



REPORT TO

REGULAR BOARD

ST. EUGENE CATHOLIC ELEMENTARY SCHOOL TRUSTEE WARD 1 CAPITAL PROJECT BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
November 19, 2015	December 10, 2015	
V. Barton, Senior Coordinator, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services A. Della-Mora, Superintendent of Learning, Student Achievement and Well-Being M. Puccetti, Superintendent of Facilities Services		
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 rooted in the love of Christ. We educate students to grow in grace and knowledge and to lead lives of faith, hope and charity.



G. Poole

Associate Director of Academic Affairs

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Associate Director of Planning and Facilities

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Director of Education

A. EXECUTIVE SUMMARY

This report recommends approval of a total project budget for the addition to St. Eugene Catholic School of \$9,479,876.00, subject to Ministry of Education approval. This includes temporary accommodation costs, consisting of relocation of 3 portables on site, at a cost of \$47,402.00. This addition of 294 pupil places will provide three Full-Day Kindergarten (FDK) rooms, nine classrooms, one Special Education room and a new gymnasium, as well as a new FDK playground. The completed school with the addition will have an OTG capacity of 499 pupil places

Funding is available and approved by the Ministry of Education (EDU) from Proceeds of Disposition (POD), the Capital grant to accommodate FDK, Capital Land Funding (CLF) and either the Temporary Accommodation Grant or the School Renewal Grant for the portable work.

B. PURPOSE

1. This report is a follow up to the Board direction arising from the report dated September 17, 2015 regarding the Capital Program September 2014-2015, that *the Director of Education submit a detailed budget for Board approval for each Capital project prior to tendering.*

C. BACKGROUND

1. On April 11, 2013, the Board approved the Capital Program Phases 3 to 6, including implementation of Full-Day Kindergarten (FDK) Years 4 and 5 and expanded additions in conjunction with FDK additions to eliminate portables based on 2018 enrolment projections. An expanded addition consisting of three FDK rooms, nine classrooms and a new gymnasium at St. Eugene Catholic School was approved with a project budget of \$9,891,960.00, to be funded by FDK funding at \$880,000.00 and Proceeds of Disposition (POD) at \$9,011,960.
2. On April 11, 2013, the Board approved the appointment of Susan Friedrich Architects as consultants for the FDK + expanded addition to St. Eugene Catholic School at a cost of \$578,787.48, including net HST.

3. On April 30, 2014, EDU approved seven TCDSB Capital Priorities projects, including the addition of 404 pupil places to St. Eugene Catholic School utilizing POD at a benchmark project cost of \$6,748,610.00, utilizing FDK funding of \$499,130.00 and POD at \$5,979,480.00. The approval letter also invited the Board to submit detailed estimates of site preparation and/or demolition costs for the Capital Priorities projects for consideration for additional Ministry funding.
4. On June 5, 2014, the Board approved an updated Capital Program for Phases 3 to 6, reflecting increased availability of POD due to Capital Priorities funding for two projects and providing updated project cost estimates. The project budget for St. Eugene Catholic School was decreased to \$7,908,461.00, based on preliminary construction cost estimates, utilizing FDK funding of \$1,280,000.00, POD at \$6,478,610.00 and \$455,454.00 from the School Renewal Grant (SRG).
5. On April 14, 2015, EDU approved the Space Plan template for the addition to St. Eugene Catholic School for 294 additional pupil places and a final school capacity of 499 pupil places and including a new gymnasium, conversion of the old gym to a Multi-Program Room and conversion of the old change rooms to a Staff Room.
6. On April 27, 2015, Associate Directors' Council approved the award of a contract to CFMS Consulting Inc. for mechanical commissioning services for the addition at St. Eugene Catholic School at a cost of \$12,054.88, including net HST.
7. Several previously approved urgent School Renewal projects for St. Eugene have been added to the addition project so that they can be carried out by the same general contractor, namely boiler replacement, radiator replacement and BAS, fire alarm system replacement, roof replacement and exterior door replacement. Consulting fees for this work will be submitted for approval in a separate Renewal report.
8. During the course of Site Plan Approval review by the City several issues arose that will increase the construction costs and that required additional work by the consultants, namely:

