



REPORT TO

REGULAR BOARD

## THE HOLY TRINITY CATHOLIC SCHOOL TRUSTEE WARD 2 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 D. Yack, Superintendent of Learning, Student Achievement and Well-Being M. Puccetti, Superintendent of Facilities Services		
<b>RECOMMENDATION REPORT</b>		

**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 the total capital project budget for The Holy Trinity Catholic School of \$12,889,232. This new school is the consolidation of Christ the King Catholic School and St. Teresa Catholic School and will have an OTG capacity of 536 pupil places.

Funding is available and approved by the Ministry of Education (EDU) from the Capital 2011 Priorities grant, Full-Day Kindergarten grant, Capital Lands Priorities funding (CLF) for Toronto Green Standards and small site/3<sup>rd</sup> storey premiums, Educational Development Charges (EDC) funding and contributions from Humber College for the construction of the joint driveway.

## **B. PURPOSE**

1. On September 17, 2015, the Board approved in part the following:  
“That the Director of Education submit a detailed budget for Board approval for each Capital project prior to tendering, detailing both Capital and Operating cost impact.”
2. On October 15, 2015, the Board approved 2015 Elementary School Design Standards that established the standard for elementary schools HVAC system to be displacement ventilation with an option of air conditioning. As part of the report Cost Benefit of Full Air Conditioning versus Displacement Air/Heating in New Elementary Schools, the Board also approved the following:  
“That air conditioning will be included when costing new school construction with comparative figures for DV and AC. Provide rationale between the two systems identifying where cost-savings can be found to fund any difference in cost.”
3. This report provides a detailed project budget for consolidated school, The Holy Trinity Catholic School.

## C. BACKGROUND

1. On July 19, 2011, the Ministry of Education (EDU) notified the Director of Education of the approved 2011 Capital Priority project for the new consolidated elementary school at Lakeshore Kipling for the students of Christ the King CS and St. Teresa Catholic School at a benchmark allocation including FDK funding of \$10,252,328.
2. On November 24, 2011, the Board approved the appointment of Moriyama & Teshima Architects as the architect and prime consultant for the new consolidated school for Christ the King CS and St. Teresa on a City owned leased site at 6 Colonel Samuel Smith Park Drive.
3. On April 11, 2013, the Board approved the *Capital Priorities and FDK Addition Implementation Strategy*, including the Capital program for Phase 3 to 6, subject to Ministry Approval. This plan included a new school for consolidation of Christ the King and St Teresa, for an estimated budget of \$12.476 M (not including site preparation costs eligible under Education Development Charges (EDC)).
4. On October 3, 2013, the EDU approved the Space Plan Template submitted to the EDU on September 26, 2013 for 536 pupil place school for the new consolidated school at Lakeshore Kipling at a maximum area of 5,203.5 m<sup>2</sup> (56,012 square feet).
5. Humber College leased in the vacant site north of The Holy Trinity site in a similar agreement from the City of Toronto. Due to limited site frontage on Colonel Samuel Smith Park Drive by both the Humber College site and The Holy Trinity Catholic School site, it was determined that both properties would share a driveway and garage truck access to the site.
6. On November 27, 2013, a Memorandum of Understanding (MOU) was signed between The Humber College Institute of Technology & Advanced Learning with the Toronto Catholic District School Board at the Lakeshore Kipling sites outlining the easement issues and intentions. The Mutual Easement Agreement between the two parties is underway but not yet complete.

## D. VISION

VISION	PRINCIPLES	GOALS
To maximize capital improvement opportunities and address the long term accommodation needs.	Long Term Accommodation Plan Guiding Principles, Stewardship of Resources, deliver capital investment which incorporate 21 <sup>st</sup> Century Learning principles.	To address the accommodation of students and staff, in a cost effective manner, with the available funding from Ministry grants and other sources.

## E. ACTION PLAN

1. On October 8, 2014, the TCDSB submitted a request to the EDU for Approval to Proceed for The Holy Trinity of \$13,796,159 based on March 14, 2014 Turner Townsend cost estimate and expectation that additional monies above the benchmark would be provided by some EDC revenue, use of Board funds and/or a portion of the unused Ministry grants.
2. On November 7, 2014, the EDU denied approval and requested revisions to the design to reduce construction costs and indicated that the Board could not use other funding (other than EDC) to cover capital costs above the benchmark. The Ministry would approve reductions to the overall building area such as the elimination of the stage area, or reduction in circulation spaces, for example, as a means of reducing the capital costs, as long the area reductions did not impact student spaces such as classrooms.
3. On June 11, 2015 the EDU issued Memorandum 2015: B12 regarding the use of Proceeds of Disposition, primarily citing that the use of POD must be restricted to “the repair or replacements of components within a school”. Revisions and several reviews with Ministry of Education staff were completed and on July 1, 2015, Turner Townsend provided a construction cost estimate (R4) for The Holy Trinity. The cost estimate included site preparation costs that would be EDC eligible, costs due to Toronto Green Standards and additional costs such as small site and three storey premiums. The costs are based on the revised design drawings provided by Moriyama & Teshima Architects. The project costs were estimated at \$12,896,124.

