



REPORT TO

REGULAR BOARD

ST. PASCHAL BAYLON CATHOLIC SCHOOL - ADDITION TRUSTEE WARD 5 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 J. Shain, 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

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Director of Education

A. EXECUTIVE SUMMARY

This report recommends approval of a total project budget for the addition to St. Paschal Baylon Catholic School of \$13,228,145.00, subject to Ministry of Education approval. This project cost includes temporary accommodation, consisting of one additional portable at a cost of \$29,725.74 and relocation of 10 portables on site, including paving, at a cost of \$252,369.83.

The addition of 404 pupil places to St. Paschal Baylon will provide 16 new classrooms, 4 Special Education rooms, a new gymnasium, library and administration offices, as well as an internal roadway connecting Crossen Drive and St. Paschal Court for car and bus drop-off and pick-up. Renovations to the existing school to accommodate Full-Day Kindergarten were carried out in the summer of 2014 and are now complete. The completed school with the addition will have an OTG capacity of 730 pupil places.

Funding is available and approved by the Ministry of Education (EDU) from Proceeds of Disposition (POD), Capital Land Funding (CLF) and the Temporary Accommodation Grant (TAG).

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 four FDK rooms, sixteen classrooms and a new gymnasium at St. Paschal Baylon Catholic School was approved with a preliminary project budget of \$10,376,634.00, to be funded by the FDK grant at \$1,319,794.00 and Proceeds of Disposition (POD) at \$9,056,840.00.

2. On April 11, 2013, the Board approved the appointment of DTAH Architects as consultants for the FDK + expanded addition to St. Paschal Baylon Catholic School at a cost of \$722,342.71, including net HST.
3. During design, detailed review of the school/site issues and the building program requirements resulted in an increase in the scope of work to include renovations to the existing ground floor to accommodate FDK, replacement of the too small existing library and administration offices in the addition, four new Special Education rooms and a new private roadway for car and bus drop-off connecting Crossen Drive and St. Paschal Court. These changes increased the project budget to \$13,543,194.00, including an increase of \$61,615.00 in consulting fees and a traffic study costing \$22,169 (including net HST). These consulting costs are 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 \$80,325.00.
4. In order to accommodate FDK for September 2014, the project was divided into two phases so the renovations could take place immediately without waiting for Site Plan Approval. On April 9, 2014, the Ministry of Education (EDU) granted Approval to Proceed for the FDK renovations, with the approval amount revised on April 29, 2015, to reflect the final cost of \$1,926,523.00. Some Renewal work was also carried out in conjunction with this renovation, including replacing radiators and adding ventilation.
5. On April 30, 2014, EDU approved seven TCDSB Capital Priorities projects, including the addition of 404 pupil places to St. Paschal Baylon Catholic School utilizing POD at a benchmark project cost of \$7,862,527.00, not including the FDK work which was carried out as a separate renovation to the existing school. 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.
6. 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. Paschal Baylon Catholic School was increased to \$13,543,194.00 to reflect the increased scope of work, based on preliminary construction cost estimates, utilizing FDK funding of \$2,651.00, POD at \$9,683,991.00 and \$1,207,458.00 from the School Renewal Grant (SRG).

7. On March 6, 2015, EDU approved the Space Plan template for the addition to St. Paschal Baylon Catholic School for 404 additional pupil places and a final school capacity of 730 pupil places and including a new gymnasium, library and administration offices.
8. On April 27, 2015, Associate Directors' Council approved the award of a contract to Pact Engineering Inc. for mechanical commissioning services for the addition at St. Paschal Baylon Catholic School at a cost of \$9,694.98, including net HST.

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 27, 2015, based on design development drawings provided by DTAH Architects, A.W. Hooker provided an updated construction cost estimate for the addition at St. Paschal Baylon Catholic School, including a breakdown of site preparation and other extraordinary costs, such as the internal roadway, City of Toronto Site Plan Approval and Green Standard requirements, and a separate cost estimate for the gymnasium and administration areas. The EDU's benchmark cost formula when applied to an addition does not provide adequate funding for these elements. The total project cost based on this estimate is \$12,946,050.00.

