



REPORT TO

REGULAR BOARD

ST. JOHN THE EVANGELIST CATHOLIC SCHOOL WARD 6 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 20, 2017	May 18, 2017	
D. Friesen, 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		
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.

**R. McGuckin**

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, subject to the receipt of a conditional building permit, the construction contract for St. John the Evangelist Catholic School be awarded to Pre-Eng Contracting Ltd. for a total cost of \$15,194,256.80, including net HST.

This report also recommends approval of the revised project budget of \$18,748,825.00 as detailed in Table 3. Funding is available and approved by the Ministry of Education from Capital Grants for Full Day Kindergarten and Capital Priorities including additional funding for unique site costs, Educational Development Charges, City of Toronto Children's Services and Metrolinx contribution to the culvert construction, as detailed in Appendix A.

This replacement school for St. John the Evangelist Catholic School is designed for an on the ground (OTG) capacity of 591 pupil places.

The cumulative staff time dedicated to developing this report was 25 hours.

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 September 21, 2012, the Ministry of Education (EDU) approved funding of \$11,465,180 for a replacement school of 600 pupil places for St. John the Evangelist School, funded from Capital Priorities and Full Day Kindergarten grants.
2. On January 29, 2013, City of Toronto Children's Services approved funding of \$2,368,583 for a new child care centre for 36 children to be included as part of the replacement school project at 23 George Street.
3. On March 3, 2013, EDU approved the Space Plan Template for the St. John the Evangelist replacement school at 591 pupil places replacement with a maximum area of 5,447m².
4. On January 30, 2014 EDU approved the Board's request to demolish the existing St. John the Evangelist Catholic School and on August 19, 2014 the demolition of the existing school was approved by the Board. This work is complete. Demolition of residences at 23-27 Fern Ave. and 7 George St.,

approved on September 3, 2015, is also complete. All demolition was funded by Educational Development Charges (EDC) revenue.

5. The provincial agency Metrolinx has constructed a train tunnel with a roof deck on property adjacent to the school. Metrolinx and the TCDSB are finalizing a license agreement to allow use of the tunnel deck to expand the school playground. A superculvert that was not included in the Metrolinx project will be constructed as part of the school construction project to allow access to the roof deck across the Metrolinx storm water ditch. Metrolinx will fund a portion of the culvert construction according to a cost-sharing formula agreed to on July 22, 2015. The remainder of the culvert cost is a site preparation cost eligible for EDC funding.
6. On January 21, 2016, The Corporate Services, Strategic Planning and Property Committee approved a project budget of \$16,456,959 for the St. John the Evangelist replacement school. This included the estimated culvert cost and some, but not all, EDC funded site preparation costs. Unique site costs such as a premium for a third storey required due to the small site and City of Toronto Site Plan Approval requirements were not included.
7. On April 10, 2017, EDU granted Approval to Proceed to tender for St. John the Evangelist Catholic School for a total project cost of \$19,563,160 including additional Capital Priorities funding of \$833,985 for unique site costs. The EDU Approval to Proceed letter is attached as Appendix A.

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, 21 st Century Learning Principles.	Address the accommodation of students in a cost effective manner, with the available funding from Ministry grants and other sources.

E. ACTION PLAN

1. The tender invitation P-034-17 for St. John the Evangelist Catholic School, utilizing the standard CCDC2 (2008) construction contract, was issued to nine (9) prequalified general contractors on March 21, 2017.

2. On April 18, 2017, seven (7) bids were received in response to P-034-17, however two were non-compliant. The compliant bid results, **including the alternate prices for LED lights and separate pricing for the Metrolinx culvert and full air-conditioning**, are summarized in Table 1 below:

Table 1 (All amounts excluding HST)

General Contractor	Base Bid	Accepted Separate + Alternate Prices	Total
Pre-Eng Construction Ltd.	\$12,915,000	\$1,958,000	\$14,873,000
Bondfield Construction Ltd.	\$14,179,000	\$2,095,816	\$16,274,816
Aquicon Construction Ltd.	\$15,469,000	\$2,703,490	\$18,172,490
Jasper Construction	\$16,444,000	\$1,890,000	\$18,334,000
Percon Construction Inc.	\$17,170,000	\$2,338,979	\$19,508,979

3. Bids were evaluated by a committee comprising Board staff and the consultant retained to prepare the contract documents, IBI Group Architects, according to the following criteria stipulated in the Instructions to Bidders:

Table 2

Criteria	Points Available
Bid price as adjusted by the amount of any itemized, separate and/or alternative price(s) which the Owner, in its discretion, decides to accept.	70
Construction Management Plan	10
Schedule	10
Site and Office Personnel Assigned to Project	5
Subcontractors (not prequalified)	5
MAXIMUM POINTS AVAILABLE	100