- (i) Redesign of the gymnasium addition and circulation to increase the distance from the adjacent property to double the setback required by the zoning by-law, to reduce the impact of the addition on the residents;
- (ii) Meetings with the neighbours and preparation of two 3D renderings for presentation to neighbours with respect to (i) above;
- (iii) Additional storm water design to deal with periodic flooding of neighbouring properties due to excess storm water run-off from adjacent TCSB school property, including meetings with TDSB;
- (iv) Addition of a garbage enclosure and indoor bicycle storage;
- (v) Design and landscaping changes to satisfy City's Urban Design requirements.

The total cost of additional consulting services is \$89,818.05, including net HST, and this cost is included in the project budget in Table 1. EDU has provided some additional funding for consulting fees associated with site preparation and unique site costs, in the amount of \$97,033.00.

D. VISION

VISION	PRINCIPLES	GOAL
To maximize capital improvement opportunities by addressing long-term accommodation needs in conjunction with Ministry funded FDK additions.	Long Term Accommodation Plan Guiding Principles, Stewardship of resources, deliver capital investment at existing schools by providing permanent classrooms and/or ancillary spaces, which incorporate 21st Century Learning principles.	To address the accommodation needs of staff and students, in a cost effective manner for the greatest number of students, with the available funding from Ministry grants and Board-generated sources.

E. ACTION PLAN

1. On March 30, 2015, based on design development drawings provided by Susan Friedrich Architects, A.W. Hooker provided an updated construction

cost estimate for the addition at St. Eugene Catholic School, including a breakdown of site preparation and other extraordinary costs, and City of Toronto Site Plan Approval and Green Standard requirements, and a separate cost estimate for the gymnasium, as the benchmark formula when applied to an addition does not provide adequate funding for these elements. The total project cost based on this estimate is \$9,432,474.00, slightly lower than the April 2013 Capital Plan budget.

2. On April 15, 2015, a request for additional funding for site preparation, unique site costs and non-loaded program space (gymnasium) for the addition to St. Eugene Catholic School was submitted to EDU with the detailed cost breakdown, assuming the use of \$904,895.00 in SRG funds for renovations to the existing building and site improvements.
3. Approval to Proceed to tender (ATP) from EDU for the addition to St. Eugene Catholic School is expected in January, 2016, for a project cost of \$9,432,474.00, including approval of Capital Land Funding (CLF) of up to \$1,274,742.00 for unique site costs, \$904,895.00 in POD for School Renewal and internal retrofits, FDK funding of \$529,130 as well as the Capital Priorities approved POD at \$5,979,480 and additional POD of \$744,227.00 for the gymnasium. The approval must be signed by the Minister of Education due to the additional POD funding.
4. The Approval to Proceed letter instructed the Board to structure the tender documents to identify unique site costs separately, with the funding allocation to be adjusted to match the costs identified by the successful bidder, up to a maximum of the funding approval of \$1,274,742.00.

F. METRICS AND ACCOUNTABILITY

1. Table 1 below outlines the project budget for the addition to St. Eugene Catholic School, based on the EDU Approval to Proceed:

