



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

CONSULTANT APPOINTMENT FOR THE SCARBOROUGH FOREIGN MISSION DEMOLITION (WARD 12)

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

Created, Draft	First Tabling	Review
January 9, 2017	January 19, 2017	Click here to enter a date.
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RECOMMENDATION REPORT		

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 uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



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Angela Gauthier

Director of Education

A. EXECUTIVE SUMMARY

This report recommends that, subject to Ministry of Education approval of funding, a consultant contract for a Heritage Impact Assessment and demolition consulting services for the Scarborough Foreign Mission, be awarded to The Ventin Group (Toronto) Ltd. for a total cost of \$171,628.80, including net HST.

TCDSB has acquired the Scarborough Foreign Mission property to expand the existing Blessed Cardinal Newman Secondary School site to allow construction of a new 1100 pupil place school. The new school will be built in the location of the existing Scarborough Foreign Mission building complex, fronting on to Kingston Road.

Funding will be available from the Ministry of Education Capital Land Fund. The results of the consultant Request for Proposal and recommended appointment have been submitted to EDU for approval.

The cumulative staff time dedicated to developing this report was 7 hours.

B. PURPOSE

1. As per the TCDSB Procurement Policy and Purchasing Procedures, the award of contracts for new schools and major additions must be approved by the Board of Trustees.

C. BACKGROUND

1. On November 9, 2015, the Ministry of Education (EDU) approved Capital Priorities funding in the amount of \$30,404,421 for the construction of a new 1110 pupil place school to replace Blessed Cardinal Newman Secondary School.
2. EDU also approved Capital Land funding of \$17,452,257 for the TCDSB to purchase the Scarborough Foreign Mission property at 2685 Kingston Road in order to expand the site for Blessed Cardinal Newman. This purchase has been completed. A portion of the existing school is on St. Augustine Seminary property and the existing TCDSB property prior to expansion was too small for a secondary school.

3. The EDU funding approved to date does not include demolition of the existing Scarborough Foreign Mission complex or the existing school, nor does it include site preparation costs. EDU is prepared to fund these costs upon procurement of a consultant and submission of a demolition cost estimate.
4. A feasibility study completed by CS&P Architects in February 2016 determined that the best location for the new secondary school on the aggregated site is in the location of the existing Scarborough Foreign Mission building. This will allow the existing Blessed Cardinal Newman school building to remain occupied during the construction of the new school. The existing school will be demolished once the new building is completed and the remainder of the aggregated site will be developed for the sports field and parking. Additional EDU funding will be requested for the demolition of the existing school.
5. The existing Scarborough Foreign Mission complex is not adaptable for school use and, due to the slope of the site, it includes undesirable below grade spaces. The buildings will need to be demolished and the site regraded prior to construction of the new school.
6. A preliminary heritage review of the Scarborough Foreign Mission property commissioned by the Archdiocese of Toronto, concluded that portions of the existing complex of three buildings may have heritage value. The property is **not** currently listed or designated as heritage by the City of Toronto. However, it is anticipated that upon application for a demolition permit, the City will require a Heritage Impact Assessment (HIA) for the site because it is adjacent to a designated site, namely the St. Augustine Seminary.
7. EDU has recommended that the Board carry out the heritage assessment of the Scarborough Foreign Mission to determine whether any components of the existing buildings will be required to be incorporated into the new school design prior to completing the Space Plan Template and retaining the architect for the new school.
8. EDU has further recommended that the demolition of the existing building and any required regrading and/or major site preparation be completed prior to tendering the construction of the new school, to avoid unknown construction costs due to unforeseen site conditions resulting from the presence of the existing building and/or the requirement to retain heritage elements.

D. VISION

VISION	PRINCIPLES	GOALS
To provide sustainable educational environments that enhance learning and teacher and student well-being and that endure over time.	<ul style="list-style-type: none">• Stewardship of resources• Quality of construction• Fairness in procurement• Fiscal responsibility and accountability	Through a detailed evaluation process, meeting the Board's procurement policy, select consulting firms that will provide the best value in delivering the services and oversight required to complete high quality work on time and on budget.

E. ACTION PLAN

1. On September 7, 2016, RFP P-001-17 for a Heritage Impact Assessment and Demolition Consulting Services for the Scarborough Foreign Mission was issued to six qualified heritage architects and subsequently also posted publicly on Biddingo.com. The RFP stipulated that the prime consultant must have Canadian Association of Heritage Professionals designation.
2. On October 11, 2016, two proposal were received in response to RFP P-001-17. Upon review by the evaluation committee, it was determined that one of these proposals did not meet minimum requirements as a quantity surveyor was not included in the project team. This proponent also submitted a new higher fee when a breakdown of the proposed fee was requested, which could not be accepted under the Board procurement procedures.

3. The remaining compliant proposal was as follows (excluding HST):

<u>Consultant</u>	<u>Fixed Fee</u>	<u>Stipulated Allowances</u>	<u>Total</u>
The Ventin Group	\$105,000	\$63,000	\$168,000

4. The proposal from The Ventin Group, upon submission of the requested breakdown of fees, was found by the evaluation committee to be a complete proposal, submitted by a well-qualified firm with extensive heritage and school design experience and that the proposed fee was fair and reasonable

and in line with fees paid by the Board on other similar projects. Staff recommend award of the consultant contract to this proponent.

F. METRICS AND ACCOUNTABILITY

1. The results of the consultant RFP and recommended appointment have been submitted to EDU for funding approval. The contract will not be awarded until the funding is approved by EDU.
2. The consultant's scope of work includes development and costing of options to determine the most cost-effective solution to satisfy City of Toronto heritage conservation requirements. A third party cost estimate of the selected option and the demolition will be carried out by a quantity surveyor for submission to EDU for funding approval.
3. Additional EDU funding for construction of the new school will be requested, if required, to incorporate preservation of heritage elements of the existing Scarborough Foreign Mission.
4. Following tendering of the demolition, a report will be submitted to the Corporate Services, Strategic Planning and Property Committee for approval to award the demolition contract.
5. A comprehensive project budget report, encompassing the demolition, the site work and the estimated construction costs for the new school will be presented to the Board for approval prior to engagement of the architect for the new school.

G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The Scarborough Foreign Mission is currently occupying the building at 2685 Kingston Road as a tenant with a lease expiring August 30, 2018. All building and site assessment, HIA and demolition/preservation/site preparation documents are to be complete and tendered and demolition permit secured to begin demolition September 1, 2018, at the latest.
2. Negotiations are underway to relocate the Scarborough Foreign Mission to alternate space, in which case the buildings may be available for demolition at an earlier date.

3. Once the scope of heritage preservation required is known, the Space Plan Template for the new high school will be developed in consultation with academic staff and submitted to EDU for approval.
4. Following approval of the Space Plan Template by EDU, a Request for Proposal will be issued for an architect to design the new school.
5. Letters updating the status of the project are sent to the school principal at the end of every month during the school year and posted on the school website.

H. STAFF RECOMMENDATION

1. That, subject to Ministry of Education approval of funding, a consultant contract for a Heritage Impact Assessment and demolition consulting services for the Scarborough Foreign Mission, be awarded to The Ventin Group (Toronto) Ltd. in the amount of \$168,000, plus net HST of \$3,628.80, for a total cost of \$171,628.80.