



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. FIDELIS CATHOLIC SCHOOL - REPLACEMENT WARD 3 CAPITAL PROJECT BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
April 21, 2016	April 26, 2016	
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		
<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

A. Sangiorgio

Associate Director of Planning and Facilities

C. Jackson

Executive Superintendent of Business Services and Chief Financial Officer

Angela Gauthier

Director of Education

## **A. EXECUTIVE SUMMARY**

This report recommends the approval of the capital project budget for St. Fidelis Catholic School – Replacement of \$13,880,035. The replacement school will have an OTG capacity of 649 pupil places and a Ministry of Education funded child care centre for 39 children.

Funding is available from the Ministry of Education (EDU) from the 2013 Capital Priorities grant, Full Day Kindergarten grant and Child Care Capital grant. In addition, there may be additional funding from the Ministry of Education for Capital Lands Priorities funding for unique site costs, Toronto Green Standards and small site/3 storey premiums as well as Educational Development Charges (EDC) funding.

## **B. PURPOSE**

1. On September 17, 2015, the Board approved in part the following:  
“That the Director of Education submit a detailed budget for the Board approval for each Capital project prior to tendering, detailing both capital and operating cost impact.”
2. This report provides a detailed project budget for St. Fidelis Catholic School subject to the Ministry of Education approval and the final location and revised site preparation, small site/3 storey premiums and Toronto Green Standard costs for the replacement school.

## **C. BACKGROUND**

1. On April 30, 2014, the Board received approval from the Ministry of Education for the replacement of St. Fidelis Catholic School at 9 Bannerman Street at the Ministry benchmark funding for a 648 pupil place school, co-ed Kindergarten to Grade 8.
2. On June 8, 2015, the Board approved the Architect appointment and established a municipal/utility permit and fee allowance prior to the approval of the capital project budget. The municipal/utility permit and fee allowance will now be rescinded and replaced with the municipal permit and fees estimate noted in Table 1 of this report.

3. A feasibility study was required as part of the architect's scope of work. After appointment, the architect was asked to investigate additional sites and program scenarios beyond those noted in the Request for Proposal (RFP) as part of the feasibility study. During the summer and fall of 2015, various sites and options for the replacement of St. Fidelis were studied.
4. On June 29, 2015 the Ministry approved the replacement of a two-room child care centre at a cost of \$494,284. Subsequently on October 2, 2015, the Ministry approved additional child care funding of \$494,284 for one (1) toddler room bring the total Ministry of Education funding allocation for the project to \$13,726,750.
5. On February 8, 2016, a revised Space Plan Template (SPT) for the replacement of St. Fidelis CS and the inclusion of all the child care spaces was submitted to the Ministry of Education for approval. Approval of the revised SPT is pending. The revised maximum square feet of the replacement school including the child care centre is 68,674 square feet.

#### **D. VISION**

<b>VISION</b>	<b>PRINCIPLES</b>	<b>GOALS</b>
To maximize capital improvement opportunities and address the long term accommodation needs.	Long Term Accommodation Plan Guiding Principles, Stewardship of Resources, deliver the 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. The feasibility study to determine the best options for the existing and other sites is complete, pending the decisions on property options in the neighbourhood. Based on the property options, the Board will determine whether the school will be replaced on the existing site or if available, relocated to an alternate site.

2. If the decision is to replace the school on the existing site, the current school and the significant site features will need to be demolished. Abatement and demolition consulting services will be required as part of the architectural and consulting services for this project.
3. Students and staff will need to be temporarily relocated to an alternate site prior to the abatement and demolition of the existing building. This relocation would take place at an appropriate time in the school year, so not to disrupt the school program. The cost of the temporary relocation of staff and students is not currently included in the cost of the project.

## **F. METRICS AND ACCOUNTABILITY**

1. The capital project budget for St. Fidelis Catholic School – Replacement is detailed in Table 1 below. This capital project budget is subject to EDU Approval to Proceed and a decision on the final location, site preparation, small site/3 storey premiums and Toronto Green Standard cost for the replacement school.