4. On September 18, 2015, EDU granted Approval to Proceed to tender (ATP) for The Holy Trinity Catholic School as detailed in Appendix A, for the project cost of \$12,889,232, including an additional approval of Ministry Capital Land Priorities funding (CLP) of up to \$517,845.50 for City of Toronto Green Standards and small site/3 storey premiums. The remaining funding included previously approved Capital Priorities funding of \$9,292,477, previously approved FDK funding of \$959,851, expected EDC funding of \$2,038,558 and a contribution from Humber College of \$80,500 for the joint driveway costs.
5. The Approval to Proceed letter instructed the Board to structure its tender documents to identify the unique site costs separately, with the funding allocation to be adjusted to match the costs identified by the successful bidder, up to the maximum of the funding approval of \$517,845.50.
6. The Ministry of Education also reiterated that the Board is responsible for ensuring that the total project cost remains within the revised funding approval amount of \$12,889,232.
7. On October 17, 2015, the Board directed that air conditioning be included where costing new school construction with comparative figures for DV and AC. As part of the costing of the revised plan, a traditional mechanical system with full AC was costed. Based on the July 3, 2015 cost consultant report, the costs of a traditional system with full AC were slightly more than the specified DV system. While the construction costs of the traditional system were more than the DV, the capital costs do not consider life cycle or operational costs of a full AC system that have been shown to be significantly more than the specified DV system.
8. Based on discussion with the school community, superintendent and trustee, the new school The Holy Trinity Catholic School will be the approved 2015 Elementary School Design standard of radiant floor/displacement ventilation in classrooms and perimeter heat/AC in the library, multi-purpose room and the administrative area.

## **F. METRICS AND ACCOUNTABILITY**

1. The capital project budget for The Holy Trinity Catholic School is detailed in Table 1 below, based on EDU Approval to Proceed.
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 the Board to approve the award of the construction contract following the tendering and the project budget will be updated to reflect the actual tender price.

Table 1						
The Holy Trinity Catholic School						
OTG	536	Project Budget (All costs include net HST )				30-Nov-15
Benchmark Area per pupil ( sq.m.)	9.57	In Benchmark	Not in Benchmark			Total
Approved GFA at SPT (sq.m.)	5,204	Capital Priorities + FDK	EDC Eligible 100%	Other Contributions	Ministry Unique Site & TGS from Land Priorities Funding	
Total Proposed GFA as of Nov. 2015 (sq.m.)	5,128					
A. Construction Costs	\$ per sq.m.					
Subtotal Site Preparation	\$304.39	\$0	\$1,560,919	\$80,500	\$0	\$1,641,419
Subtotal Building	\$1,690.23	\$8,379,078	\$0		\$288,397	\$8,667,475
Subtotal Site Development	\$119.21	\$611,331	\$0		\$58,619	\$669,950
Contingency Allowance	\$52.69	\$270,211				\$270,211
A. Total Construction Budget	\$2,166.52	\$9,260,620	\$1,560,919	\$80,500	\$347,016	\$11,249,055
B. Total Consulting Fees and Expenses	\$217.84	\$656,810	\$434,646		\$25,614	\$1,117,070
C. Other Soft Costs						
Subtotal Municipal Permits and Fees	\$64.81	\$159,738	\$27,384	\$0	\$145,216	\$332,337
(ii) TCDSB Allowances						
Furniture & Equipment	\$6.00	\$30,789				\$30,789
Caretaking Supplies	\$0.10	\$536				\$536
Data Integration	\$5.85	\$30,016				\$30,016
Moving/Set-up/Fire Safety Plan	0.104524	\$536				\$536
Project Management		\$113,283	\$15,609			\$128,892
Subtotal TCDSB Allowances	\$12.07	\$175,160	\$15,609		\$0	\$190,769
C. Total Other Soft Costs	\$76.87	\$334,898	\$42,993		\$145,216	\$523,107
TOTAL PROJECT COST	\$2,461.24	\$10,252,328	\$2,038,558	\$80,500	\$517,846	\$12,889,231
Temporary Accommodations						\$0
FUNDING - MINISTRY APPROVAL TO PROCEED	\$2,513.50	\$10,252,328	\$2,038,558	\$80,500	\$517,846	\$12,889,232

## **G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN**

1. The Notice of Approval Conditions (NOAC) for the Site Plan Agreement (SPA) on the previous The Holy Trinity building layout and site plan was received from the City of Toronto on February 4, 2015. Resubmission for SPA will be required, to address the revised site and building plans required to meet Ministry funding. Consultants are working on the resubmission documents and the resubmission is expected to be made in December 2015.
2. The building permit application will be submitted once the City has commented on the resubmission of the site plan application and the extent of revisions are known.
3. On November 12, 2015, a meeting with the Trustee on the revised scope of work and drawings took place. Meeting with the local Joint School Design Communities is scheduled in January to review the building and site revisions.
4. A meeting with the neighbours including City-operated Long Term Care Centre immediately west of the site was held in 2013 on the previous design. A meeting with the adjacent neighbours to update them on the revisions will be scheduled following the meeting with the Joint School Design Committee.
5. As required by the "Good Neighbour Policy", a letter will be sent to the adjacent neighbours to inform them of the construction start once the tender is approved.



## H. RECOMMENDATION

That the capital project budget for the consolidated school for St. Teresa and Christ the King known as The Holy Trinity Catholic School of \$12,889,232.00 be approved as detailed in Table 1 and funded as follows:

	Ministry of Education Funds	EDC & Other Contributions	Total
Full Day Kindergarten	\$ 959,851		\$ 959,851
Capital Priorities	\$ 9,292,477		\$ 9,292,477
Capital Land Priorities	\$ 517,846		\$ 517,846
Humber College Contribution		\$ 80,500	\$ 80,500
EDC Eligible costs		\$ 2,038,558	\$ 2,038,558
Total	<b>\$ 10,770,174</b>	<b>\$ 2,119,058</b>	<b>\$ 12,889,232</b>