



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

DANTE ALIGHIERI/VILLA CHARITIES JOINT FACILITY WARD 5 CONSULTANT FEE REVISION AND PROJECT BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
January 28, 2016	February 9, 2016	Click here to enter a date.
V. Barton, Senior Coordinator, Capital Development M. Farrell, Coordinator, Materials Management P. De Cock, Comptroller, Business Services G. Iuliano-Marrello, 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

A. Sangiorgio

Associate Director of Planning and Facilities

Angela Gauthier

Director of Education

A. EXECUTIVE SUMMARY

This report recommends that additional fees for CS&P Architects Inc. with Pillon Architect and Global Architect of \$291,717.88, including net HST, be approved for consulting services required for a zoning by-law amendment for the approved site at 950 Lawrence Avenue West for the Dante Alighieri Academy/Villa Charities Columbus Centre new joint facility; and that the budget for Municipal Fees for the joint facility be approved as per Table 1 of the report. The costs are to be split with Villa Charities Inc. as per the MOU and Development Agreement with Villa Charities Inc. and the TCDSB portion to be funded by the Ministry of Education approved Capital Priorities grant and Education Development Charges revenue as detailed in Table 1 of the report.

This report also recommends approval of a project budget of \$32,818,951 (excluding EDC funded site preparations costs) for the Ministry of Education approved Capital Priorities funded TCDSB portion of the Dante Alighieri Academy replacement facility be approved as detailed in Table 1 of the report. The total project budget for the joint facility including the Villa Charities Columbus Centre portion of the building will be dependent on Villa Charities Inc. approved project funding and on site preparation costs funded by Education Development Charges revenue. Preparation of the Development Agreement including the allocation of the project costs between the TCDSB and Villa Charities Inc. is underway.

B. BACKGROUND

1. On September 1, 2011, the Ministry of Education (EDU) approved Capital Priorities funding of \$32,818,951 for a replacement school for Dante Alighieri Academy for 1,300 secondary pupil places, as part of the Board's multi-phased Capital Program.
2. On November 20, 2012, following completion of Phase I of a Joint Feasibility Study (JFS), the Board approved the construction of a replacement facility for Dante Alighieri Academy as part of a joint venture redevelopment with Villa Charities Inc. (VCI) to replace their existing community centre and art gallery. The site for the joint venture facility was originally contemplated at 3022 Dufferin Street. The estimated project cost for the Dante Alighieri portion of the development was \$31,865,273.

3. On December 19, 2012, the Director of Education, as authorized by the Board, finalized a Memorandum of Understanding (MOU) with VCI to allow a joint redevelopment of the combined land holdings. The MOU included an agreement to share the cost of the Joint Feasibility Study (JFS) on a 50/50 basis.
4. Phase I of the JFS was completed by CS&P Architects Inc. with Pillon Architect and Global Architect at a cost of \$285,000, plus net HST. TCDSB's 50% share was funded by Education Development Charges revenues. The scope of work for Phase II of the JFS as outlined in the MOU includes all site studies, engineering reports, and consulting services to complete site plan control and zoning amendment applications. Procurement for Phase II of the JFS was subsequently rolled into procurement of consulting services for the entire project.
5. On May 30, 2013, Request for Proposal P-062-13 was issued to prequalified architects for consulting services for the Dante/VCI joint facility, with a separate fee proposal requested for consulting services for a zoning by-law amendment, should it be required.
6. On February 13, 2014, the Corporate Affairs, Strategic Planning and Property Committee approved the appointment of CS&P Architects Inc. with Pillon Architect and Global Architect as consultants for the Dante Alighieri/Villa Charities joint venture school/community centre project, for a total fixed fee, including allowances, of \$2,788,572.00, plus net HST of \$60,233.16 for a total cost of \$2,848,805.16. Approval of the fees for Zoning Amendment services were not included in this report.
7. The consultant fees are to be split between TCDSB and VCI according to the terms of the Development Agreement. Based on estimated proportional project costs reported in the joint feasibility study, the split will be approximately 50/50. Preparation of the Development Agreement is underway and not yet executed by either party.
8. The consultant appointment approval was subject to agreements with VCI for the purchase of lands to accommodate the joint venture building including acquisition of property owned by the Daughters of St. Paul on Dufferin Street.

