



REPORT TO

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

**ST. MICHAEL CHOIR CAPITAL PROJECT
ARCHITECT APPOINTMENT AND PRELIMINARY
PROJECT BUDGET APPROVAL (WARD 9)**

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

Created, Draft	First Tabling	Review
November 5, 2019	November 14, 2019	
L. Northey, Senior Manager, Capital Development P. de Cock, Comptroller, Finance and Business Services J. Shanahan, Superintendent of Learning, Student Achievement and Well-Being D. Friesen, (Acting) Superintendent of Capital Development and Asset Renewal M. Loberto, Superintendent of Planning & Development		
RECOMMENDATION REPORT		

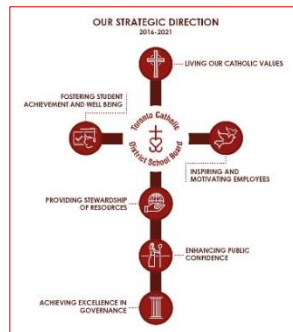
Vision:

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 the joint team of KPMB Architects and The Ventin Group Ltd. Architects. The two firms have joined forces to provide full architectural services, including a Heritage Impact Assessment and demolition of existing structures, for a new 300-pupil place St. Michael Choir School. The new school is to be constructed at 56 & 66 Bond St., in the amount of \$2,919,849.00, (including net HST), funded as detailed in Appendix A and subject to Ministry of Education (EDU) approval of the Space Plan Template.

This report also recommends approval of a preliminary project budget in the amount of \$35,036,000.00, including net HST, as detailed in Table 1. This amount includes approved Capital Priority funding in the amount of \$11,155,222.00, for a standard academic program for Grades 3 to 12, and a request for an additional funding of \$4.8M for unique site costs, pending approval from EDU. The balance of costs related to specialty programming for the Choral Institute and heritage requirements will be funded by the Archdiocese of Toronto (Roman Catholic Episcopal Corporation/RCEC) at an estimated amount of \$19M.

The cumulative staff time required to prepare this report was 11 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 2018 for the replacement of St. Michael Choir School.* On March 13, 2018, the Ministry of Education (EDU) approved Capital Priorities funding in the amount of \$11,155,222 for the construction of a new 300-pupil place school to replace St. Michael's Choir School. In a letter dated September 6, 2017, the Archdiocese expressed their commitment to cover the portion of the construction cost for the school which is in excess of the funds approved by EDU for the project.
- 2. In 2017, the total project budget was determined to be \$35,036,000.00.* A July 2017 preliminary costing report by Turner & Townsend, based on a preliminary building program and sketches included in the Cathedral Block Master Plan, indicated a project cost of \$35,036,000, including net HST and soft costs—consulting fees, municipal fees, furniture and equipment costs, moving and set-

up, and internal project management costs. The Board has submitted a request to the Ministry for approval of the use of Board Proceeds of Disposition (POD) in the amount of \$4.8M for unique site costs.

3. ***The intent is to bring the school into one consolidated facility located on the west side of Bond Street.*** Currently, the school operates from four buildings located at 56, 66, 67 & 69 Bond St., which are on the east and west sides of Bond Street. The buildings, which were built between 1900 and 1937, are leased from the Archdiocese of Toronto (Roman Catholic Episcopal Corporation/RCEC), with the St. Michael’s Cathedral parish having shared use of 66 Bond Street. The consolidated facility will be located on the west side at 56 & 66 Bond St. The project will include demolition and a Heritage Impact Assessment of 66 Bond St. to determine the heritage attributes that will be preserved.

D. EVIDENCE/RESEARCH/ANALYSIS

1. ***Staff implemented a two-stage process for the selection of an architect.*** In March 2019, a Request for Qualification (RFSQ-001-19) was issued for the St. Michael Choir School replacement school project to select architectural firms to be prequalified as part of Stage 1 of the selection process in consultation with the Archdiocese of Toronto. The proposals were evaluated by a committee composed of staff from the Board and the Archdiocese according to the following criteria stipulated in the RFSQ:

Evaluation Criteria Schedule	Points Available
A) Firm Profile - 25 points	
1. Firm stability: Years in business, number of staff	5
2. Overall experience: Appropriate project types and scale	10
3. Qualifications of Key Staff	10
B) Project Experience - 35 points	
1. Number of Similar Projects	5
2. Recent Completed Example(s)	5
3. Suitable Project Sizes	5
4. Demonstrated Cost Control	5
5. Demonstrated Energy/Greenhouse Gas Reduction	5
6. Design Quality – Aesthetics and Functionality	5
7. References	5
C) Project Approach - 40 points	
1. Design Approach	8
2. Energy/Greenhouse Gas Reduction Approach	8

3. Cost Control Approach	8
4. Municipal Approvals Approach	8
5. Contract Admin / Construction Field Review Approach	8
Total	100

The following three Proponent teams were shortlisted based on the scoring of their responses to the RFSQ:

- KPMB Architects / The Ventin Group Inc. Architects
- MC Architects Inc. / Bogdan Newman Caranci Inc. Architects
- Montgomery Sisam Architects Inc.

