



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. SIMON CATHOLIC SCHOOL – REPLACEMENT WARD 3 CAPITAL TENDER AWARD & REVISED PROJECT BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
May 20, 2016	June 6, 2016	
V. Barton, Senior Coordinator, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services A. Della Mora, 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 that subject to the receipt of the building permit and approval of the Ministry of Education for additional unique site costs and Toronto Green Standards, that the construction contract for the replacement school for St. Simon Catholic School be awarded to Everstrong Construction Limited in the amount of \$10,221,100 plus net HST of \$220,776 for a total cost of \$10,441,876, utilizing the CCDC2 (2008) standard construction contract.

This report also recommends that the revised project budget of \$12,448,637 for the replacement school, as detailed in Appendix A be approved. Funding for the additional unique site and Toronto Green Standards costs of \$286,305 including net HST is subject to approval by the Ministry of Education (EDU). Funding has been allocated from Capital Grants for Full Day Kindergarten and Capital Priorities, additional Capital Priorities for unique site costs and Toronto Green Standards, Capital Lands for the demolition work and Educational Development charges revenue.

The new, replacement St Simon Catholic School will be located at 24 Strathburn Boulevard and is designed for an on the ground (OTG) capacity of 542 pupil places.

## **B. PURPOSE**

1. The Toronto Catholic District School Board purchasing policy requires Board approval of contract awards for new schools and major additions.

## **C. BACKGROUND**

1. On November 24, 2011, the Board approved the appointment of G. Bruce Stratton Architects as the prime consultant for the replacement of St. Simon Catholic School to be located at the former Melody Public School site. The appointment included a \$41,000 feasibility study to determine the cost benefits of either an addition to the existing Melody PS or a replacement school at 24 Strathburn Boulevard.
2. Based on the results of the feasibility study, the Board approved on June 21, 2012 the report “Capital Program – Implementation” that St. Simon Catholic School be a replacement school subject to Approval of Ministry of Education funding, Board funding and Ministry Approval to Proceed.

3. On January 24, 2013, the Ministry of Education notified the Director of Education of the approved 2012 Capital Priority project for St. Simon Catholic School Replacement at a benchmark allocation including FDK funding of \$10,489,660.
4. On October 3, 2013, the EDU approved the Space Plan Template submitted to the Ministry on September 25, 2015 for 542 pupil place replacement school for St. Simon Catholic School at a maximum area of 5,350 m<sup>2</sup> (57,597 square feet).
5. On March 3, 2014, the Ministry of Education approved the Board's request to demolish the existing Melody Public School and provided a grant of \$317,420 for the non-EDC eligible portion of the estimated demolition costs.
6. On August 19, 2014, the demolition tender for Melody PS was approved at a total demolition cost of \$475,195.76 including net HST to be funded from Ministry of Education Capital Land grant and EDC reserve funding. The demolition of the existing Melody PS is complete and the revised costs and funding are included in the project budget contained in this report.
7. On June 15, 2015, a request was submitted to the Ministry of Education for additional funding of \$630,451 for site preparation and Toronto Green Standard not including the \$317,420 grant previous provided for the demolition in March 2014. This was submitted to the EDU with a detailed cost breakdown, assuming that \$522,744 could be charged to EDC funding.
8. On September 18, 2015, EDU granted Approval to Proceed to tender (ATP) for the replacement of St. Simon Catholic School for a total project cost of \$11,956,138. The Ministry provided additional funding for unique site costs of \$627,214.
9. The Approval to Proceed letter instructed the Board however to structure its tender documents to identify the unique site costs separately, with the funding allocation to be adjusted to match the costs identified by the bidders, *up to but not exceeding* the approved maximum funding amount of \$627,214 and can be used only for the specified categories of work. The Ministry will only grant an approval to proceed with unique site work once they are satisfied that these costs are within this funding approval maximum amount.

