



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

CAP 2021 022 REGINA MUNDI CATHOLIC ELEMENTARY SCHOOL CAPITAL PROJECT TENDER AWARD AND REVISED PROJECT BUDGET

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

Drafted

April 5, 2022

Meeting Date

April 20, 2022

Lyn Northey, Senior Coordinator, Capital Development & Sustainability

Milka Zlomislac, Superintendent, Capital Development, Asset Management & Renewal

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
Director of Education

Adrian Della Mora
Associate Director of Academic
Affairs & Chief Operating Officer

Derek Boyce
Associate Director of Facilities,
Business & Community Development

Ryan Putnam
Chief Financial Officer & Treasurer

A. EXECUTIVE SUMMARY

This report recommends that the contract for the retrofit and renovation of the former Dante Alighieri Academy building for Regina Mundi Catholic School and Childcare be awarded to Corebuild Construction Ltd. for a total cost of \$7,885,775.35, including net HST.

This report also recommends approval of a revised project budget of \$10,674,930, including net HST, for which funding is available from the Ministry of Education Capital Priorities Grant and the School Renewal Grant.

The cumulative staff time required to prepare this report was 21 hours

B. PURPOSE

1. The Toronto Catholic District School Board Purchasing Policy requires Board approval of contract awards for new schools and major renovations/additions.

C. BACKGROUND

1. **Capital Priority funding was originally received in 2011 for the construction of a replacement school for Dante Alighieri Academy.** In 2016, further project funding was approved for a six-room child care facility in anticipation of Regina Mundi Catholic School relocating to the Dante building.
2. **In February 2019, following an extensive public consultation process and consultant studies on the feasibility of various options, the Board approved a final direction for the site redevelopment.** The existing Dante Alighieri Academy building is to be retrofit to accommodate the Regina Mundi Catholic Elementary School. Once vacated, the existing Regina Mundi building will be demolished and a new building for Dante Alighieri will be constructed. The former Sisters of Good Sheppard property was acquired by the Board in 2017 and the building will be demolished to make way for outdoor play area and staff parking.
3. **On March 8, 2021, EDU approved the Board's funding request for the retrofit of the former Dante Alighieri Academy building for the elementary school and childcare centre.** Capital Priorities funding of \$5,948,100 (incl. net HST) for the retrofit to accommodate Regina Mundi and \$1,260,425 (incl. net HST) of Child Care Capital funding for the retrofit for the childcare centre were received.

4. **Previously planned Renewal work for the former Dante Alighieri building has been incorporated into this Capital project.** Over the last three Renewal Plans, a total of \$1,890,200 (incl. net HST) has been allocated for various building renewal projects including upgrades to the HVAC, fire alarm and electrical systems and partial roof replacement.
5. **A Request for Approval to Proceed to Tender (ATP) was submitted to the Ministry on April 21, 2021.** Included in the request for ATP was a request for additional funding for unique site costs related to the retrofit and renovation of spaces for the childcare. Additional funding was not required or requested for the school portion of the project.
6. **The Ministry issued their Approval to Proceed to Tender on December 3, 2021.** The consultant team immediately moved into the final phases of the preparation of the final construction documentation for tender.
7. **The anticipated school start date is January 9, 2023.** Occupancy of the school area of the building is December 2023 to allow for the school move over the Christmas break. Construction work will continue in the Child Care Centre with an anticipated completion of June 2023.

