



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### CAPITAL PROGRAM 2017 UPDATE (ALL WARDS)

*"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	
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<b>INFORMATION 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 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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## **A. EXECUTIVE SUMMARY**

This report updates the Board on the status of the Capital Program and additional funding that the Ministry of Education has approved to address unique site conditions that exist in the City of Toronto.

Phases 1 and 2 of the Capital Program are complete, except for minor remedial work underway with estimated costs totalling \$775,623.00. Appendix A provides the updated project costs and funding for Phases 3 to 8, currently in various stages from consultant selection through to construction.

Appendix B provides a summary of additional funding approved to date for various types of unique site costs, including chiefly storm water management, removal of hazardous materials, poor soils, difficult site grading, third storey premium for small sites, Toronto Green Standards and Green Roof By-law.

**The cumulative staff time dedicated to developing this report was 40 hours.**

## **B. PURPOSE**

1. On September 17, 2015, the Corporate Services, Strategic Planning and Property Committee received a report on the status of the Capital Program approving recommendations that:
  - (i) *That the Director of Education submit a detailed budget for Board approval for each Capital project prior to tendering; and*
  - (ii) *That the Director of Education submit a request to the Ministry of Education for additional funding for each Capital project to cover all costs.*
2. This report provides an update on the status of the Capital program, including a summary of project budget approvals and additional funding approved by the Ministry of Education (EDU).

## **C. BACKGROUND**

1. The Board's current Capital Program, commencing in 2008, consists of 8 phases of work, funded from Ministry grants, Board Proceeds of Disposition (POD) and Development levies/contributions as follows:

<b>Phase</b>	<b># of Projects</b>	<b>Description</b>	<b>Primary Funding Source</b>	<b>Status</b>
1	16	Elementary school additions	EDU Primary Class Size (PCS), Enrolment Pressures (EP)	Complete
2	6	New Elementary Schools	EDU EP, New Pupil Places (NPP)	Complete/ remedial work underway
3a	64	FDK Years 1-3	EDU FDK Grant	Complete
3b	5	3 New Elementary/ 2 Secondary Schools	EDU 2011 Capital Priorities Grant (CPG)	2 under construction/ 3 in development
4	8	2 New Elementary Schools/ 6 Additions to replace portables	EDU 2013-15 CPG/ Board Proceeds of Disposition (POD)	4 under construction/ 2 ready to tender/ 2 in site acquisition
5a	42	Elementary school retrofits for FDK Year 4 (2013)	EDU FDK Grant	Complete
5b	33	Elementary school additions and retrofits for FDK Year 5 (2014)	EDU FDK Grant	Complete
6	1	Joint Community Centre/Catholic School/Public School	Development Levies	Tender award
7	4	Replacement Schools 3 Elementary/ 1 Secondary	EDU 2015-16 CPG/ School Consolidation Capital (SCC)	4 in Consultant selection/ 1 in design
8a	36	Retrofit existing child cares to toddler/infant	EDU Schools-First Grant	Phase I-III Complete; Phase IV tender
8b	6	EDU funded Child Care 3 retrofits/ 3 additions	EDU Child Care Capital (B11)	1 in design/ 5 in consultant selection
8c	6	City funded Child Care 3 retrofits/ 3 additions	City of Toronto	3 in design/ 3 in consultant selection

2. The report presented to the Corporate Services, Strategic Planning and Property Committee on September 17, 2015, outlined changes in Ministry policies regarding benchmark costs and Proceeds of Disposition POD as follows:
  - (i) Prior to 2014, school boards were able to use POD to bridge the gap between the Ministry benchmark funding and actual project costs (Phases 1 and 2 of the TCDSB Capital Program). Ministry Approval to Proceed to tender (ATP) now requires that project costs do not exceed the Ministry benchmark cost (Phase 3 onward);
  - (ii) The Ministry recognizes that there are site specific costs that are not included in the construction standard outlined in the *Report from the Expert Panel on Capital Standards* on which the benchmark funding is based. The Ministry will provide additional funding for these site specific costs upon review of a detailed cost estimate. This additional funding must be approved prior to requesting ATP;
  - (iii) Memorandum B13 issued by the Ministry in June 2015 outlined changes in the allowed use of POD, effective September 1, 2016, restricting its use to repair and replacement of components within existing schools. Use of POD for other purposes, such as construction of new space must be approved by the Minister and submitted through the Capital Priorities;
  - (iv) Previous approvals to use POD for additions and new schools (Phase 4) are not affected by the POD policy change and remain valid.

#### **D. EVIDENCE/RESEARCH/ANALYSIS**

1. The total project value of the Board's Capital Program, Phases 2008 – 2017 is **\$496,547,437**, including studies, standards development and demolition, broken down as by Phase as follows:

Phase 1 (16 Additions)	\$ 61,652,200
Phase 2 (6 New Schools)	\$ 64,159,026
FDK Years 1-3	\$ 5,475,279
Phase 3 (5 New Schools)	\$112,686,823
Phase 4 (2 New, 6 Additions)	\$ 83,824,449
Phase 5a (FDK Year 4)	\$ 9,683,289

Phase 5b (FDK Year 5)	\$ 34,703,015
Phase 6 (Railway Lands)	\$ 19,624,176
Phase 7 (4 New Schools)	\$ 72,696,665
Phase 8 (Child Care)	\$ 26,293,659
Demolition	\$ 4,137,911
Studies	\$ 1,610,946
<b>Total</b>	<b>\$496,547,437</b>
<b>Total Completed</b>	<b>\$194,758,796</b>

2. The total project value of the Board's active (in progress) Capital projects is **\$301,788,641**.

3. The funding for the Board's Capital Program, Phases 1-8, is summarized as follows:

Ministry of Education Grants	\$387,421,016
Education Development Charges	\$ 29,263,369
Other Contributions (Development Levies, City of Toronto, etc.)	\$ 37,487,581
Proceeds of Disposition	\$ 35,952,627
Deficit Requiring Additional EDU Funding Approval	(\$ 6,422,844)

4. Refer to Appendix A for a detailed breakdown of Phases 3-8, active projects.

5. Refer to Appendix B for a summary by project of additional funding received and pending from the Ministry of Education for unique site costs, including storm water management, removal of hazardous materials, poor soils, difficult site grading, third storey premium for small sites, Toronto Green Standard and green roof by-law.

6. The Board's Capital Program has resulted in the removal of 198 portables from the system since 2008, with a further 108 to be removed upon completion of Phases 3 - 7.

## **E. METRICS AND ACCOUNTABILITY**

1. Capital project budgets are monitored through the Board's financial systems and audit processes and financial status is reported to the Ministry of Education twice a year through the Capital Asset Project Template.
2. Since 2010, all Capital project supervisors employed by the Board have been trained architects with experience in construction contract administration. The supervisors understand the construction process and related construction contract legal implications, resulting in a reduction in construction related legal claims against the Board. It has also resulted in a high level of quality control of both design and construction.
3. All Capital Project Supervisor salaries are charged to the Capital projects budgets on which they work, with the cost ranging for 0.8% to 3% of the project budget, depending on the size of the project.
4. Other costs such as legal fees and site acquisition that fall outside of the Capital funding benchmark are charged to Education Development Charges, if eligible, or submitted to the Ministry as unique site-related costs.

## **F. CONCLUDING STATEMENT**

This report is for the consideration of the Board.