



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### BISHOP ALLEN ACADEMY REPLACEMENT SCHOOL BUDGET APPROVAL (WARD 4)

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

Created, Draft	First Tabling	Review
June 1, 2021	June 8, 2021	

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A. Bria, Superintendent of Learning, Student Achievement and Well-Being  
D. Friesen, Superintendent, Capital Development, Asset Management and Renewal

### RECOMMENDATION REPORT

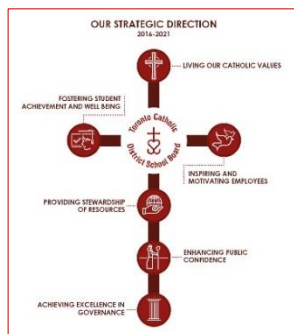
#### Vision:

*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.*



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Director of Education

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## **A. EXECUTIVE SUMMARY**

The report recommends approval of a project budget of \$40,292,103 for the replacement of Bishop Allen Academy. Funding is available from the Ministry of Education Capital Priorities grant. Additional funding for site preparation and unique site costs, estimated at \$4,538,227 will be requested following completion of preliminary design and costing.

*The cumulative staff time required to prepare this report was 6 hours.*

## **B. PURPOSE**

The Board's Policy requires that capital budgets for new schools and major additions be approved by the Board of Trustees.

## **C. BACKGROUND**

1. *Funding was publicly announced in November 2020 for the replacement of Bishop Allen Academy.* The Ministry Education (EDU) approved Capital Priorities funding in the amount of \$36,013,876 for the construction of a new 1300 pupil place school to replace Bishop Allen Academy.
2. *The Space Plan for the new school was submitted to EDU and received approval on March 19, 2021.* The space plan was developed with input from the Principal and Area Superintendent and includes spaces to support the school's specialty programs.
3. *A two-stage procurement process for architectural services is underway and a contract is anticipated to be awarded in July 2021.* Four architectural firms were prequalified in stage one and a Request for Proposal (stage two) has been issued. Award of the consultant contract is expected to be approved under delegated authority.

## **D. METRICS AND ACCOUNTABILITY**

1. *The preliminary project budget for the replacement of Bishop Allen Academy is outlined in Table 1 below:*

**TABLE 1: Bishop Allen Project Budget**

	<i>FundingSource</i>			Total
	Ministry of Education (EDU)	Site Prep / Demolition	Unique Site Costs	Estimated
<b>A. Total Estimated Consulting Cost</b>	<b>\$1,195,272</b>	<b>\$183,888</b>	<b>\$184,000</b>	<b>\$1,563,160</b>
<b>B1. Estimated Municipal Permits &amp; Fees</b>	<b>\$452,196</b>	<b>\$137,255</b>	<b>\$0</b>	<b>\$589,450</b>
<b>B2. Estimated TCDSB Allowances</b>	<b>\$874,295</b>	<b>\$15,324</b>	<b>\$0</b>	<b>\$889,619</b>
<b>C. Total Estimated Construction Cost</b>	<b>\$31,795,640</b>	<b>\$1,021,600</b>	<b>\$2,656,160</b>	<b>\$35,473,400</b>
<b>D. Contingency Allowance</b>	<b>\$1,696,474</b>	<b>\$80,000</b>	<b>\$260,000</b>	<b>\$1,776,474</b>
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$36,013,876</b>	<b>\$1,438,067</b>	<b>\$3,100,160</b>	<b>\$40,292,103</b>
<b>FUNDING</b>	<b>\$36,013,876</b>			<b>\$36,013,876</b>

2. ***EDU has in the past provided additional funding to address unique site costs for Capital projects.*** A request for additional funding will be submitted to the EDU upon completion of a detailed Design Development costing by a certified Quantity Surveyor.
3. ***Approval to Proceed to tender (ATP) is required from the Ministry of Education.*** Based on a detailed pre-tender cost 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 prior to award of tender.

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

1. ***Consultation with the school community and other stakeholders will continue throughout the design process.*** Following procurement of the architect, a Local Design Committee (LDC), comprising the Principal, Superintendent, Trustee, parents, teachers and students, will be struck to meet regularly with the design team and Capital staff.
2. ***Regular Capital project status updates 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 SQS to coordinate construction activities, including project schedule, hours of work, site access, health and safety issues and to provide support to the Principal and Area Superintendent for communication with school communities.
3. ***Relocation of students during construction will be required.*** A decision on where and when students will be relocated will be determined in consultation with the school community. Consultation will not begin until the later stages of project design when timelines for Municipal and Ministry approvals prior to construction tender can be determined and available potential relocation sites can be identified.
4. ***The current anticipated timeline for key project milestones is as follows:***

Architect Award	July 2021
Site Plan Application to City of Toronto	May 2022
Request for Ministry Approval to Proceed to Tender	March 2023
Construction Start	Fall 2023
School Opening	September 2025

## **F. STAFF RECOMMENDATION**

That a project budget of \$40,292,103.00 for the construction of a 1300 pupil place replacement school for Bishop Allen Academy, as detailed in Table 1, be approved.