



REPORT TO

CORPORATE SERVICES, STRATEGIC
PLANNING AND PROPERTY
COMMITTEECONTRACTOR TENDER AWARD AND CAPITAL
BUDGET APPROVAL FOR ST. ANTOINE DANIEL

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

Drafted

November 1, 2023

Meeting Date

December 7, 2023

Marko Lavrisa, Acting Senior Coordinator (Acting), Capital Development

Milka Zlomislic, 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 Corporate
Services and Chief Commercial Officer

Ryan Putnam
Chief Financial Officer and Treasurer

A. EXECUTIVE SUMMARY

This report recommends that a construction contract for St. Antoine Daniel Catholic Elementary School, which includes a childcare, be awarded to Everstrong Construction Ltd. for a total of **\$30,073,452.16** including net HST.

The report also requests approval of the Board of Trustees to submit a request to the Ministry of Education for approval of the use of the Board's Proceeds of Disposition in the amount of \$400,000 to provide forced air conditioning throughout the school. Full air conditioning is not supported by the Ministry's benchmark capital funding.

This report also recommends approval of a revised project budget of **\$33,806,480.00** including net HST, for which funding is available from the Ministry of Education Capital Priorities Grant, Proceeds of Disposition, and the Education Development Fund.

The cumulative staff time required to prepare this report was 37 hours

B. PURPOSE

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

C. BACKGROUND

1. **Benchmark funding was approved in November 2016 for the construction of a replacement school for St. Antoine Daniel Catholic School.** The Ministry of Education providing funding for a 510 pupil place school plus 5 room child care in the amount of \$13,220,104.
2. **The Board approved an award of contract to LGA Architects on October 12, 2017** to provide consulting services for the construction of a replacement school for St. Antoine Daniel Catholic School and Child Care.
3. **An application for Municipal Site Plan Approval was submitted on August 21, 2020.** Following the receipt of the Notice of Approval Conditions (NOAC) on October 4, 2022, Site Plan Agreement was executed on 23 June 2023.
4. **A request for Approval to Proceed to Tender (ATP) was made on June 13, 2022 and the Ministry granted ATP on July 28, 2023, thirteen months**

after the request. The Ministry approved ATP funding, including demolition of the existing school in the total amount of \$30,714,207 based on the third-party costing at the time of the request.

5. **The construction tender closed on October 31, 2023.** With the lowest construction bid price, the project budget exceeded the project funding approved by the Ministry. Board staff and the consultant team have worked with the lowest bidder to itemize costs eligible for Education Development Charges funding and to identify costs reductions so that a revised request for funding from the Ministry is not required.
6. **Award of the contract is required in advance of the end of the tender 90-day irrevocable period on January 29, 2024.**
7. **The anticipated school start date is September 2, 2025.**

D. EVIDENCE/RESEARCH/ANALYSIS

1. **A prequalification of general contractors was completed in February 2022 following Board policy and good construction practice.** A Request for Qualification (RFSQ-004-21) was used to pre-qualify general contracts for 5 new elementary schools, including St. Antoine Daniel. Submissions were scored according to the Board's approved prequalification matrix and nine (9) general contractors were prequalified through the process.
1. **Tender T-011-24 for the St. Antoine Daniel School was issued to the pre-qualified contractors on September 26, 2023 and closed on October 31, 2023.** Seven (7) prequalified bidders attended the mandatory site visit and six (6) bids were received.
2. The bids received are summarized in Table 1 below:

Table 1 - T-011-24 Bid Analysis of Submitted Bids (net HST excluded):

General Contractor	Base Bid Price
Everstrong Construction Ltd.	\$29,825,000.00
Garritano Bros. Ltd	\$29,999,294.90
Pre-Eng Contracting Ltd.	\$30,350,000.00
JR Certus Construction Co. Ltd.	\$32,124,000.00
Corebuild Construction Ltd.	\$32,930,000.00
Remo General Contracting Ltd.	\$36,700,000.00

3. **The lowest bidder meeting the Board's specifications is Everstrong Construction Ltd.**
4. **An alternative price was requested in the tender for air conditioning of the entire school building.** Full air conditioning is not included in the Ministry's benchmark funding. Because the base bid exceeded the approved funding, an alternative funding source to proceed with full air conditioning must be provided. It is recommended that a request for use of the Board's Proceeds of Disposition, in the amount of \$400,000 (excluding taxes) be made to the Ministry. It is recommended that the Alternate Price of \$310,000 (excluding taxes) be accepted as part of the final contract value.

