



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. EUGENE CATHOLIC SCHOOL WARD 1 CAPITAL PROJECT TENDER AWARD

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

Created, Draft	First Tabling	Review
February 25, 2016	March 10, 2016	<a href="#">Click here to enter a date.</a>
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<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

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Angela Gauthier

Director of Education

## **A. EXECUTIVE SUMMARY**

This report recommends that the construction contract for the FDK-expanded addition, plus School Renewal projects at St. Eugene Catholic School be awarded to Pre-Eng Contracting Inc. for a total cost of \$6,945,858.40, including net HST, utilizing the CCDC2 (2008) standard construction contract.

This report also recommends that the revised project budget of \$7,930,583 for the addition, as detailed in Table 2, and \$744,377 for the Renewal work, as detailed in Table 3, be approved.

Funding for the addition 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 EDU Capital Funding as detailed in Appendix A. Funding for the School Renewal work is available from the 2014-2016 School Renewal Program, School Condition Improvement (SCI) Grant.

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.

## **B. PURPOSE**

The Toronto Catholic District School Board Purchasing Policy requires Board approval of contract awards for new schools and major additions.

## **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, including an expanded addition consisting of three FDK rooms, nine classrooms and a new gymnasium at St. Eugene Catholic School.
2. On April 30, 2014, EDU approved seven TCDSB Capital Priorities projects, including the addition of 308 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 Proceeds of Disposition (POD) at \$5,979,480.00.

3. On September 4, 2014, the Corporate Affairs, Strategic Planning and Property Committee approved the 2014-2016 School Renewal Program, including the following projects and budgets at St. Eugene Catholic School:
  - (i) Boiler and terminal heating replacement and building automation system (BAS) - \$700,000.00
  - (ii) Exterior door replacement - \$75,000.00
4. On September 15, 2015, Associate Directors' Council approved a budget of \$250,000.00 to replace the existing roof at St. Eugene Catholic School, funded from the School Renewal Program, (SRG) to be carried out under the same contract as the capital addition project.
5. Assessment of existing building systems also determined that the existing fire alarm system needed to be replaced. This work is not in the Renewal Plan, however consultant fees were approved to be funded from SRG on December 1, 2015 along with consultant fees for the other Renewal work noted above.
6. On December 10, 2015, the Corporate Affairs, Strategic Planning and Property Committee approved the Capital project budget of \$9,479,876.00, including \$47,402.00 SRG funded portable relocation costs, for the FDK-expanded addition to St. Eugene Catholic School, subject to Ministry of Education approval of additional funding for unique site costs and additional POD for the gymnasium.
7. On January 13, 2016, the Ministry of Education (EDU) granted Approval to Proceed to tender (ATP) for the addition of 294 pupil places to St. Eugene Catholic School comprising three Full-Day Kindergarten classrooms, nine classrooms and a new gymnasium, with a final school capacity of 499 pupil places, for a total project cost of \$9,432,474.00. Funding was allocated as follows: Capital Land Funding (CLF) of up to \$948,794.00 for unique site costs; Capital Funding of up to \$325,948.00 for demolition and Toronto Green Standards; FDK funding of \$520,130.00; POD of \$6,723,707.00 for capital work; and POD of \$904,895 for renovations and upgrades to the existing school.

## **D. VISION**

<b>VISION</b>	<b>PRINCIPLES</b>	<b>GOAL</b>
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. The tender invitation P-024-16 for the FDK-expanded addition and Renewal work at St. Eugene Catholic School, utilizing a standard CCDC2 (2008) construction contract, was issued to the prequalified general contractors on February 1, 2016.
2. On February 23, 2016, eleven (11) compliant bids were received in response to P-024-16. The bid results, including an alternate price to carry out the replacement of the existing roof immediately, ahead of the addition roof, are summarized in Table 1 as follows:

**Table 1**

<b>General Contractor</b>	<b>Bid Price (excluding HST)</b>
<b>Pre-Eng Contracting</b>	<b>\$6,799,000.00</b>
Struct-Con Construction	\$6,953,000.00
Aquicon Construction	\$7,069,000.00
TRP Construction	\$7,077,000.00
Percon Construction Inc.	\$7,110,000.00
JR Certus	\$7,145,500.00
Everstrong Construction	\$7,308,000.00
Jasper Construction	\$7,399,000.00
M.J. Dixon	\$7,648,000.00
Newgen Construction	\$7,865,000.00
Deciantis Construction	\$8,100,000.00

3. Tender submissions were evaluated by staff and the Board's consultant, Susan Friedrich Architect Inc., retained to prepare the contract documents. The lowest compliant bid that meets the Board's specifications is recommended, including the alternate price of \$10,000.00 to replace the existing school roof immediately.

## **F. METRICS AND ACCOUNTABILITY**

1. Funding is available and approved by the Ministry of Education (EDU) for the addition project from Proceeds of Disposition (POD), the Capital grant to accommodate FDK, Capital Land Funding (CLF) and Capital Funding as detailed in Appendix A (as per EDU Approval to Proceed dated January 13, 2016 and project budget report approved by Board December 10, 2015).
2. Funding is available and approved by Board from the School Renewal 2014-2016 School Condition Improvement Grant for the School Renewal projects being carried out in conjunction with the addition project, as detailed in Table 3.

