



REPORT TO

REGULAR BOARD

CONTRACTOR TENDER AWARD AND CAPITAL BUDGET APPROVAL FOR DANTE ALIGHIERI

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

Drafted	Meeting Date
February 8, 2024	February 15, 2024
Marko Lavrisa, Senior Coordinator (Acting), Capital Development	
Milka Zlomislis, 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 Dante Alighieri Academy Catholic Secondary School, be awarded to Pre-Eng Contracting Ltd. for a total of **\$61,690,338 (includes net HST)**.

This report also recommends approval of a revised project budget of **\$70,444,036 (includes net HST)**, for which funding is available from the Ministry of Education Capital Priorities Grant and Education Development Charges Fund.

The revised project budget also includes approval of a future increase in construction cost of **\$2,860,246 (includes net HST)**, pending Ministry approval, for site work at Regina Mundi. This work was required to be included in the Dante project, as it required Site Plan Approval, and would have delayed the Regina Mundi project further.

The cumulative staff time required to prepare this report was 32 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 2011 for the construction of a replacement school for Dante Alighieri Academy Catholic Secondary School.** The Ministry of Education provided funding for a 1300 pupil place secondary school in the amount of \$32,818,951.00, incl. net HST.
2. **Following an extensive public consultation process over many years, including several studies, in 2018 a feasibility study identified and recommended alterations to the existing Dante Alighieri to accommodate a Regina Mundi relocation and building a new Dante Alighieri on the current Regina Mundi site.** This was determined to be the optimal solution for the redevelopment of the campus on Playfair Avenue. The Corporate Services, Strategic Planning and Property Committee approved this option on February 14, 2019, and also approved the recommendation that staff proceed with issuing a Request For Proposal (RFP) for full architectural consulting services for the project.

3. **The Board approved an award of contract to CS&P Architects Inc. on May 16, 2019** to provide consulting services for the construction of a replacement school for Dante Alighieri Academy Catholic Secondary School.
4. **In order to allow the renovation at the former Dante/new Regina Mundi school to progress, the site work at Regina Mundi was included in the Site Plan Approval (SPA) application for the new Dante Alighieri School project.**
5. **An application for Municipal Site Plan Approval was submitted on March 3, 2021.** Receipt of the Notice of Approval Conditions (NOAC) is pending, as is the Site Plan Agreement execution. However, the demolition permit has been issued, allowing construction to commence.
6. **On March 8, 2021, the Ministry provided additional funding in the amount of \$3,194,925, incl. net HST.** Total funding at that time was increased to \$36,013,876, incl. net HST.
7. **A request for Approval to Proceed to Tender (ATP) was submitted to the Ministry of Education on July 22, 2022 and the Ministry granted ATP on September 29, 2023.** The Ministry approved ATP and additional funding in the amount of \$26,422,152, incl. net HST and EDC funding. Total funding increased to \$62,436,028, incl. net HST and EDC funding.
8. **The construction tender closed on January 30, 2024.** With the lowest bid price, the project budget exceeded the approved project funding. Board staff and the consultant team worked with the lowest bidder to itemize costs eligible for Education Development Charges funding, as well as costs associated with Regina Mundi site work, to determine if the project was within the approved Ministry funding.
9. **The anticipated school start date is September 8, 2026.**

D. EVIDENCE/RESEARCH/ANALYSIS

1. **A prequalification of general contractors was completed in February 2023 following Board policy and good construction practice.** A Request for Qualification (RFSQ-009-23) was used to pre-qualify general contractors for Dante Alighieri Academy Catholic Secondary School. Submissions were scored according to the Board's approved prequalification matrix and three (3) general contractors were prequalified through the process.
2. **Tender T-020-24 for Dante Alighieri Academy Catholic Secondary School was issued to the pre-qualified contractors on December 7, 2023 and closed on January 30, 2023.** Three (3) prequalified bidders attended the mandatory site visit, and two (2) bids were received.

