



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. PASCHAL BAYLON CATHOLIC ELEMENTARY SCHOOL WARD 5 CAPITAL PROJECT TENDER AWARD

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

Created, Draft	First Tabling	Review
April 21, 2016	May 12, 2016	
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		
<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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Executive Superintendent of Business Services and Chief Financial Officer

Angela Gauthier

Director of Education

## **A. EXECUTIVE SUMMARY**

This report recommends that the construction contract for the addition to St. Paschal Baylon Catholic School be awarded to Percon Construction Inc. for a total cost of \$11,311,155.20, including net HST, utilizing the CCDC2 (2008) standard construction contract subject to imminent issuance of a foundation permit.

This report also recommends that the construction budget surplus of \$99,074 be reallocated in the project budget to the contingency allowance and other TCDSB allowances as detailed in Table 2, with no change to the total approved project budget. 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 EDU Capital Funding as detailed in Appendix A.

The addition of 404 pupil places to St. Paschal Baylon will provide sixteen new classrooms, four Special Education rooms, a new gymnasium, library and administration offices, as well as an internal roadway connecting Crossen Drive and St. Paschal Court. The completed school with the addition will have an OTG capacity of 730 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 30, 2014, the Ministry of Education (EDU) approved seven TCDSB Capital Priorities projects, including the addition of 404 pupil places to St. Paschal Baylon Catholic School utilizing Proceeds of Disposition (POD) at a benchmark project cost of \$7,862,527.00, for a school capacity with the completed addition of 730 pupil places.
2. On June 5, 2014, the Board approved the Capital Program for Phases 3 to 6, including a project budget for the addition to St. Paschal Baylon Catholic School, plus renovations to accommodate Full-Day Kindergarten (FDK), of \$13,543,194.00, based on preliminary construction cost estimates, comprising sixteen classrooms, four Special Education classrooms, a new gymnasium and new administration and library space to replace space in the

existing school to be converted to accommodate FDK. The FDK renovations were completed in the summer of 2014.

3. On December 10, 2015, the Corporate Affairs, Strategic Planning and Property Committee approved the Capital project budget of \$13,228,145.00, including \$282,095 SRG funded portable relocation costs, for the addition to St. Paschal Baylon Catholic School, subject to Ministry of Education approval of additional funding for unique site costs and additional POD for the gymnasium.
4. On January 13, 2016, the EDU granted Approval to Proceed to tender (ATP) for the addition of 404 pupil places to St. Paschal Baylon Catholic School for a total project cost of \$12,946,050. Funding was allocated as follows: Capital Land Funding (CLF) of up to \$857,631 for unique site costs; Capital Funding of up to \$454,117 for demolition and Toronto Green Standards (TGS); POD of \$9,304,068 for capital work; and POD of \$2,330,234 for renovations and upgrades to the existing school and site improvements.
5. Subsequent to the Board's request for Approval to Proceed and additional funding for unique site costs, the City of Toronto identified a requirement for a water reservoir for fire-fighting due to extremely low pressure in the City's water supply. On May 4, 2016, EDU confirmed that this item is included as a unique site cost eligible for CLF funding.

## **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. The tender invitation P-032-16 for the addition to St. St. Paschal Baylon Catholic School, utilizing a standard CCDC2 (2008) construction contract, was issued to the prequalified general contractors on March 10, 2016.
2. On April 5, 2016, seven (7) compliant bids were received in response to P-032-16. The bid results, including an alternate price to provide LED lighting in the gymnasium in lieu of the specified lighting, are summarized in Table 1 as follows:

**Table 1**

<b>General Contractor</b>	<b>Bid Price (excluding HST)</b>
<b>Percon Construction Inc.</b>	<b>\$11,072,000.00</b>
Jasper Construction Ltd.	\$11,214,000.00
Pre-Eng Contracting Ltd.*	\$11,282,000.00
Tambro Construction Ltd.	\$11,317,200.00
Bondfield Construction Co. Ltd.	\$11,670,200.00
Aquicon Construction Co. Ltd.	\$11,692,300.00
MJ Dixon Construction Ltd.	\$12,022,400.00

\* Alternate price listed as NA

3. Tender submissions were evaluated by staff and the Board's consultant, DTAH Architects Limited, retained to prepare the contract documents. The lowest compliant bid that meets the Board's specifications is recommended, including the alternate price of \$7,000.00 (excluding HST) to provide LED lighting in the gymnasium.

