘A’).* Similar to previous iterations of the Capital Priorities Program (CPP), funding for Capital Priorities projects will be allocated on a business case basis for new schools, retrofits, and additions to be completed by the 2023-2024 school year.
2. *The Ministry memorandum identifies four key eligibility criteria for projects considered for CPP funding.* Projects eligible for funding consideration as part of the CPP must meet one or more of the following category descriptions

Accommodation Pressure	Assessments will be based on capacity, historical and projected enrolment trends, and geographic distribution of students, as well as the amount of portables.
School Consolidations and	Assessments will be based on the projected operating and renewal savings and the removal of renewal backlog relative to the project cost. These projects may also provide benefits such as improved program offerings, accessibility or energy. Projects will be considered if the

Facility Condition.	renewal needs exceed the cost of constructing a new facility of a similar size.
French-language Accommodation	Assessments will be based on demographics demonstrating the need for French-language facilities not already serviced by the existing French-language school Board's facilities.

D. EVIDENCE/RESEARCH/ANALYSIS

1. *At the August 22, 2019, Board Meeting, the Board approved 'Capital Priorities Criteria 2019-2020' report, which had an erroneous discrepancy with one category of assessment.* In between Capital Priority Submission cycles staff continuously review and update the assessment model to optimize for potential Ministry acceptance/approval of future projects. At the conclusion of the 2017 cycle, staff update the model to include Confirmed Partnership Opportunity as a criteria. This replaced IRR/NPV in the evaluation matrix given that IRR/NPV calculations are heavily correlated with Facility Condition Index (FCI) ratings. Staff believe that Confirmed Partnership Opportunities reflect Ministry initiatives encouraging joint projects and improve the Board's opportunities to secure capital funding. All TCDSB schools have been evaluated using this criteria.

This report recommends that the Board approve the revised matrix outlined below.

	Criteria	Points
1	<i>Confirmed Partnership Opportunities</i>	10
1	<i>Internal Rate of Return/Net Present Value</i>	10
2	Portable Capacity as a percentage of total Capacity	10
3	Short Term Occupancy Agreement (Lease expiry)	20
4	2019-2020 Utilization Rate	8
5	Facility Condition Index	10
6	Lack of Nearby Capacity (For oversubscribed schools, lack of capacity within ES - 2 km, SS – 5km)	10
7	Previous Board Resolution to include project	15
8	Site Size	2

2. *At the September 12, 2019, meeting of the Corporate Services Committee, the report 'Capital Priorities 2019-2020' was considered.* The following motion was approved by the Board;

“15b) Capital Priorities 2019-2020 (All Wards) (Recommendation)

WHEREAS the scoring in all of the approved criteria for each of the respective capital priorities is not contained in this report.

BE IT RESOLVED that the report be revised to include all matrix results for the top 10 capital priorities to ensure informed decision making and that this report be presented for consideration at the September 19 Regular Board meeting CARRIED”

As requested by the Board, scoring results for the top 10 projects identified for submission to the Ministry of Education are included in *Appendix ‘B’*. In instances where there is a tie in scoring following application of the matrix to all TCDSB schools, the utilization rate is used as the determining factor to resolve the statistical tie.

3. *All schools have been assessed and ranked applying the revised criteria presented in this report.* Application of the matrix results in the following top ten capital priorities:

Rank	Project
1	ST MONICA (E)
2	“BUTTONWOOD” SITE (E/S)
3	LORETTO ABBEY (S)
4	OUR LADY OF THE ASSUMPTION (E)
5	NOTRE DAME (S)
6	ST MICHAEL / ST PAUL (E)
7	CHAMINADE (S)
8	ST CYRIL (E)
9	BISHOP ALLEN (S)
10	ST RAPHAEL (E)

4. *Business cases, for the top ten capital priorities, must be submitted by September 30, 2019.* Business cases are comprised of relevant facility and enrolment data, a detailed description of the proposed scope of work, interest in participating in a pilot for modular construction, as well as potential joint-use school project considerations.

A condensed version of the information that will be provided in each of the business cases appears in the Capital Priority School Profiles (*Appendix 'C'*).

E. STAFF RECOMMENDATIONS

1. That the Board approve the revised matrix used to assess all schools to determine capital priority needs projects.

	Criteria	Points
1	Confirmed Partnership Opportunities	10
2	Portable Capacity as a percentage of total Capacity	10
3	Short Term Occupancy Agreement (Lease expiry)	20
4	2019-2020 Utilization Rate	8
5	Facility Condition Index	10
6	Lack of Nearby Capacity (For oversubscribed schools, lack of capacity within ES - 2 km, SS – 5km)	10
7	Previous Board Resolution to include project	15
8	Site Size	2

2. It is recommended that business cases for the following ten capital priorities be submitted to the Ministry of Education for funding consideration by **September 30, 2019**.

Rank	Project	Description
1	ST MONICA (E)	Replacement School
2	“BUTTONWOOD” SITE (E/S)	New Elementary/Secondary School
3	LORETTO ABBEY (S)	Addition/Retrofit
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