- 10. The Ministry of Education also reiterated that the Board is responsible for ensuring that the total project cost remains within the revised funding approval amount of \$11,956,138.
- 11. On December 10, 2015, the Board approved the St. Simon Catholic School capital project budget of \$11,956,138 with provision for air conditioning. The original St. Simon Catholic School, built in 1975, was built along the flight path for Pearson Airport. As a consequence, the existing school has non-operable windows (sealed) and relies on mechanical ventilation system, which includes air conditioning. The new St. Simon Catholic School is located outside of the current flight path. The Board’s current Elementary School Design Standards as approved at Board in January 2016, includes operable windows, radiant in-floor heating in classrooms and Displacement Ventilation (DV), which provides 100% fresh supply air that is tempered, and partially cooled to remove humidity. At the direction of the Board, air conditioning (AC) was added to the new St. Simon facility by enhancing the previously approved DV system, for an estimated cost of \$522,000 funded from reductions in other features of the school. A list of those reductions was provided to the school community on February 3, 2016 prior to completion of the tender documents.

**D. VISION**

VISION	PRINCIPLES	GOALS
To maximize capital improvement opportunities and address long term accommodation needs.	Long Term Accommodation Plan Guiding Principles, Stewardship of Resources, deliver capital investments 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 tender invitation P-041-16 for the replacement of St. Simon Catholic School, utilizing the standard CCDC2 (2008) construction contract, was issued to prequalified general contractors on March 8, 2016.

2. On March 31, 2016, eight (8) compliant bids were received in response to P-041-16. The bid results are summarized in Table 1 below:

Table 1

<b>General Contractor</b>	<b>Bid Price (excluding HST)</b>
<b>Everstrong Construction Ltd.</b>	<b>\$10,677,000</b>
Percon Construction Inc.	\$10,990,000
Aquicon Construction Co. Ltd.	\$11,045,000
Struct-Con Construction Ltd.	\$11,100,000
Tambro Construction Ltd.	\$11,182,000
Pre-Eng Contracting Ltd.	\$11,287,000
M.J. Dixon Construction Ltd.	\$11,443,000
Jasper Construction Corp.	\$11,774,000

3. Tender submissions were evaluated by staff and the Board's consultant, G. Bruce Stratton Architects, retained to prepare the contract documents.
4. A post tender addendum to the lowest bidder modifying the bid price was required to meet the approved capital budget approval. The post tender addendum altered or deleted some building and interior finishes and cash allowances in the contract. These reductions do not alter the size of the building. Based on the post tender addendum #1, the revised construction contract for the school is \$10,441,876 including net HST.

## **F. METRICS AND ACCOUNTABILITY**

1. Funding has been allocated from Capital Grants for Full Day Kindergarten and Capital Priorities, additional Capital Priorities for unique site costs and Toronto Green Standards, Capital Lands for the demolition work and Educational Development charges revenue. The demolition of Melody PS to make way for the construction of St. Simon was completed in 2015.
2. Funding from the Ministry of Education for capital projects for all current and future projects cannot be consolidated and shared between projects. Unlike Phase 2 Capital Program (6 new elementary schools), capital projects are now individually funded and surpluses and deficits from projects cannot be amalgamated for the benefit of other projects.

3. To evaluate the options and implications of including Air Conditioning in the building, and to provide the Ministry of Education with costing related to unique site costs, the tender documents were structured to obtain itemized pricing for various components of work and building elements such as finishes and equipment. Air conditioning of the building is included in the construction contract.
4. Based on itemized prices provided by the Contractor, the site preparation and Toronto Green Standards costs have exceeded the estimated costs provided to the Ministry of Education for Approval to Proceed. The site preparation costs are funded as follows: 43.6% from (EDC) Educational Development revenue and the remainder from the Ministry of Education. The itemized prices provided by the Contractor for site preparation and Toronto Green Standards are \$1,214,836 which represents an increase of \$550,989 of which \$286,305 are Ministry of Education costs and \$206,194 are EDC costs. On May 20, 2016 a request for additional funds from the Ministry of Education to address these site preparation costs was made. A decision on the additional funding is expected in the next several weeks
5. The revised project cost including the post tender addendum is \$12,448,637 which is \$492,499 above the Ministry of Education's Approval to Proceed. A portion of the increase to the budget is a result of increased costs to eligible EDC items of \$206,194 which is included in the funding noted below. A summary of the costs at tender versus the approved budget is detailed in **Table 2**. The revised project budget reflecting the additional EDC eligible site preparation costs are detailed in **Appendix A**.
6. As noted in Table 2 and detailed in Appendix A, to meet the EDU capital priorities and FDK funding allocation, a post tender addendum was issued to reduce the building costs by \$465,747 as well as other non-construction related reductions such as deletion of the furniture and custodial equipment allowances, and the project management allowance.