## **F. METRICS AND ACCOUNTABILITY**

1. Funding is available and approved by EDU from Proceeds of Disposition (POD), 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. The total construction cost as a result of this tender is below the estimated construction budget by \$99,074. It is recommended that this surplus be reallocated in the project budget to the contingency allowance and other

TCDSB allowances, with no change to the total approved project budget, as detailed in Table 2 below:

**Table 2 – St. Paschal Baylon Capital Project Budget at Tender**

<i>All amounts include net HST</i>	<b>Total Cost</b>	<b>Approved Budget</b>	<b>Variance</b>
<b>A. Construction Costs</b>			
(i) Unique Site Costs & TGS	\$1,270,462	\$1,244,308	(\$26,154)
(ii) Basic Addition	\$8,230,908	\$8,298,929	\$68,021
(iii) Renovations/ Upgrades	\$1,809,785	\$1,866,992	\$57,207
<b>A. Construction Contract Total</b>	<b>\$11,311,155</b>	<b>\$11,410,229</b>	<b>\$99,074</b>
<b>B. Consulting Fees/Expenses</b>			
<b>B. Consulting Total</b>	<b>\$817,126</b>	<b>\$817,126</b>	<b>\$0</b>
<b>C. Other Soft Costs</b>			
Municipal Permits and Fees	\$131,782	\$123,067	(\$8,715)
Furniture/Equipment/Caretaking	\$40,000	\$15,556	(\$24,444)
Data Integration	\$20,000	\$16,000	(\$4,000)
Moving/Set-up/Fire Safety Plan/Other	\$20,000	\$12,000	(\$8,000)
Project Management	\$103,568	\$103,568	\$0
<b>C. Other Soft Costs Total</b>	<b>\$315,350</b>	<b>\$270,192</b>	<b>(\$45,159)</b>
<b>D. Contingency Allowance</b>	<b>\$502,419</b>	<b>\$448,504</b>	<b>(\$53,915)</b>
<b>TOTAL PROJECT COST</b>	<b>\$12,946,050</b>	<b>\$12,946,050</b>	<b>\$0</b>

(Not including portable relocation cost)

- 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.

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

- The Notice of Approval Conditions (NOAC) for the Site Plan Agreement with the City is expected by May 13, 2016. The Building Permit application has been submitted. Finalization and registration of the Site Plan Agreement and Building Permit review are expected to take approximately three

months, however, the foundation, site servicing and interior renovations permits can be issued upon receipt of NOAC. These permits will be requested immediately, as it is essential that construction begin before the summer for completion to be achievable by September 2017. The low bidder has indicated a construction time of 14 months.

2. A public meeting for parents and nearby residents was held at the school on May 25, 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. RECOMMENDATION**

1. That the construction contract for the addition to St. Paschal Baylon Catholic School be awarded to Percon Construction Inc. in the amount of \$11,072,000.00, plus net HST of \$239,155.20 for a total construction cost of \$11,311,155.20, utilizing the CCDC2 (2008) standard construction contract, subject to imminent issuance of a foundation permit, and funded as follows:

	Board Funds	EDU Funding	Total
Proceeds of Disposition	\$10,080,757.98		\$10,080,757.98
Capital Land Fund		\$800,934.62	\$800,934.62
Capital Funding		\$429,462.60	\$429,462.60
Total	\$10,080,757.98	\$1,230,397.22	\$11,311,155.20

2. That the construction budget surplus of \$99,074.00 be reallocated in the project budget to the contingency allowance and other TCDSB allowances as detailed in Table 2, with no change to the total approved project budget.