Table 1							
St. Fidelis Catholic School - Based on Replacement @ Bannerman							
OTG	649	Project Budget (All costs include net HST )					20-Apr-16
Benchmark Area per pupil ( sq.m.)	9.27	In Benchmark		Not in Benchmark			Total
Approved GFA at SPT (sq.m.)	6,017	Capital Priorities + FDK	Child Care (B11)	45.5% EDC Funding	54.5% Ministry Unique Site Costs	Ministry 3rd Storey & TGS Funding	
Total GFA of Childcare (awaiting approval) (sq. m.)	363						
Total GFA including Childcare	6,380						
A. Construction Costs	\$ /sq.m.						
Subtotal Site Preparation	\$13.18	\$0	\$0	\$38,268	\$45,838		\$84,106
Subtotal Building	\$1,803.34	\$10,681,694	\$823,644			\$0	\$11,505,338
Subtotal Site Development	\$0.00	\$600,000	\$60,000				
Subtotal Construction		\$11,281,694	\$883,644	\$38,268	\$45,838	\$0	\$12,249,444
Contingency Allowance - 3.5%		\$394,859	\$30,928	\$1,339	\$1,604	\$0	\$428,731
A. Total Construction Budget	\$1,987.17	\$11,676,553	\$914,572	\$39,608	\$47,442	\$0	\$12,678,175
B. Total Consulting Fees and Expenses	\$118.60	\$638,452	\$54,479	\$49,758	\$13,975	\$0	\$756,664
C. Other Soft Costs							
Subtotal Municipal Permits and Fees		\$181,063	\$10,517	\$2,503	\$0	\$0	\$194,083
(ii) TCDSB Allowances							
Furniture & Equipment		\$50,000					\$50,000
Furniture & Equipment for Child Care			\$9,000				\$9,000
Caretaking Equipment		\$5,000					\$5,000
Data Integration		\$47,002					\$47,002
Set-up/Fire Safety Plan/Site Sign		\$2,843					\$2,843
Project Management		\$137,268					\$137,268
Subtotal TCDSB Allowances	\$0.00	\$242,113	\$9,000				\$251,113
C. Total Other Soft Costs	\$69.78	\$423,176	\$19,517	\$2,503	\$0	\$0	\$445,196
TOTAL PROJECT COST	\$2,175.55	\$12,738,182	\$988,568	\$91,868	\$61,417	\$0	\$13,880,035
Temporary Accommodations							TBD
FUNDING - Subject to EDU Approval to Proceed	\$2,175.55	\$12,738,182	\$988,568	\$91,868	\$61,417	TBD	\$13,880,035

2. The current location of St. Fidelis CS at 9 Bannerman Street is eligible for funding from the Educational Development Charges (EDC) revenue of 45.5% of eligible site preparation and appropriate municipal and consulting costs. This EDC eligibility is dependent of the location of the school and could vary if the final location changes.
3. Since the site selection is incomplete, the budget does not include any possible additional funding for site preparation (a portion is EDC-eligible), unique site work, the three storey premium and the Toronto Green Standards premium. Once the site selection is complete, more fulsome studies and cost estimates will be completed for the project.
4. The project budget will be monitored through the Board's financial systems and audit processes and financial status will be reported to the Ministry of Education annually through Capital Asset Project Template (CAPT) system.
5. Further reports will be submitted to the Board to revise the project budget once the final site preparation, small site/3 storey premiums and Toronto Green Standard costs for the replacement school are known. These costs will be submitted to the Ministry of Education's Approval to Proceed.

Board approval is required to award the construction contract and the project budget will be revised to reflect the actual tender price.

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

1. Various site fit options for the existing school site on Bannerman Street were presented to the St. Fidelis Catholic School parents' council on December 14, 2015 and February 22, 2016.
2. Monthly letters during the school year providing the status of the project are sent to the school principal for distribution to the school community.

## H. RECOMMENDATION

That the capital project budget for St. Fidelis Catholic School – Replacement of \$13,880,035 be approved as detailed in Table 1 and funded as follows:

	Ministry of Education Funds	EDC & Other Contributions	Total
Full Day Kindergarten	\$ 998,260		\$ 998,260
Capital Priorities	\$ 11,739,922		\$ 11,739,922
Child Care Funding	\$ 988,568		\$ 988,568
Ministry Unique Site & TGS (TBD)	\$ 61,417		\$ 61,417
EDC Funding		\$ 91,868	\$ 91,868
Total	<b>\$ 13,788,167</b>	<b>\$ 91,868</b>	<b>\$ 13,880,035</b>