



REPORT TO

**CORPORATE SERVICES, STRATEGIC
PLANNING AND PROPERTY
COMMITTEE**

**ST. ANTOINE DANIEL CATHOLIC SCHOOL
CAPITAL PROJECT BUDGET AND CONSULTANT
APPROVAL (WARD 5)**

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

Created, Draft	First Tabling	Review
October 2, 2017	October 12, 2017	

- D. Friesen, Senior Coordinator, Capital Development
- M. Farrell, Coordinator, Materials Management
- P. de Cock, Comptroller, Business Services
- P. Aguiar, 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.

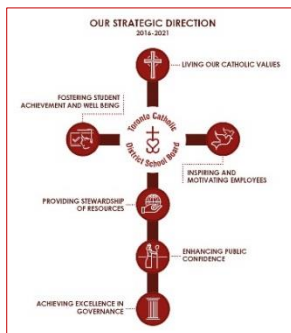
We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.

Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

A. Sangiorgio
Associate Director
of Planning and Facilities

T.B.D.
Executive Superintendent
of Business Services and
Chief Financial Officer



A. EXECUTIVE SUMMARY

This report recommends the approval of the Capital project budget for the replacement of St. Antoine Daniel Catholic School of \$15,070,104, 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 511 pupil places and a childcare centre for 88 children.

This report also recommends approval of the appointment of LGA Architectural Partners to provide consulting services for the new elementary school at the site of St. Antoine Daniel Catholic School for a cost of \$904,095.57 including net HST. The consulting services include tendering and contract administration for demolition of the existing St. Antoine Daniel Catholic School.

Funding is available from the Ministry of Education from the 2016 Capital Priorities Grant, the Full Day Kindergarten Grant and the Child Care Capital Grant. 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 Land funding for demolition of the existing St. Antoine Daniel school, unique site costs and Toronto Green Standard requirements.

The cumulative staff time dedicated to developing this report was 8 hours.

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.
2. The Board's Purchasing Policy requires that contracts for new schools and major additions be approved by the Board of Trustees.
3. Board approval is required for the consultant appointment and preliminary project budget for the replacement of St. Antoine Daniel Catholic School so that design of the new school can commence.

C. BACKGROUND

1. On November 21, 2016, the Board received approval from the Ministry of Education (EDU) for Capital Priorities Grant (CPG) and Full Day

Kindergarten (FDK) funding of \$10,648,837 for the construction of a 510 pupil place new elementary school to replace the oversubscribed existing 198 pupil place St. Antoine Daniel Catholic School at 160 Finch Avenue West, and to accommodate future growth in North York, plus \$2,571,267 for a child care centre for 88 children. The Board has also applied for and is expected to receive a funding allocation of \$514,254 for one Ontario Early Years Child and Family Centre (OEYCFC) room.

2. On March 2, 2017, EDU approved the Space Plan Template for a new 510 pupil place elementary school and 88 space child care at the St. Antoine Daniel site.

D. VISION

VISION	PRINCIPLES	GOALS
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 st 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. A “Stage 1” *Request for Qualifications* was issued on January 26, 2017, to all interested architects in Ontario, through the “Biddingo” bidding service, in order to prequalify architects for upcoming Capital projects in four categories as follows:
 - (i) Secondary replacement schools and major additions to \$40M;
 - (ii) Elementary replacement schools and major additions to \$16M;
 - (iii) Child care additions to \$5M;
 - (iv) School and child care retrofits to \$2M.
2. Submissions were received from 24 architectural firms for Category 2: *Elementary replacement schools and major additions to \$16M*. Following evaluation by a committee of Board Capital staff, 11 firms were prequalified

for this category of projects, based on the following criteria stipulated in the RFQ:

Evaluation Criteria Schedule	Points Available
A) Firm Profile 25 points	
1. Firm stability: Years in business, number of staff	5
2. Overall experience: Appropriate project types and scale	10
3. Qualifications of Key Staff	10
B) Project Experience 35 points	
1. Number of Similar Projects	5
2. Recent Completed Example(s)	5
3. Suitable Project Sizes	5
4. Demonstrated Cost Control	5
5. Demonstrated Energy/Greenhouse Gas Reduction	5
6. Design Quality – Aesthetics and Functionality	5
7. References	5
C) Project Approach (Question Responses) 40 points	
1. Design Approach	8
2. Energy/Greenhouse Gas Reduction Approach	8
3. Cost Control Approach	8
4. Municipal Approvals Approach	8
5. Contract Administration/Construction Field Review Approach	8
Total	100

3. “Stage 2” RFP P-085-17 was issued to the 11 firms prequalified for elementary replacement schools for full consulting services for the design and construction of a 510 pupil place replacement school for St. Antoine Daniel Catholic School. The scope of work also includes demolition of the existing school and exploration of site options to possibly allow students to remain in the existing school during construction of the new school.
4. On March 23, 2017, nine (9) proposals were received from prequalified architectural firms in response to RFP P-085-17. A list of the respondents and their sub-consultant teams is included as Appendix A. The proposals were evaluated by a committee of Board Capital staff according to the following criteria stipulated in the RFP:

Evaluation Criteria	<u>Points Available</u>
A. Score from Stage 1 Prequalification prorated to 25%	25
B. Qualifications of proposed sub-consultant team	15
C. Understanding of Scope of Work - Completeness of Work Plan Deliverables	20
D. Suitability of Proponent Team's proposed consultant/sub-consultant services and timelines as outlined in the Work Plan and Schedule	20
E. Proposed Fixed Fee	20
Total to Determine Shortlist for Interviews	100
F. Interview & Separate Price (Shortlisted Proponents)	25
Grand Total	125

5. The first part of the evaluation consisted of criteria A-E to determine a short list of the highest scoring firms to be further evaluated in an interview. The following four (4) firms were selected to be interviewed:

LGA Architectural Partners
MC Architects
Montgomery Sisam Architects
Susan Friedrich Architect

6. Interviews were conducted on September 25, 2017 by a panel of five (5) Board staff, including the Superintendent of Facilities Services and the Superintendent of Learning, Student Achievement and Well-being for Area 4. The highest scoring firm at the conclusion of the interviews is recommended to be appointed to provide full consulting services for the project.

