



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. PASCHAL BAYLON CATHOLIC SCHOOL WARD 5 CAPITAL PROJECT ADDITIONAL MINISTRY FUNDING

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

Created, Draft	First Tabling	Review
May 29, 2017	June 8, 2017	

D. Friesen, Senior Coordinator, Capital Development  
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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.*



R. McGuckin

Associate Director of Academic Affairs

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Executive Superintendent of Business Services and Chief Financial Officer

Angela Gauthier

Director of Education

## **A. EXECUTIVE SUMMARY**

On May 16, 2017, the Ministry of Education approved additional Capital funding for the addition to St. Paschal Baylon Catholic School for unique site costs encountered during construction, including removal of contaminated soil, replacement of sanitary and storm sewers, installation of sprinklers in the existing school to mitigate the size of the on-site fire-fighting water reservoir and associated additional consulting fees.

As a result of this additional funding, this report recommends an increase of \$854,461.00 to the project budget, for a total revised project budget of \$13,791,511.00.

*The cumulative staff time dedicated to developing this report was 11 hours.*

## **B. BACKGROUND**

1. On January 13, 2016, the Ministry of Education granted Approval to Proceed to tender for an addition to St. Paschal Baylon Catholic School for a total project cost of \$12,946,050.00 with the following funding allocation: Proceeds of Disposition, \$11,634,302.00; Capital Lands funding for unique site costs, \$857,631.00; and Capital funding for demolition/abatement and Toronto Green Standards, \$454,117.00.
2. On May 12, 2016, Corporate Services, Strategic Planning and Property Committee approved the award of a construction contract for the addition to St. Paschal Baylon Catholic School to Percon Construction Inc. in the amount of \$11,311,155.20, including net HST, and also approved the project budget of \$12,946,050.00.
3. To date, change orders totalling \$387,511.00 have been approved to the construction contract with Percon Construction Inc., including additional unanticipated unique site costs for removal of contaminated soil and installation of sprinklers in the existing school to mitigate the size of the on-site fire-fighting water reservoir required by the City of Toronto. As well, unanticipated environmental assessment and inspection costs for the contaminated soils have been paid from the cash allowance.
4. A further change order is pending for the unanticipated replacement of existing sanitary and storm sewers. Additional consulting fees in the amount

of \$82,709.00 have also been incurred for unanticipated unique site costs and for the prolonged Site Plan Approval process for this project.

5. On February 17, 2017, a request was submitted to the Ministry of Education for additional Capital funding in the amount of \$845,461.00 for the above-noted post-tender unique site costs. The Ministry approved the additional funding on May 16, 2017 (refer to Appendix A).

## **C. METRICS AND ACCOUNTABILITY**

1. The revised project budget for the addition to St. Paschal Baylon Catholic School as a result of the additional Ministry funding is \$13,791,511.00 as detailed in Table 1 below:

**Table 1**

St. Paschal Baylon Addition Project Budget <i>Cost include net HST where applicable</i>	Funding Source			Total Cost
	Total POD	Capital TGS/Demo	Capital Lands	
<b>A. Construction Costs</b>				
Original Construction Contract	\$10,032,543	\$429,463	\$849,150	\$11,311,155
Change Order Report # 1	\$15,488			\$15,488
Change Order Report # 2	\$5,733		\$157,609	\$163,342
Change Order Report # 3	\$361			\$361
Change Order Report # 4			\$208,320	\$208,320
<b>Revised Construction Contract</b>	<b>\$10,054,125</b>	<b>\$429,463</b>	<b>\$1,215,078</b>	<b>\$11,698,666</b>
Temp. Asphalt Walkway (Bevcon)	\$7,866			\$7,866
Emergency walkway adjust. (Galati)	\$1,011			\$1,011
Terrazzo repair (Coventry)	\$3,678			\$3,678
<b>Total Construction Cost</b>	<b>\$10,066,680</b>	<b>\$429,463</b>	<b>\$1,215,078</b>	<b>\$11,711,221</b>
<b>B. Consulting Fees/Expenses</b>				
Total Architectural Fees at Tender	\$727,106	\$24,654	\$55,671	\$807,431
Change Order Report # 1			\$57,926	\$57,926
Change Order Report # 2			\$8,990	\$8,990
Change Order Report # 3			\$12,259	\$12,259
Change Order Report # 4	\$4,475		\$3,534	\$8,009
<b>Revised Architectural Fees</b>	<b>\$731,581</b>	<b>\$24,654</b>	<b>\$138,380</b>	<b>\$894,615</b>
Commissioning	\$9,695			\$9,695
<b>Total Consulting Cost</b>	<b>\$741,276</b>	<b>\$24,654</b>	<b>\$138,380</b>	<b>\$904,310</b>
<b>C. Other Soft Costs</b>				
Municipal Permits and Fees	\$143,916	\$0	\$1,026	\$144,942
Furniture/Equipment/Caretaking	\$40,000			\$40,000
Data Integration	\$20,000			\$20,000
Moving/Set-up/Fire Safety Plan/Other	\$20,000			\$20,000
Project Management	\$110,332			\$110,332
<b>Total Other Soft Costs</b>	<b>\$334,248</b>	<b>\$0</b>	<b>\$1,026</b>	<b>\$335,274</b>
Remaining Contingency Allowance	\$492,098	\$0	\$348,608	\$840,706
<b>TOTAL PROJECT COST</b>	<b>\$11,634,302</b>	<b>\$454,117</b>	<b>\$1,703,092</b>	<b>\$13,791,511</b>
<b>Approved Funding</b>	<b>\$11,634,302</b>	<b>\$454,117</b>	<b>\$1,703,092</b>	<b>\$13,791,511</b>
Surplus/ (Deficit)	\$0	\$0	\$0	\$0

2. The Contractor is required to identify the actual expenditures utilizing additional Ministry funding for unique site costs on the construction invoices and these are reported to the Ministry at the end of the project. This special funding can only be used for the items designated in the funding letters up to the approved funding amount. Surplus unique site cost funding cannot be used for other project costs.
3. The extraordinary site conditions encountered during the construction of the addition to St. Paschal Baylon noted above have caused delays in the construction schedule. Completion of the addition has been delayed by approximately three months to December 2017. As students must be moved from the portables into the new addition and the portable removed before site work can be started, landscaping will be completed in the summer of 2018.

#### **D. STAFF RECOMMENDATION**

1. That the revised project budget for the addition to St. Paschal Baylon Catholic School of \$13,791,511.00, as detailed in Table 1 be approved.
2. That funding for the project budget increase of \$845,461.00 be made available from additional Ministry of Education Capital funding for the project for unique site costs, approved May 16, 2017.