3. The total construction cost as a result of this tender is significantly below the estimated construction budget by \$1,956,339. Due to the positive tender results, it is recommended to increase TCDSB allowances such as furniture and equipment, data integration and other allowances, which had been reduced in the previous project budget to meet the funding limits. The remaining net budget surplus even with these increases is \$1,787,621 as outlined in Tables 2 and 3 below:

<b>Table 2 - St. Eugene Capital Project Budget at Tender (incl. net HST)</b>			
	<b>Revised Cost</b>	<b>Approved Budget</b>	<b>Variance</b>
<b>A. Construction Costs</b>			
(i) Unique Site Costs & TGS	\$745,575	\$1,023,755	\$278,180
(ii) Basic Addition	\$4,953,114	\$6,084,836	\$1,131,722
(iii) Renovations/ Upgrades	\$633,188	\$836,690	\$203,502
<b>Total Construction Contract</b>	<b>\$6,331,877</b>	<b>\$7,945,281</b>	<b>\$1,613,404</b>
New Transformer (Toronto Hydro)	\$83,025	\$83,025	\$0
Green roof cash-in-lieu	\$65,600	\$65,600	\$0
<b>A. Construction Total</b>	<b>\$6,480,502</b>	<b>\$8,093,906</b>	<b>\$1,613,404</b>
<b>B. Consulting Fees/Expenses</b>			
<b>B. Consulting Total</b>	<b>\$680,661</b>	<b>\$680,661</b>	<b>\$0</b>
<b>C. Other Soft Costs</b>			
Municipal Permits and Fees	\$91,096	\$91,096	\$0
Contingency for Municipal Fees	\$30,000	\$0	(\$30,000)
Furniture/Equipment/Caretaking	\$59,000	\$38,326	(\$20,674)
Data Integration	\$20,000	\$16,833	(\$3,167)
Moving/Set-up/Fire Safety Plan/Other	\$15,000	\$10,500	(\$4,500)
Project Management	\$94,325	\$94,325	\$0
<b>C. Other Soft Costs Total</b>	<b>\$309,421</b>	<b>\$251,081</b>	<b>(\$58,341)</b>
<b>D. Contingency Allowance</b>	<b>\$460,000</b>	<b>\$406,827</b>	<b>(\$53,173)</b>
<b>TOTAL PROJECT COST</b>	<b>\$7,930,584</b>	<b>\$9,432,474</b>	<b>\$1,501,890</b>

<b>Table 3 - St. Eugene Renewal Project Budgets at Tender</b>			
<b>School Condition Improvement Grant - Renewal Work (all amounts incl. net HST)</b>	<b>Revised Cost</b>	<b>Approved Budget</b>	<b>Variance</b>
Boilers/Terminal Heating/BAS	\$452,466.64	\$700,000.00	\$247,533.36
Exterior Door Replacement	\$25,554.74	\$75,000.00	\$49,445.26
Roof Replacement	\$261,247.19	\$250,000.00	(\$11,247.19)
Fire Alarm replacement	\$5,108.01	\$5,108.01	\$0.00
<b>Total Construction Costs</b>	<b>\$613,981.60</b>	<b>\$960,089.59</b>	<b>\$346,107.99</b>
<b>Total Project Costs</b>	<b>\$744,376.58</b>	<b>\$1,030,108.01</b>	<b>\$285,731.43</b>

4. The project budgets will be monitored through the Board's financial systems and audit processes and the financial status will be reported to the EDU annually through the Capital Asset Project Template (CAPT) system. The renewal work will be reported through the Ministry asset management database, TCPS.
5. Itemized prices have been received from the low bidder for the School Renewal work carried out under the 2014-2016 School Renewal Program and a separate Purchase Order will be issued for this work.

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

1. The Site Plan Agreement with the City for the addition to St. Eugene Catholic School has been executed and registered and the Building Permit has been issued for the project. Construction can begin as soon as the tender is awarded, weather permitting. Completion of the addition and renovations to the existing school is anticipated for September 2017.
2. A public meeting for parents and nearby residents was held at the school on May 26, 2015 to present the addition design and discuss the impact of construction activities.

3. As required by the “Good Neighbour Policy”, a letter will be sent to the neighbours to notify them of the start of construction and expected duration once the tender is approved.
4. Letters are sent to the school principal each month and posted on the TCDSB website to provide a status update on the progress of the project. Construction progress photos when and if available, will also be posted on the Board’s website.

## **H. RECOMMENDATIONS**

1. That the construction contract for the FDK-expanded addition, plus School Renewal projects at St. Eugene Catholic School be awarded to Pre-Eng Contracting Inc. in the amount of \$6,799,000.00 plus net HST of \$146,858.40 for a total cost of \$6,945,858.40 utilizing the CCDC2 (2008) standard construction contract and funded as follows:

	Board Funds	EDU Funding	Total
Proceeds of Disposition	\$5,066,682.40		\$5,066,682.40
Full-Day Kindergarten		\$520,130.00	\$520,130.00
Capital Land Fund		\$620,940.00	\$620,940.00
Capital Funding		\$124,124.40	\$124,124.40
School Condition Improvement		\$613,981.60	\$613,981.60
Total	\$5,066,682.40	\$1,879,176.00	\$6,945,858.40

2. That the revised Capital project budget of \$7,930,584 as detailed in Table 2, and a revised Renewal project budget of \$744,377, as detailed in Table 3, be approved.