F. METRICS AND ACCOUNTABILITY

1. The preliminary Capital project budget for the replacement of St. Antoine Daniel Catholic School is detailed in Table 1 below:

Table 1 - St. Antoine Daniel Replacement School - Project Budget					(All costs include net HS)	28-Sep-17	
OTG	511	Potential Funding Breakdown					Total Estimated Costs
Benchmark Area per pupil (sq.m.)	10.24	In Benchmark			Not in Benchmark		
Approved GFA of School(sq.m.)	4,979	Capital Priorities + FDK	Child Care (B11)	OEYCFC	Site Prep/ Demolition	TGS	
GFA of Child Care (sq. m.)	792						
Total GFA including Childcare	5,771						
A. Consulting Fees and Expenses							
Total Architectural Services Contract		\$687,426.95	\$101,481.69		\$115,186.93	\$0	\$904,096
Property/Topo Survey					\$3,371		\$3,371
A. Total Consulting Fees and Expenses	\$157	\$687,427	\$101,482	\$0	\$118,558	\$0	\$907,467
B. Other Soft Costs							
Total Estimated Municipal Permits and Fees		\$212,275	\$23,760		\$6,934	\$4,520	\$247,490
Total TCDSB Allowances		\$274,246	\$60,682		\$15,773	\$0	\$350,701
B. Total Other Soft Costs	\$104	\$486,521	\$84,442	\$0	\$22,707	\$4,520	\$598,191
C. Construction Costs							
Subtotal Site Preparation	\$155	\$0	\$0	\$0	\$893,000		\$893,000
Basic Expert Panel Building	\$2,206	\$8,234,889	\$2,255,343	\$492,254			\$10,982,486
Estimated Toronto Green Standard Premium:						\$235,000	\$235,000
Subtotal Building	\$1,858	\$8,234,889	\$2,255,343		\$0	\$235,000	\$10,725,232
Subtotal Site Development	\$139	\$790,000	\$0		\$0	\$10,000	\$800,000
C. Total Construction Budget	\$2,237	\$9,024,889	\$2,255,343	\$492,254	\$893,000	\$245,000	\$12,910,486
Contingency Allowance - 5% of construction		\$450,000	\$130,000	\$22,000	\$39,960	\$12,000	\$653,960
TOTAL PROJECT COST	\$2,611	\$10,648,837	\$2,571,267	\$514,254	\$1,074,226	\$261,520	\$15,070,104
APPROVED FUNDING	\$2,291	\$10,648,837	\$2,571,267	TBD	TBD	TBD	\$13,220,104
Estimated Funding Deficit (Request for Unique Site Cost and OEYCFC Funding)				\$514,254	\$1,074,226	\$261,520	\$15,070,104

2. The Ministry of Education will provide additional funding for the demolition of the existing school following submission of a detailed estimate of the cost. The Ministry is also expected to provide additional funding for extraordinary site costs such as Toronto Green Standard requirements, City of Toronto storm water management requirements, required municipal services and infrastructure upgrades and excessive grade changes, upon submission of a detailed cost estimate for the project. Based on recent previous projects, additional funded costs are expected to be approximately \$350,000 for demolition and \$800,000 to \$1,000,000 for unique site costs. Some of these costs, for site preparation may also be eligible to be paid from the Education Development Charges (EDC) reserve, however this needs to be confirmed by the Board's EDC consultant, since the site is not being expanded.
3. 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.
4. 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. Solid experience within the consultant team in energy efficient design and net zero energy strategies was an important factor in the selection of the recommended team. The Request for Proposal also included an optional fee for additional work toward net zero energy in the event that additional funding is received for this purpose.
2. Staff are in the process of retaining energy-efficient-design research specialist to provide the customized, wide-ranging, independent research required by the TCDSB to assess its current assets and complete a study to provide a report by fall 2017 to define achievable energy conservation and production and greenhouse gas reduction targets and outline recommendations for, and cost implications of, implementation of strategies to move the Board toward Net Zero Energy. The results of the study will be available to the consultants for the new school on the St. Antoine Daniel site in the early stages of design.

3. Following approval of the consultant appointment, a Local Design Committee will be convened to meet with the architect and Board staff to provide input into the design for the new school.
4. Monthly letters are sent to the school principal for distribution to the school community and posted on the Board’s Website during the school year to provide continuous updates on the status of the project.

H. STAFF RECOMMENDATION

1. That the appointment of LGA Architectural Partners to provide consulting services for the new St. Antoine Daniel Catholic School be approved in the amount of \$884,980.00, plus net HST of \$19,115.57 for a total cost of \$904,095.57 funded as follows:

	Current EDUApproved Funding	Potential Funding Breakdown Subject to EDU Approval
CPG and FDK Grants	\$802,613.88	\$687,426.95
Child Care Capital Grant	\$101,481.69	\$101,481.69
Capital Land/Demo Funding		\$115,186.93
Total Consulting Contract	\$904,095.57	\$904,095.57

2. That a preliminary project budget of \$15,070,104, including net HST, be approved for new elementary school at the site of St. Antoine Daniel Catholic School, as outlined in Table 1 in this report, including demolition of the existing St. Antoine Daniel school.