D. EVIDENCE/RESEARCH/ANALYSIS

1. **In September 2020, following Board policy and good construction practice, a prequalification of general contractors was completed.** Submissions were scored according to the Board's approved prequalification evaluation matrix and seven (7) general contractors were pre-qualified through that process.
2. **Tender P-037-22 for the retrofit and renovation of the former Dante Alighieri Academy for Regina Mundi Catholic School was issued to the prequalified general contractors on February 11, 2022 and closed March 15, 2022.**
3. The bid results, including an accepted alternative price for additional LED lighting and associated controls, are summarized in Table 1 below:

Table 1 – P-037-22 Bid Results

General Contractor	Base Bid Price	Accepted Alternative Price	Total
Corebuild Construction Ltd.	\$ 7,434,044	\$ 285,000	\$ 7,719,044
Torcom Construction Inc.	\$ 7,436,000	\$ 300,000	\$ 7,736,000
Pre-Eng Contracting Inc.	\$ 7,525,000	\$ 318,000	\$ 7,843,000
BDA Inc.	\$ 7,694,900	\$ 290,460	\$ 7,985,360
Remo General Contracting Ltd.	\$ 8,727,035	\$ 292,000	\$ 9,019,035
Newgen Construction Corp.	\$ 8,964,000	\$ 341,000	\$ 9,305,000
Aquicon Construction Co. Ltd.	Failed to attend Mandatory Site Meeting & did not submit a bid.		

4. **The lowest bidder meeting the Board’s specifications and including the accepted alternative price is Corebuild Construction Ltd.** Alternative Price #1 is for additional LED lighting and associated controls throughout the balance of the building.

E. METRICS AND ACCOUNTABILITY

1. The Ministry of Education (EDU) ATP letter approving funding for the retrofit and renovation of existing Dante Alighieri Academy into an elementary school to accommodate Regina Mundi Catholic School and Child Care in provided in Appendix A.
2. Table 2 below outlines the revised project budget reflecting the tender results and the approved funding breakdown.

Table 2 – Project Budget and Funding Breakdown

Regina Mundi & Childcare Renovation Project Budget and Funding Breakdown					
	Funding Source				Total
	Capital Priorities Grant (CPG)	School Renewal (SRG)	Child Care (EDU)	Unique Site Costs (USC)	
A. Consulting Fees and Expenses					
A. Total Consulting Cost	\$572,351	\$39,332	\$139,959	\$0	\$740,915
B1. Soft Costs- Municipal Permits & Fees					
B1. Total Soft Costs- Municipal Permits & Fees	\$61,100	\$0	\$0	\$0	\$61,100
B2. Soft Costs- TCDSB Allowances					
B2. Total Soft Costs- TCDSB Allowances	\$95,200		\$30,400		\$125,600
B. Total Soft Costs (B1+ B2)	\$156,300	\$0	\$30,400	\$0	\$186,700
C. Construction Costs					
Retrofit and Renovations	\$3,355,980		\$964,023	\$1,562,924	\$5,882,927
Site Preparation & Demolitions	\$327,719			\$13,281	\$341,000
Renewal Scope		\$1,661,848			\$1,661,848
C. Total Construction Cost	\$3,683,699	\$1,661,848	\$964,023	\$1,576,205	\$7,885,775
D. Contingency Allowance	\$1,535,750	\$189,020	\$126,043		\$1,850,812
TOTAL PROJECT COST	\$5,948,100	\$1,890,200	\$1,260,425	\$1,576,205	\$10,674,930
APPROVED FUNDING	\$5,948,100	\$1,890,200	\$1,260,425	\$1,576,205	\$10,674,930
Shortfall	\$0	\$0	\$0	-\$0	-\$0

- The project budget will be monitored through the Board's financial systems and audit processes and the financial status will be reported to EDU annually through the Capital Asset Project Template (CAPT) system and Renewal work will be reported through the Ministry asset management database, TCPS/VFA.

F. STAFF RECOMMENDATION

- That the construction contract for the retrofit and renovation of the former Dante Alighieri Academy building to accommodate Regina Mundi Catholic School and Child Care be awarded to Corebuild Construction Ltd. in the amount of \$7,885,775.35, including net HST.

2. That the revised project budget of \$10,674,930, including net HST, for the retrofit and renovation of the former Dante Alighieri Academy building for Regina Mundi Catholic School and Child Care, be approved as detailed in Table 2.