3. The bids received are summarized in Table 1 below:

Table 1 - T-020-24 Bid Analysis of Submitted Bids
(net HST excluded):

General Contractor	Base Bid Price
Pre-Eng Contracting Ltd.	\$62,990,000
Aquicon Construction Co. Ltd.	\$70,970,000

4. **The lowest bidder meeting the Board's specifications is Pre-Eng Contracting Ltd.**
10. **Further analysis of the lowest bid and review of itemized pricing from the general contractor was required to determine if the total project budget was within the approved Ministry funding.** Upon review of these prices and evaluation of all eligible EDC eligible work, the site work for Regina Mundi could not be included in the Dante budget without exceeding the approved funding for Dante Alighieri. Refer to Table 2 below.
11. **In order not to delay the progress of the project, and commence construction,** in consultation with Ministry staff, Board staff recommend awarding the contract to the lowest bidder in the amount of \$61,690,338 (includes net HST), excluding the Regina Mundi site work.
12. **Staff further recommend requesting additional funding, in the amount of \$2,860,246 (includes HST) for the Regina Mundi site work.** A request for additional funding for Regina Mundi site work will be submitted shortly. Upon Ministry approval, the contract value will be increased to the original Bid value, by means of a change order.

E. METRICS AND ACCOUNTABILITY

1. The Ministry of Education ATP letter approving funding for the Dante Alighieri Academy Catholic Secondary School is provided in Appendix A.
2. Following the close of the tender, Board staff negotiated with the lowest successful bidder to obtain itemized costs for the construction scope on the Regina Mundi Catholic Elementary School property. This scope is entirely site work and does not prevent the immediate start-up of construction. As a result, the itemized amount for this scope has been deducted from the tender bid and a request to the Ministry for additional funding for Regina Mundi site work will be undertaken by staff.
3. **The revisions to the Bid Price are as follows:**

- a. Original Bid Price - \$62,990,000 (excl. net HST) - *\$64,350,584 with HST*
 - b. Regina Mundi Site Works – DEDUCT \$2,604,000 (excl. net HST)
 - c. Revised Contract Value - \$60,386,000 (excl. net HST)
 - d. ADD net HST of \$1,304,338
 - e. **Revised total is \$61,690,338 (includes net HST)**
4. Table 2 below, outlines the revised project budget as per the tender results and the approved funding, including pending Ministry approvals.

Table 2 – Project Budget and Funding Breakdown

	Funding Source			Total
	Capital Priorities Grant (CPG) Dante Alighieri	Educational Development Charges (EDC)	Additional Funding Request to EDU for Regina Mundi Site Work	
A. Feasibility Study Consultant Contract Cost		\$ 45,872		\$ 45,872
B. Total Consulting Fees & Expenses	\$ 1,818,448	\$ 173,672		\$ 1,992,120
C. Total Soft Costs	\$ 1,300,103	\$ 128,119		\$ 1,428,222
D. Construction Costs				
New Construction	\$ 54,023,230			\$ 54,023,230
Regina Mundi & Child Care Site Works			\$ 2,660,246	\$ 2,660,246
Demolition		\$ 1,245,000		\$ 1,245,000
Site Works		\$ 6,422,108		\$ 6,422,108
D. Total Construction Cost	\$ 54,023,230	\$ 7,667,108	\$ 2,660,246	\$ 64,350,584
E. Contingency Allowances	\$ 2,077,238	\$ 350,000	\$ 200,000	\$ 2,627,238
TOTAL ESTIMATED PROJECT COST	\$ 59,219,018	\$ 8,364,771	\$ 2,860,246	\$ 70,444,036
APPROVED FUNDING	\$ 59,219,018	\$ 3,217,010	\$ -	\$ 62,436,028
Shortfall	\$ -	-\$ 5,147,761	-\$ 2,860,246	-\$ 8,008,008

5. At the time of the request for Approval to Proceed, the EDC eligible project costs were estimated to be \$3,217,010 incl. net HST. This was based on an April 2022 costing completed by the Cost Consultant. Based on the January 2024 construction tender and itemized costing provided by the contractor for EDC eligible construction scope of \$7,667,108 (plus contingency of \$350,000), the total EDC eligible costs are determined to be \$8,364,771 incl. net HST. 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 Dante Alighieri Academy Catholic Secondary School be awarded to Pre-Eng Contracting Ltd. in the amount of \$60,386,000 plus net HST of \$1,304,338 for a total of **\$61,690,338**.
2. That staff submit a revised a request for additional funding in the amount of **\$2,860,246** (includes net HST) for site work at Regina Mundi to the Ministry of Education.
3. That a revised project budget of **\$70,444,036** (includes net HST), including the additional request for funding to the Ministry for site work at Regina Mundi, be approved as detailed in Table 2,