



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

CAP 2021 020 HOLY ANGELS CATHOLIC SCHOOL CAPITAL PROJECT TENDER AWARD AND REVISED PROJECT BUDGET (WARD 4)

"I can do all this through Him who gives me strength." Philippians 4:13(NIV)

Drafted

March 31, 2022

Meeting Date

April 20, 2022

Marko Lavrisa, Project Supervisor, Capital Development, Asset Management and Renewal

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RECOMMENDATION REPORT

Vision: *IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope.*

Mission: *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



Brendan Browne
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Associate Director of Academic
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Associate Director of Facilities,
Business & Community Development

Ryan Putnam
Chief Financial Officer & Treasurer

A. EXECUTIVE SUMMARY

This report recommends that a construction contract for the Holy Angels replacement school and childcare be awarded to Pre-Eng Contracting Ltd. for a total cost of \$24,481,622.40, including net HST.

This report also recommends approval of a revised project budget of \$26,892,491.11, including net HST, for which funding is available from the Ministry of Education Capital Priorities Grant and the Educational Development Fund.

The cumulative staff time required to prepare this report was 24 hours

B. PURPOSE

1. The Toronto Catholic District School Board Purchasing Policy requires Board approval of contract awards for new schools.

C. BACKGROUND

1. **Ministry benchmark funding was provided in March 2018 for the replacement of Holy Angels Catholic School.** The Ministry of Education (EDU) approved Capital Priorities and Child Care funding in the amount of \$15,225,086 to construct a new 600 pupil place elementary school and five-room childcare centre. TCDSB planning department confirmed that this redevelopment is 100% EDC eligible.
2. **The Board approved an award of contract to CS&P Architects on December 12, 2018,** to provide consulting services for the construction of a replacement school for Holy Angels Catholic School and Child Care.
3. **A Request for Approval to Proceed to Tender (ATP) was made on August 20, 2021 and the Ministry granted ATP on December 13, 2021.** EDU granted the ATP for the new Holy Angels Catholic School and Child Care, for a total amount of \$22,593,628 (incl. net HST). The ATP was under a publication embargo until January 31, 2022, but the consultant team did immediately move into the preparation of the final construction documentation for tender.

4. **The anticipated school start date is January 2, 2024.** Occupancy is scheduled for December to allow for the school move from the temporary location over the Christmas break.

D. EVIDENCE/RESEARCH/ANALYSIS

1. **In February 2022, following Board policy and good construction practice, a prequalification of general contractors was completed.** The Request for Qualification RFSQ-004-21 was used to pre-qualify general contractors for five (5) new elementary schools. Submissions were scored according to the Board's approved prequalification evaluation matrix and nine (9) general contractors were pre-qualified through that process. The list of the 9 contractors will be used for: Holy Angels, St. Fidelis, Baycrest Site, St. Matthias and St. Antoine Daniel.
2. **Tender P-038-22 for the Holy Angels Catholic Replacement School and Child Care was issued to the prequalified general contractors on March 8, 2022 and closed on March 31, 2022.**
3. The seven (7) bid results are summarized in Table 1 below:

Table 1 – P-038-22 Bid Results (net HST excluded)

General Contractor	Bid Price (excluding HST)
Pre-Eng Contracting Inc.	\$ 24,414,000
Atlas Constructors Inc.	\$ 25,485,000
Corebuild Construction Ltd.	\$ 25,966,093
Everstrong Construction Ltd.	\$ 28,000,000
Remo General Contracting Ltd.	\$ 28,487,000
Garritano Bros. Ltd.	\$ 29,271,160
Aquicon Construction Co. Ltd.	\$ 29,780,000

4. **The lowest bidder meeting the Board's specifications is Pre-Eng Contracting Ltd.**
5. **The Board determined cash allowances that are included in the bid prices were reviewed and reduced by \$450,000.00.** This reduces Pre-Eng's bid price from \$24,414,000.00 to \$23,964,000.00 (exclusive of taxes), or **\$24,481,622.40 including net HST.**

E. METRICS AND ACCOUNTABILITY

1. The Ministry of Education (EDU) ATP letter approving funding for the Holy Angels Catholic Replacement School and Child Care is provided in Appendix A.
2. Table 2 below outlines the revised project budget as per the tender results and the approved funding.

Table 2 – Project Budget and Funding Breakdown

Holy Angels Replacement School - Project Budget				
	OTG	600	(All costs include net HST)	
	Funding Breakdown			Total Estimated Costs
	Capital Priorities	Child Care	Site Prep/ Demolition (EDC)	
A. Total Pre-Design			\$46,925	\$46,925
B. Total Consultant Fee/Expenses	\$726,170	\$99,597	\$167,739	\$993,506
C. Total Municipal Fees	\$171,464	\$24,228	\$103,365	\$299,056
D. Total TCDSB Allowances	\$285,216	\$119,034	\$29,694	\$433,944
E. Total Construction Budget	\$16,735,934	\$2,801,144	\$4,944,544	\$24,481,622
F. Contingency Allowance	\$372,710	\$17,501	\$247,227	\$637,438
TOTAL PROJECT COST	\$18,291,494	\$3,061,503	\$5,539,494	\$26,892,491
APPROVED FUNDING	\$18,291,494	\$3,061,503	\$1,240,631	\$22,593,628
Estimated Funding Deficit / EDC Funding	\$ 0	-\$ 0	-\$ 4,298,863	-\$ 4,298,863

3. At the time of the request for Approval to Proceed, the EDC eligible project costs were estimated to be \$3,720,359. This was based on a March 2021 costing completed by the Cost Consultant. Based on the March 2022 construction tender, the EDC eligible costs are determined to be \$5,539,494. In the ATP funding letter, the Ministry noted \$1,240,631 of EDC, or the estimated demolition costs for the former Candy Factory, as approved. As a result, the remaining EDC funding required is \$4,298,863. Staff confirmed that the Ministry is not required to confirm or approve increases in EDC's. In addition, this site is 100% EDC eligible.
4. The project budget will be monitored through the Board's financial systems and audit processes and the financial status will be reported to the EDU annually through the Capital Asset Project Template (CAPT) system.

F. STAFF RECOMMENDATION

1. That a construction contract for the Holy Angels Catholic Replacement School and Child Care be awarded to Pre-Eng Contracting Ltd. in the amount of \$24,481,622.40, including net HST.
2. That the revised project budget of \$26,892,491.11, including net HST for the Holy Angels Catholic Replacement School and Child Care be approved as detailed in Table 2.