9. On March 12, 2014, the Board approved a motion to abandon the purchase of land on Dufferin Street from the Daughters of St. Paul and to develop the joint venture plan for Dante Alighieri Academy/Columbus Centre with Villa Charities on property located at 950 Lawrence Avenue West. The Board also approved the release of funds to the approved architectural firm to begin the design process after a negotiated settlement was reached with Villa Charities to construct on Lawrence Avenue West.
10. On June 8, 2015, the Corporate Affairs, Strategic Planning and Property Committee approved the terms and conditions for the acquisition of a 3.467 acre portion of 950 Lawrence Avenue West from Villa Charities, satisfying the final requirement to proceed with the design for the Dante Alighieri Academy replacement facility as a school/community centre joint venture with Villa Charities Inc.
11. Commencing in March 2015, a supplementary joint feasibility study was carried out to confirm the suitability of the Lawrence Avenue West site for the Dante/VCI joint facility. This additional study determined that a zoning by-law amendment will be required for the Lawrence Avenue West site.
12. Stipulated in the approved proposal RFP P-062-13 from the successful proponent, CS&P Architects Inc. with Pillon Architect and Global Architect is a fixed fee for zoning by-law amendment services of \$285,550 excluding HST. The consultant fee for the zoning amendment services was not included in the February 13, 2014 approval of consultant services. The TCDSB's portion of the zoning amendment services is eligible for funding through Educational Development Charges revenue.

C. METRICS AND ACCOUNTABILITY

1. Table 1 below outlines the project budget for the TCDSB portion of the Dante/VCI joint facility, based on the EDU Capital Priorities approval and the joint feasibility studies:

Table 1

Dante Alighieri Academy Replacement School (OTG 1300) (Joint Facility with Columbus Centre)					Total max. GFA	26,446
Benchmark Area per pupil (sq.m.)	12.28	Project Budget (incl net HST)			VCI Contribution	11,812
Sample School area at benchmark (sq.m.)	15,968	Funding Source - School Portion			Area savings (m2)	1,315
Approved SPT (maximum) GFA (sq.m.)	15,949	Capital Priorities	Education	VCI	Total Estimated Cost School Portion	Total Joint Facility Cost
Proposed Max. GFATCDSB Cost Contribuiton	15,099		Development	Contribution		
Current Design Proposed GFATCDSB Contribution	14,634		Charges	to Site Prep		
A. Construction Costs	\$/sq.m.					
Site Preparation (incl. Demolition)		\$0	\$527,900	\$352,500	\$880,400	TBD
Building		\$27,589,431	\$0	\$0	\$27,589,431	TBD
Site Development (incl. new road)		\$807,881	\$125,000	\$0	\$932,881	TBD
Contingency Allowance		\$1,600,000	\$32,000	\$29,000	\$1,661,000	TBD
Total Construction Budget (incl Demolition)	\$2,348.17	\$29,997,312	\$684,900	\$381,500	\$31,063,712	TBD
B. Consulting Fees and Expenses						
Site Preparation Fees		\$0	\$417,945	\$14,625	\$432,570	\$865,139
Building & Site Development Fees + Expenses		\$1,192,545			\$1,192,545	\$2,385,090
Commissioning		\$10,216			\$10,216	\$20,432
Allowance for Unforeseen Services		\$126,463			\$126,463	\$252,927
Contingency		\$59,627	\$20,897	\$731	\$81,256	\$162,511
Total Consulting Fees and Expenses	\$139.38	\$1,388,852	\$438,842	\$15,356	\$1,843,050	\$3,686,100
C. Other Soft Costs						
Municipal Permits and Fees		\$484,805	\$158,202	\$0	\$643,007	\$1,139,159
TCDSB Allowances		\$947,982	\$0	\$0	\$947,982	\$1,895,964
Total Other Soft Costs	\$114.77	\$1,432,787	\$158,202	\$0	\$1,590,989	\$3,035,123
TOTAL ESTIMATED PROJECT COST	\$2,055.30	\$32,818,951	\$1,281,944	\$396,856	\$34,497,751	TBD
Approved Funding & Other Contributions	\$2,055.30	\$32,818,951	Subject to final construction costs			Subject to VCI budget