4. The bidder with the highest score and meeting the Board's specifications, Pre-Eng Construction Ltd., is recommended.

F. METRICS AND ACCOUNTABILITY

1. Funding is available and approved by the Ministry of Education (EDU) from Capital Grants for Full Day Kindergarten and Capital Priorities, additional Capital Priorities funding for unique site costs, City of Toronto Children's Services, Educational Development Charges (EDC) and Metrolinx contribution to the culvert, as detailed in Table 3 below.
2. The total project cost has increased from the January 21, 2016 Board approved project budget due to EDC funded site preparation costs not estimated at the time of project budget approval. These increases do not affect the approved EDU and City of Toronto funding. The school and child care building and site development costs are below the estimated values in the Board approved project budget by \$752,454. It is recommended that a portion of the surplus be directed to increase the furniture and equipment budgets. Due to the additional funding for unique site costs, the Capital Priorities/FDK benchmark funding surplus is \$841,551 (with the increased furniture and equipment allocation).
3. The additional EDU Capital Priority funding of \$833,985 for unique site costs can be allocated only for these costs, based on the identified prices from the low bidder, plus the City of Toronto stipulated cash-in-lieu for the green roof. The unique site costs, including a contingency allowance, total \$761,716, resulting in a funding surplus of \$72,269.
4. The revised project budget, with the variances from approved funding for each funding source as per the EDU Approval to Proceed, is detailed in Table 3 below. This project budget does not include feasibility studies or demolition, which are complete and are fully funded by EDC's.

Table 3

St. John the Evangelist Catholic School	Funding Sources					
Project Budget at Tender	Capital Priorities + FDK	EDC Funding 100%	City of Toronto Children's Services	Metrolinx	Ministry Unique Site & TGS Funding	Total Cost
(all amounts include netHST)						
A. Design Consulting Costs (not incl Demolition & Feasibility studies)						
Total Approved Consulting Fees	\$412,810	\$481,892	\$106,420	\$0	\$30,864	\$1,031,986
Additional Fees:						
Third Floor Cost Premium analysis					\$8,684	\$8,684
Addition of Air Conditioning	\$31,670					\$31,670
SPA Revisions for Culvert/MOE Re-Submission		\$35,450				\$35,450
Total Additional Fees	\$31,670	\$35,450	\$0	\$0	\$8,684	\$75,803
A. Total Design Consulting Fees/ Expenses	\$444,479	\$517,341	\$106,420	\$0	\$39,548	\$1,107,789
B. Other Soft Costs						
Municipal Permits and Fees						
SPA + Preliminary Plan Review		\$20,154				\$20,154
Committee of Adjustment		\$3,896				\$3,896
Permits related to Culvert (MOE approval)		\$4,800				\$4,800
Building Permit	\$136,166		\$11,933			\$148,099
Urban Forestry		\$1,884				\$1,884
Hydro Design Fee		\$5,500				\$5,500
Additional Municipal fees paid by consultant	\$2,836					\$2,836
Subtotal Municipal Permits and Fees	\$139,001	\$36,234	\$11,933	\$0	\$0	\$187,169
TCDSB Allowances:						
Furniture/Equipment/Caretaking	\$220,000		\$82,000			\$302,000
Data Integration	\$35,000		\$1,000			\$36,000
Fire Safety Plan/Temp site signage/Moving	\$20,000		\$5,000			\$25,000
Project Management	\$125,287	\$46,658	\$23,686			\$195,632
Subtotal TCDSB Allowances	\$400,287	\$46,658	\$111,686	\$0	\$0	\$558,632
B. Total Other Soft Costs	\$539,289	\$82,892	\$123,619	\$0	\$0	\$745,800
C. Construction Costs						
Superculvert						
		\$1,287,310		\$270,630		\$1,557,940
Tree protection		\$10,216				\$10,216
Site removals		\$71,512				\$71,512
Additional excavation/fill/foundations due to poor soils		\$215,558				\$215,558
Additional structural due to earthquake requirements		\$429,072				\$429,072
Rough grading to establish finished floor level and		\$59,253				\$59,253
Transformer pad, ductbank, soak away pit		\$66,404				\$66,404
Retaining walls		\$51,080				\$51,080
Storm water management including retention tank		\$398,424				\$398,424
Sanitary, water services		\$28,605				\$28,605
Off-site Municipal upgrades		\$51,080				\$51,080
City Connections Allowance gas/phone/water/sanitary		\$510,289				\$510,289
Transformer/primary ductback Cash Allowance		\$153,240				\$153,240
Site Condition Cash Allowance		\$100,000				\$100,000
Subtotal Site Preparation and Metrolinx Culvert	\$0	\$3,432,042	\$0	\$270,630	\$0	\$3,702,672
Benchmark School (incl. site development)	\$9,111,256					\$9,111,256
Childcare Centre (incl. playground & parking)			\$1,787,800			\$1,787,800
3rd Storey Premium					\$316,696	\$316,696
TGS Premium (Bird Friendly Glazing)					\$234,968	\$234,968
Wood Fence at Women's Shelter					\$12,259	\$12,259
Landscaping of Metrolinx tunnel deck	\$28,605					\$28,605
Subtotal Building & Site Development	\$9,139,861	\$0	\$1,787,800	\$0	\$563,923	\$11,491,584
Total Construction Contract Bid Price	\$9,139,861	\$3,432,042	\$1,787,800	\$270,630	\$563,923	\$15,194,257
Contingency Allowance	\$500,000	\$432,823	\$350,744	\$58,423	\$27,685	\$1,369,675
Fibre optics (data) connection		\$200,744				\$200,744
Green Roof cash in lieu					\$130,560	\$130,560
C. Total Construction Cost	\$9,639,861	\$4,065,610	\$2,138,544	\$329,053	\$722,168	\$16,895,236
TOTAL PROJECT COST	\$10,623,629	\$4,665,843	\$2,368,583	\$329,053	\$761,716	\$18,748,825
APPROVED FUNDING	\$11,465,180	\$4,665,843	\$2,368,583	\$229,569	\$833,985	\$19,563,160
Surplus/(Deficit)	\$841,551	(\$0)	(\$0)	(\$99,484)	\$72,269	\$814,335