**Table 2 – St. Simon Capital Project Budget at Tender**

	Total Cost at Tender	Approved Budget	Variance
<b>A. Construction Costs</b>			
<i>Low Tender Price</i>	\$10,907,623		
<i>Post Tender Addendum #1</i>	(\$465,747)		
<b>A1. Total Construction Contract</b>	\$10,441,876	\$9,768,039	(\$673,837)
<b>A2. Total Construction Work Completed Previously</b>	\$536,650	\$632,377	\$95,727
<b>A3. Total Construction Budget (A1 + A2)</b>	\$10,978,526	\$10,400,416	(\$578,110)
<b>B. Consulting Fees and Expenses</b>	\$822,125	\$822,125	\$0
<b>Subtotal Municipal Permits and Fees</b>	\$190,967	\$190,967	\$0
Furniture & Equipment	\$0	\$49,681	\$49,681
Caretaking Equipment	\$0	\$5,962	\$5,962
Data Integration	\$52,404	\$46,070	(\$6,334)
Fire Safety Plan/Site Banner	\$3,661	\$2,710	(\$951)
Project Management	\$19,129	\$119,560	\$100,431
<b>Subtotal TCDSB Allowances</b>	\$75,194	\$223,983	\$148,789
<b>C. Total Other Soft Costs</b>	\$266,161	\$414,950	\$148,789
<b>D. Contingency Allowance</b>	\$381,826	\$318,648	(\$63,178)
<b>TOTAL PROJECT COST</b>	\$12,448,637	\$11,956,138	(\$492,499)
<b>FUNDING</b>	\$12,162,332	\$11,956,138	
<b>Budget Surplus/(Deficit) Request to Ministry</b>	(\$286,305)		

7. If funds are available from the project contingency upon completion of the project, the following allowances should be reinstated: school furniture and equipment, caretaking equipment and moving/set up costs.
8. 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.

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

1. The City of Toronto Notice of Approval Conditions (NOAC) for the Site Plan Agreement has been received. Subject to the provision of letters of guarantee for landscaping work, conveyances, and other permissions, the registration of the Site Plan Agreement usually takes 2 months. Registration of the Site Plan Agreement is required before a full building permit will be provided.
2. Upon approval of the report recommending the construction contract for St. Simon Catholic Elementary School, a letter will be sent to the school community updating the status of the project timeline and the anticipated start date for construction, as well as an update regarding the reductions and the inclusion of Air Conditioning in the building.
3. Application for building permit was made on February 18, 2016. A partial building permit will be applied for if the full building permit is not available when Ministry approval is received.
4. Construction will begin as soon as the building permit and Ministry of Education approval for the additional funding is available. Completion of the new school is expected to take 15-18 months. If the construction starts in late June 2016, the school community may be able to relocate to the new school by September 2017.
5. As required by the “Good Neighbour Policy”, a letter will be sent to adjacent residents to inform them of the construction start and expected duration once tender has been approved.

## H. RECOMMENDATIONS

1. Subject to the approval of the Ministry of Education for additional funding for unique site costs and Toronto Green Standards and the receipt of the building permit, that the construction contract for the replacement school of St. Simon Catholic School be awarded to Everstrong Constructions Limited for the amount of \$10,221,100 plus net HST of \$220,775.76 for a total cost of \$10,441,875.76 and the project funded as follows:

Revised Funding	Ministry of Education Funds	EDC 43.6%	Total
Full Day Kindergarten	\$ 479,025		\$ 479,025
Capital Priorities	\$ 10,009,735		\$ 10,009,735
Capital Land Priorities	\$ 317,420		\$ 317,420
Approved Unique Site & TGS	\$ 627,214		\$ 627,214
Requested Unique Site & TGS	\$ 286,305		\$ 286,305
EDC Eligible costs (43.6%)		\$ 728,938	\$ 728,938
Total	<b>\$ 11,719,699</b>	<b>\$ 728,938</b>	<b>\$12,448,637</b>

2. That the revised capital project budget of \$12,448,637 as detailed in Appendix A be approved.