Note: Total joint facility project budget including Columbus Centre is estimated at \$68,820,881 subject to Villa Charities construction budget

2. Ministry of Education has advised that no additional funding will be available for unique site costs for this project as cost savings resulting from the joint venture are expected to cover any unique site costs. Site preparation costs are eligible to be paid from Education Development Charges.
3. The total construction cost and total project budget including the Villa Charities Columbus Centre portion of the building will be dependent on Villa Charities Inc. approved project funding and on site preparation costs (funded by Education Development Charges revenue). Preparation of the Development Agreement including the allocation of the project costs between the TCDSB and Villa Charities Inc. is underway.
4. Purchase Orders for consultants, Municipal fees and the general contractor for the costs for the entire joint facility and site development will be issued by TCDSB on behalf of the joint venture. Invoices will be received and paid by TCDSB following joint review by both parties, and Villa Charities will provide reimbursement for their portion to TCDSB by cheque. The Development Agreement will detail the terms of the cost sharing and liability and the process for reimbursement and dispute resolution.
5. 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.
6. 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.

D. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. Currently the consultant team, under the leadership of the planning consultant and in consultation with TCDSB and VCI staff, is preparing zoning amendment and site plan control submission documents. Pre-submission meetings have been held with the City Planning Department to clarify and confirm requirements. These applications will be submitted in late April subject to approval of the recommendations in this report and the review and approval process is expected to take a minimum of a year.

2. The Ministry of Education has approved the Space Plan Template allowing the architect to begin design development work. Finalization of the Development Agreement and transfer of the property at 950 Lawrence Ave. West from VCI to TCDSB are underway.
3. The project will be tendered following receipt of Rezoning and Site Plan Approval and submission of the building permit application. Construction will take approximately two years.
4. Beginning in December 2015, monthly letters updating the status of the project are being sent to the principals of both Dante Alighieri Academy and Regina Mundi Catholic Elementary School. The TCDSB Communications Department will also develop a joint communications plan with VCI for the wider community.
5. The Dante Alighieri Academy facility program and preliminary feasibility study floor plans for the joint facility have been reviewed with the school principal and area superintendent. Consultation with academic staff will be ongoing through the design development and contract document stages. This review includes discussions regarding how spaces will be shared between the school and the community centre. The sharing arrangements will continue to be developed through a Joint Operating Committee.

E. STAFF RECOMMENDATION

1. That additional fees for CS&P Architects Inc. with Pillon Architect and Global Architect of \$285,550.00, plus net HST of \$6,167.88 for a total cost of \$291,717.88, be approved for consulting services required for a zoning by-law amendment for the approved site at 950 Lawrence Avenue West for the Dante Alighieri Academy/Villa Charities Columbus Centre new joint facility, to be split on a 50/50 basis with Villa Charities Inc., with the TCDSB portion funded by Education Development Charge revenues.
2. That the budget for Municipal Fees for the Dante Alighieri/Villa Charities Columbus Centre new joint facility be approved as per Table 1 of the report, with costs to be split with Villa Charities Inc. as per the Development Agreement and the TCDSB portion to be funded by the Ministry of Education approved Capital Priorities grant and Education Development Charges revenue as detailed in Table 1.

3. That a project budget of \$32,818,951 (excluding EDC funded site preparations costs) for the Ministry of Education approved, Capital Priorities funded TCDSB portion of the Dante Alighieri Academy replacement facility be approved as detailed in Table 1 of the report.