2. *The shortlisted Proponents were invited to the next stage in the selection process.* In August 2019, a Request for Proposal (RFP# P-077-19) for Stage 2 was issued to the three shortlisted Proponent teams. Subsequently, all three Proponent teams were invited for an interview to be scored along with their responses to the RFP. The proposals were evaluated by the same committee according to the following criteria stipulated in the RFP:

	Evaluation Criteria	Points Available
A.	Qualifications of Proponent's team	15
B.	Understanding of the project Scope of Work (Appendix C)	15
C.	Suitability of proposed services/processes and timelines/schedule	15
D.	Proposed Fixed Fee (excl. stipulated allowances and separate prices)	30
E.	Interview	25
	Grand Total	100

3. *The team of KPMB / VG scored highest at the conclusion of the interviews.* Staff from both TCDSB and Archdiocese recommend awarding the contract to the joint team of KPMB Architects and The Ventin Group Inc. Architects for the provision of full architectural services for the project. In addition to the architects and heritage professionals from both firms, the consulting team includes structural, civil, geotechnical, mechanical, and electrical engineers, landscape architects, and specialty consultants for various studies required to complete the project. The fee of \$2,919,849 includes allowances for required studies and expenses and net HST.

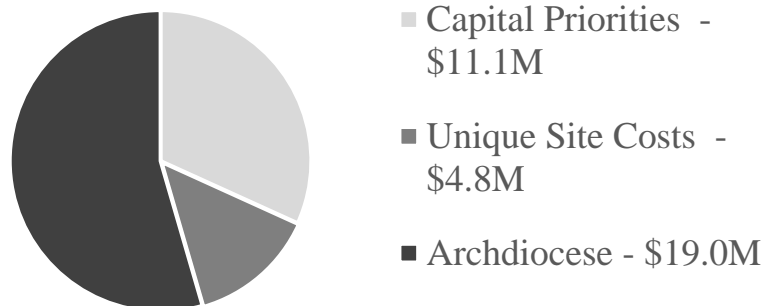
E. METRICS AND ACCOUNTABILITY

1. *The preliminary project budget for the St. Michael Choir School replacement project is outlined in Table 1 below.* The budget includes demolition of the two existing buildings where the consolidated replacement school will be built.

Table 1: St. Michael Choir School – Project Budget	
	Total Estimated Costs
Total Consultant Fee / Expenses	\$2,919,849
Total Municipal Fees	\$332,232
Total TCDSB Allowances	\$2,867,638
Total Construction Budget	\$27,518,839
Contingency Allowance (5% Construction)	\$1,397,441
TOTAL PROJECT COST	\$35,036,000
APPROVED FUNDING	\$30,236,000

2. *The current funding breakdown is outlined in Figure 1 below and further detailed in Appendix A.* EDU has approved Capital Priorities funding in the amount of \$11,155,222 and has advised that the Board’s request for approval of the use of POD in the amount of \$4.8M towards the project will be evaluated following submission of detailed costing of unique site costs. The Archdiocese has committed to cover the remainder of the project cost.

Figure 1: Funding Source Breakdown



3. ***A revised request for additional funding for unique site costs will be submitted to the Ministry upon completion of a detailed schematic design costing.*** The consultant team will be responsible for identifying unique site costs not included in the Ministry benchmark and for providing third party cost consultant estimates and substantiation for these unique costs.
4. ***EDU Approval to Proceed (ATP) is required to tender the project.*** Based on a detailed pre-tender estimate by the 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 reviewed by both TCDSB and RCEC staff and revised to reflect the actual tender price. There may be separate construction contracts for the demolition and for the construction of the new school. A report (or reports) will be submitted to the Board for approval to award the demolition/construction contract(s).

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." This will be an opportunity for the school community to provide preliminary input that may be incorporated into the design of the new school. A Local Design Committee (LDC) comprising the principal, choir director, area superintendent, trustee, parish priest, teachers and parents will be set up to meet regularly with the Architect and Capital staff and continue community consultation throughout the design process.
2. ***Some relocation is required for the construction.*** The construction is intended to take place by relocating classes and other functions from the site to the other two buildings currently serving the school on the other side of Bond St. When the construction is completed, all classes and functions of the school will permanently vacate the buildings east of Bond St. and will move to the new building.
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 the joint team of KPMB Architects and The Ventin Group Inc. Architects to provide full architectural services for the construction of a replacement school for St. Michael Choir School for a fee of \$2,858,114, plus net HST of \$61,735 for a total cost of \$2,919,849, including allowances and expenses.
2. That a preliminary project budget of \$35,036,000 be approved for St. Michael Choir School replacement project, as detailed in Table 1. Of this budget, \$4,800,000 is subject to Ministry of Education approval of additional funding or use of POD for unique site costs.