E. METRICS AND ACCOUNTABILITY

1. The Ministry of Education ATP letter approving funding for the St. Antoine Daniel School and Child Care is provided in Appendix A.
2. Following the close of the tender, Board staff negotiated with the lowest successful bidder, to find cost reductions to ensure the overall project budget remained within the approved Ministry funding. As a result, the Board is not required to request additional funding from the Ministry to award the construction contract, which may have caused delays to the start of construction.
3. The revisions to the Bid Price are as follows;
 - a. Original Bid Price - \$29,825,000 (excl. net HST)
 - b. Alternate Price for Air Conditioning – ADD \$310,000 (excl. net HST)

- c. Value Engineering – DEDUCT \$697,400 (excl. net HST)
 - d. Revised Contract Value - \$29,437,600 (excl. net HST)
 - e. ADD net HST of \$635,852
 - f. Revised total is \$30,073,452.
4. Table 2 below, outlines the revised project budget a per the tender results and the approved funding.

Table 2 – Project Budget and Funding Breakdown

Table 1 - St. Antoine Daniel Replacement School - Project Budget					<i>30-Nov-23</i>
	Funding Breakdown				Total Costs
	Capital Priorities + FDK	Child Care	POD	EDC Site Prep/ Demolition 100%	
A. Total Consulting Fees and Expenses	\$871,589	\$126,595		\$118,558	\$1,116,742
B. Total Other Soft Costs	\$599,237	\$61,038		\$25,019	\$685,294
C. Construction Costs					
Tender	\$21,488,628	\$2,930,268		\$4,341,800	\$28,760,696
Allowance	\$525,920	\$71,716		\$398,424	\$996,060
Cooling System - add alternate price			\$316,696		\$316,696
C. Total Construction	\$22,014,548	\$3,001,984	\$316,696	\$4,740,224	\$30,073,452
D. Contingency Allowance	\$1,340,702	\$119,128	\$91,944	\$379,218	\$1,930,992
TOTAL PROJECT COST	\$24,826,076	\$3,308,745	\$408,640	\$5,263,019	\$33,806,480
APPROVED FUNDING	\$24,826,076	\$3,308,745	\$0	\$2,579,386	\$30,714,207
Estimated Funding Deficit	\$0	\$0	-\$408,640	-\$2,683,633	-\$3,092,273

5. At the time of the request for Approval to Proceed, the EDC eligible project costs were estimated to be \$2,579,386 This was based on a March 2022 costing completed by the Cost Consultant. Based on the October 2023 construction tender and itemized costing provided by the contractor for EDC eligible construction scope of \$4,740,224 (plus contingency of \$379,218), the total EDC eligible costs are determined to be \$5,263,019.00. This site is 100% EDC eligible. Staff confirmed that the Ministry is not required to confirm or approve increases in EDC's.

6. 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.

F. STAFF RECOMMENDATION

1. That a construction contract for the St. Antoine Daniel Replacement School and Child Care be awarded to Everstrong Construction Ltd. in the amount of \$29,437,600.00 plus net HST of \$635,852.16 for a total of **\$30,073,452.16**.
2. That a request for use of \$400,000 (excluding tax) of the Board's Proceeds of Disposition for the provision of air conditioning of the entire school be submitted to the Ministry of Education for approval.
3. That a revised project budget of **\$33,806,480.00** including net HST be approved as detailed in Table 2.