



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. FIDELIS CATHOLIC ELEMENTARY SCHOOL WARD 3 CAPITAL BUDGET APPROVAL

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

Created, Draft	First Tabling	Review
September 22, 2016	October 13, 2016	
D. Friesen, Senior Coordinator, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services M. Caccamo, 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 the approval of the capital project budget for the replacement of St. Fidelis Catholic School of \$15,007,117, subject to Ministry of Education approval of additional funding for unique site costs and Toronto Green Standards. 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 and from Educational Development Charges. In addition, following completion of a preliminary design and cost consultant's estimate, a request will be submitted to the Ministry of Education for Capital Lands Priorities funding for unique site costs and Toronto Green Standard requirements.

## **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 the replacement of St. Fidelis Catholic School subject to site selection, finalization of cost estimates for site preparation, Toronto Green Standard and potential third storey premiums and Ministry of Education approval.

## **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, and Toronto Green Standard costs for the replacement school.

Table 1 - St. Fidelis Catholic School - Project Budget		(All costs include net HST)						30-Sep-16
OTG	649	Funding Sources					Total	
Benchmark Area per pupil ( sq.m.)	9.27	In Benchmark		Not in Benchmark				
Approved GFA of School(sq.m.)	6,017	Capital Priorities + FDK	Child Care (B11)	45.5% EDC Site Prep Funding	54.5% EDU Site Prep Funding	EDU Toronto Green Standard		
GFA of Child Care (sq. m.)	363							
Total GFA including Childcare	6,380							
A. Construction Costs	\$ /sq.m.							
(i) Subtotal Site Preparation	\$125.39	\$0	\$0	\$364,000	\$436,000		\$800,000	
(ii) Subtotal Building	\$1,814.83	\$10,560,021	\$738,624	\$0	\$0	\$280,000	\$11,578,645	
(iii) Subtotal Site Development	\$112.85	\$600,000	\$100,000	\$0	\$0	\$20,000	\$720,000	
Contingency Allowance - 3.5%		\$390,000	\$30,000	\$12,740	\$15,260	\$10,500	\$458,500	
A. Total Construction Budget	#####	\$11,550,021	\$868,624	\$376,740	\$451,260	\$310,500	\$13,557,145	
B. Total Consulting Fees and Expenses	\$137.64	\$702,297	\$59,927	\$61,791	\$39,199	\$14,904	\$878,119	
C. Other Soft Costs								
(i) Subtotal Municipal Permits and Fees		\$206,593	\$10,131	\$17,973	\$0	\$0	\$234,697	
(ii) TCDSB Allowances								
Furniture & Equipment		\$60,000	\$40,000				\$100,000	
Caretaking Equipment		\$15,000					\$15,000	
Data Integration		\$47,002					\$47,002	
Moving/Set-up/Fire Safety Plan/Site Sign		\$20,000					\$20,000	
Project Management		\$137,268	\$9,886	\$3,640.00	\$4,360.00	\$0	\$155,154	
C. Total Other Soft Costs	\$89.63	\$485,863	\$60,017	\$21,613	\$4,360	\$0	\$571,853	
TOTAL PROJECT COST	\$2,352.21	\$12,738,182	\$988,568	\$460,143	\$494,819	\$325,404	\$15,007,117	
Temporary Accommodations (required if building on existing site)							TBD	
APPROVED FUNDING	\$2,223.65	\$12,738,182	\$988,568	\$460,143	TBD	TBD	\$14,186,893	
Estimated Funding Deficit (Request for Unique Site Costs)					-\$494,819	-\$325,404	-\$820,223	

2. Additional costs over and above the Ministry benchmark for site preparation and Toronto Green Standard are estimated based on typical costs that have been encountered and funded by the Ministry on similar projects. These costs may vary depending on the final site selection. Depending on the site, if a three storey school is required, there may be further additional costs that the Ministry will consider funding that have not been included in the project budget.
3. 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 costs (including related municipal and consulting fees). The project budget is based on this EDC funding, however the EDC eligibility is dependent on the location of the school and could vary slightly if the final location changes. It is assumed that the Ministry will provide funding for the portion site preparation costs not covered by EDC's, but historically some of those cost have been excluded from Ministry funding.
4. Upon finalization of the site selection and completion of preliminary design, a cost estimate will be carried out including a breakdown of site preparation and Toronto Green Standard costs (and third storey, if applicable). The costing and preliminary design will be submitted to the Ministry of Education to request additional funding and Approval to Proceed to tender.
5. Following tendering, the project budget will be revised to reflect the actual tender price and a report submitted for Board approval of the tender award and, if required, a revised project budget.
6. 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 the Capital Asset Project Template (CAPT) system.

## **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 \$15,007,117 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)	\$ 820,223		\$ 820,223
EDC Funding		\$ 460,143	\$ 460,143
Total	<b>\$ 14,546,973</b>	<b>\$ 460,143</b>	<b>\$ 15,007,117</b>