5. Funding from EDU for Capital Projects for all current and future projects cannot be consolidated and shared between projects. Unlike the Board's Phase 2 Capital Program (6 new elementary schools), Capital projects are now individually funded and deficits and surpluses from projects cannot be amalgamated for the benefit of other projects.
6. The project budget is monitored through the Board's financial systems and audit processes and the financial status is reported to EDU annually through the Capital Asset Project Template (CAPT) system.

G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The Notice of Approval Conditions (NOAC) for the Site Plan Agreement with the City of Toronto was received on January 25, 2017, subject to addressing Toronto Water concerns regarding containment of storm water by the Metrolinx culvert. Discussions are ongoing between Toronto Water and the civil engineer designing the storm water management system for the Metrolinx development. Toronto Water final approval is required for registration of the Site Plan Agreement and issuance of a full building permit for the new school.
2. An application for building permit was submitted in December 2016. Subsequently, a request has been submitted for a conditional permit so that construction can commence while the final Site Plan Approval issues related to the culvert are being resolved.
3. Construction will begin as soon as the conditional building permit is available and is expected to take approximately 14-15 months. If the construction starts in early June 2017, the school community may be able to relocate to the new St. John the Evangelist Catholic School by September 2018.
4. As required by the "Good Neighbour Policy", a letter has been sent to the adjacent neighbours to inform them of the construction start and a public meeting was held on April 25, 2017 to address any concerns about the upcoming construction activity.
5. Throughout the entire project, monthly status update letters are sent to the school principal and posted on the Board's. Construction progress photos, when available, will also be posted on the website.

H. STAFF RECOMMENDATION

1. That, subject to the receipt of a conditional building permit, the construction contract for St. John the Evangelist Catholic School be awarded to Pre-Eng Construction Ltd. in the amount of \$14,873,000.00, plus net HST of \$321,256.80 for a total of \$15,194,256.80, utilizing the CCDC2 (2008) standard construction contract, funded as follows:

	Ministry of Education Funds	Other (City of Toronto, Metrolinx, and EDC)	Total
Capital Priorities/FDK	\$9,150,077.20		\$9,150,077.20
Capital Priorities Unique Costs	\$553,707.20		\$553,707.20
City of Toronto		\$1,787,800.00	\$1,787,800.00
Metrolinx		\$270,630.00	\$270,630.00
Education Development Charges		\$3,432,042.40	\$3,432,042.40
Total	\$9,703,784.40	\$5,490,472.40	\$15,194,256.80

2. That an increase to the consulting services contract with IBI in the amount of \$74,200.00 plus net HST of \$1,602.72 for a total cost of \$75,802.72, for additional services related to Toronto Water approval of the Metrolinx culvert, the addition of air conditioning and costing for additional EDU funding, plus \$2,836 (no HST) for Municipal fees paid by the consultant, be approved and funded as detailed in Table 3.
3. That the revised project budget of \$18,748,825.00 for St. John the Evangelist Catholic School replacement be approved as detailed in Table 3.