2. On April 23, 2015, a request for additional funding for site preparation, unique site costs and non-loaded program space (gymnasium and administration) for the addition to St. Paschal Baylon Catholic School was submitted to EDU with the detailed cost breakdown, assuming the use of \$1,998,284.00 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. Paschal Baylon Catholic School, for a project cost of \$12,946,050.00, including: approval of Capital Land Funding (CLF) of up to \$1,311,748.00 for unique site costs, \$2,330,234.00 in POD for School Renewal and internal retrofits, as well as the Capital Priorities approved POD at \$7,862,527.00 and additional POD of \$1,441,541.00 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 \$1,311,748.00.

F. METRICS AND ACCOUNTABILITY

1. The project budget for the addition to St. Paschal Baylon Catholic School is detailed in Table 1 below, based on the EDU Approval to Proceed:

Table 1						
St. Paschal Baylon Addition (Phase 2)	OTG	404	Total OTG with addition	730	13-Nov-15	
Benchmark Area per pupil (sq.m.)	10.04	Project Budget (all costs include net HST)				
Total Sample School area (sq.m.)	7,327	In Benchmark		Not in Benchmark		Total
Total Proposed GFA (approved SPT)	6,295	Capital Priorities (POD)	Add. For Gym (POD)	Unique Site Costs (CLF)	POD Renewal Upgrades	
GFA of Addition at Benchmark (sq.m.)	4,056					
GFA of Addition (approved SPT)	3,665					
A. Construction Costs	\$/sq.m.					
Subtotal (i) Site Preparation	\$231.64	\$198,190	\$0	\$535,318	\$115,441	\$848,949
Subtotal (ii) Building	\$2,504.24	\$6,727,843	\$1,372,896	\$209,428	\$867,867	\$9,178,034
Subtotal (iii) Site Development	\$377.42	\$0	\$0	\$485,651	\$897,595	\$1,383,246
Contingency Allowance 4%	\$122.37	\$101,799	\$68,645	\$0	\$278,060	\$448,504
A. Total Construction Budget	\$3,235.67	\$7,027,832	\$1,441,541	\$1,230,397	\$2,158,963	\$11,858,733
B. Consulting Fees and Expenses	\$222.95	\$591,014	\$0	\$80,325	\$145,787	\$817,126
C. Other Soft Costs						
Subtotal (i) Municipal Permits and Fees	\$33.58	\$118,227	\$0	\$1,026	\$3,814	\$123,067
(ii) TCDSB Allowances						\$0
Furniture/Equipment/Caretaking		\$15,556				\$15,556
Data Integration		\$15,000			\$1,000	\$16,000
Moving/Set-up/Fire Safety Plan/Other		\$10,000			\$2,000	\$12,000
Project Management		\$84,898			\$18,670	\$103,568
Subtotal (ii) TCDSB Allowances	\$40.14	\$125,454	\$0	\$0	\$21,670	\$147,124
C. Total Other Soft Costs	\$73.72	\$243,681	\$0	\$1,026	\$25,484	\$270,192
TOTAL PROJECT COST	\$3,532.35	\$7,862,527	\$1,441,541	\$1,311,748	\$2,330,234	\$12,946,050
Portables (See Note 1)						\$282,095
Total Cost Including Temporary Accommodation						\$13,228,145
Funding - EDU Approval to Proceed	\$3,532.35	\$7,862,527	\$1,441,541	\$1,311,748	\$2,330,234	\$12,946,050
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. A Preliminary Notice of Approval Conditions (NOAC) for the Site Plan Agreement was received from the City of Toronto on September 23, 2015 and the consultant is working to address final comments from the City's Development Engineering department.
2. The building permit application will be submitted upon receipt of the final NOAC. 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. Students will be able to remain at the school during construction of the addition.
4. A public meeting for parents and nearby residents was held at the school on May 25, 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. RECOMMENDATION

That, subject to Ministry of Education approval, the project budget for the addition to St. Paschal Baylon Catholic School of \$13,228,145.00 be approved as detailed in Table 1 and funded as follows:

	Board Funds	EDU Funding	Total
Proceeds of Disposition	\$9,304,068		\$9,304,068
POD Renewal Upgrades	\$2,330,234		\$2,330,234
Capital Land Fund		\$1,311,748	\$1,311,748
TAG/School Renewal		\$282,095	\$282,095
Totals	\$11,634,303	\$1,593,843	\$13,228,145