Table 1							
St. Eugene Catholic School Addition	OTG	294	Total OTG with addition	499			20-Nov-15
Benchmark Area per pupil (sq.m.)	10.35	Project Budget (all costs include net HST)					
Total Sample School area (sq.m.)	5,166	In Benchmark			Not in Benchmark		Total
Total Proposed GFA (approved SPT)	4,490	Capital Priorities (POD)	FDK incl 1st Time Equip	Add. For Gym (POD)	Unique Site Costs (CLF)	POD Renewal Upgrades	
GFA of Addition at Benchmark (sq.m.)	3,043						
GFA of Addition (approved SPT)	2,410						
A. Construction Costs	\$/sq.m.						
Subtotal (i) Site Preparation	\$508.76	\$169,893		\$0	\$1,056,211	\$0	\$1,226,104
Subtotal (ii) Building	\$2,709.61	\$4,686,025	\$520,130	\$708,788	\$96,248	\$518,973	\$6,530,164
Subtotal (iii) Site Development	\$140.10	\$1,277		\$0	\$18,644	\$317,717	\$337,638
Contingency Allowance	\$168.81	\$369,890		\$35,439	\$1,498	\$0	\$406,827
A. Total Construction Budget	\$3,527.28	\$5,227,085	\$520,130	\$744,227	\$1,172,601	\$836,690	\$8,500,733
B. Consulting Fees and Expenses	\$282.43	\$531,015	\$0	\$0	\$97,033	\$52,612	\$680,660
C. Other Soft Costs							
Subtotal (i) Municipal Permits and Fees	\$37.80	\$83,777		\$0	\$5,108	\$2,211	\$91,096
(ii) TCDSB Allowances							
Furniture/Equipment/Caretaking		\$27,326	\$9,000			\$2,000	\$38,326
Data Integration		\$15,000				\$1,833	\$16,833
Moving/Set-up/Fire Safety Plan/Other		\$10,000				\$500	\$10,500
Project Management		\$85,276				\$9,049	\$94,325
Subtotal (ii) TCDSB Allowances	\$66.38	\$137,602	\$9,000	\$0	\$0	\$13,382	\$159,984
Total Other Soft Costs	\$104.18	\$221,379	\$9,000	\$0	\$5,108	\$15,593	\$251,081
TOTAL PROJECT COST	\$3,913.89	\$5,979,480	\$529,130	\$744,227	\$1,274,742	\$904,895	\$9,432,474
Portables (See Note 1)							\$47,402
Total Cost Including Temporary Accommodation							\$9,479,876
Funding - EDU Approval to Proceed	\$3,913.89	\$5,979,480	\$529,130	\$744,227	\$1,274,742	\$904,895	\$9,432,474
Note 1: Charged to School Renewal or Temporary Accommodation Grant							

2. The project budget will be monitored through the Board's financial systems and audit processes and the financial status will be reported to the Ministry of Education annually through Capital Asset Project Template (CAPT) system.
3. A further report will be submitted to Board to approve the award of the construction contract following tendering and the project budget will be updated to reflect the actual tender price.

G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The Notice of Approval Conditions (NOAC) for the Site Plan Agreement was received from the City of Toronto on September 3, 2015 and finalization of the Site Plan Agreement by the City is underway.
2. The building permit application was submitted on October 8, 2015. The permit will not be issued until the Site Plan Agreement is finalized.
3. Tendering of the project is scheduled for January or February 2016, with construction to begin in early spring 2016, as soon as weather permits. Completion of the addition and the renovations to the existing school is expected for September 2017.
4. A public meeting for parents and nearby residents was held at the school on May 26, 2015 to present the addition design, receive feedback on the proposed site plan and discuss the impact of construction activities.
5. As required by the "Good Neighbour Policy", a letter will be sent to the neighbours to notify them of the start of construction once the tender is approved.

H. STAFF RECOMMENDATION

That, subject to Ministry of Education approval, the project budget for the addition to St. Eugene Catholic School of \$9,479,876.00 be approved as detailed in Table 1 and funded as follows:

	Board Funds	EDU Funding	Total
Proceeds of Disposition	\$6,723,707		\$6,723,707
POD Renewal Upgrade	\$904,895		\$904,895
Full-Day Kindergarten		\$529,130	\$529,130
Capital Land Fund		\$1,274,742	\$1,274,742
TAG/School Renewal		\$47,402	\$47,402
Totals	\$7,628,602	\$1,851,274	\$9,479,876