



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. AUGUSTINE OF CANTERBURY CATHOLIC SCHOOL WARD 3 CAPITAL PROJECT TENDER AWARD AND REVISED PROJECT BUDGET

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

Created, Draft	First Tabling	Review
October 31, 2017	November 9, 2017	

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RECOMMENDATION REPORT

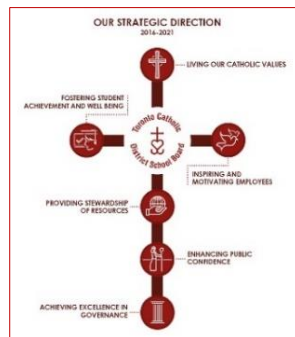
Vision:

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.



Rory McGuckin
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T.B.D.
Executive Superintendent
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A. EXECUTIVE SUMMARY

This report recommends that, subject to Ministry of Education approval of additional funding, the construction contract for the new gym and classroom addition to St. Augustine of Canterbury Catholic School be awarded to Bondfield Construction for a total cost of \$6,719,063.20 (including net HST), utilizing the CCDC2 (2008) standard construction contract.

This report also recommends that the revised project budget of \$7,965,495.00, as detailed in Table 3, be approved. This project includes renovations to add a Child Care.

Funding is available and approved by the Ministry of Education (EDU) for \$7,683,072.00, from the EDU Enrolment Pressures (EP) grant, the Child Care Capital grant, Capital Priorities funding for unique site costs and the School Renewal Grant. A request has been submitted to EDU for approval of additional School Renewal Grant funding in the amount of \$282,422.00 for higher than anticipated Renewal costs, and for a revised total Approval to Proceed amount.

The cumulative staff time dedicated to developing this report was 30 hours.

B. PURPOSE

1. The Toronto Catholic District School Board Purchasing Policy requires Board approval of contract awards for new schools and major additions.

C. BACKGROUND

1. On April 11, 2013, the Board approved the Capital Program Phases 3 to 6, including implementation of FDK Year 5 and expanded additions in conjunction with FDK additions to eliminate portables based on 2018 enrolment projections, including an expanded addition consisting of four FDK rooms, five classrooms and a new gymnasium at St. Augustine of Canterbury Catholic School.
2. Phase 1 of the project at St. Augustine, the FDK addition, on the western side of the existing school, was completed and occupied in September 2015.

3. On November 9, 2015, in response to the Board's 2015 Capital Priorities submission, EDU approved the addition of 92 elementary pupil places to St. Augustine of Canterbury Catholic School, as well as a Child Care consisting of one infant, one toddler and one preschool room, at a project cost of \$5,984,312.00, utilizing Enrolment Pressures (EP) funding of \$4,471,803 and Memorandum B11 Child Care funding of \$1,512,509.
4. On March 10, 2016, the Corporate Affairs, Strategic Planning and Property Committee approved the Capital project budget of \$6,869,670 for the addition to St. Augustine of Canterbury Catholic School, utilizing approved Ministry EP and Child Care funding, and subject to Ministry approval of additional funding of \$885,358 to be requested for unique site costs upon receipt of the cost consultant report.
5. On June 15, 2017, EDU granted Approval to Proceed to tender (ATP) for the addition to St. Augustine of Canterbury Catholic School, for a project cost of \$7,683,072, utilizing \$4,471,803 in EP funding, Child Care funding of \$1,512,509, Capital Priorities funding of \$1,325,877 for unique site costs and School Renewal Grant funding of \$372,884.

D. VISION

VISION	PRINCIPLES	GOAL
To maximize capital improvement opportunities by addressing long-term accommodation needs in conjunction with Ministry funded FDK additions.	Long Term Accommodation Plan Guiding Principles, Stewardship of resources, deliver capital investment at existing schools by providing permanent classrooms and/or ancillary spaces, which incorporate 21st Century Learning principles.	To address the accommodation needs of staff and students, in a cost effective manner for the greatest number of students, with the available funding from Ministry grants and Board-generated sources.

E. ACTION PLAN

1. The tender invitation P-096-17 for the Classroom and gym addition and interior alterations at St. Augustine of Canterbury Catholic School, utilizing a standard CCDC2 (2008) construction contract, was issued to the prequalified general contractors on August 15, 2017.
2. On September 7, 2017, nine (9) bids were received in response to P-096-17 for the addition/renovations to St. Augustine of Canterbury Catholic School, however five (5) bids were non-compliant because the bid submission did not include all of the mandatory documents required for bid evaluation as per Table 2. The compliant bid results (excluding HST) are summarized in Table 1 as follows:

Table 1, net HST excluded

General Contractor	Base Bid	Separate Prices	Total Bid
Bondfield Construction	\$6,337,000	\$240,000	\$6,577,000
Percon Construction	\$6,530,000	\$108,600	\$6,638,600
Pre-Eng Contracting	\$6,511,000	\$135,000	\$6,646,000
Jasper Construction	\$6,744,000	\$150,000	\$6,894,000

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

Table 2

Criteria	Points
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.	80
Construction Management Plan	5
Preliminary Project Schedule	5
Qualifications of Site and Office Personnel	5
Qualifications of millwork, masonry and roofing subcontractors	5
Maximum Points Available	100

4. The bidder with the highest score and meeting the Board's specifications, Bondfield Construction Co. Ltd., is recommended, including separate prices for new electrical service and related equipment, and renovations to the Staff Room.
5. With the low compliant bid of \$6,719,063.20, including net HST, the project budget as per the EDU Approval to Proceed is exceeded by \$282,422. This is due to the following:
 - (i) The costs for the interior (non-childcare) renovations and non-childcare landscaping are higher than estimated;
 - (ii) Additional unique site costs that were not identified at the time of Approval to Proceed to tender, namely replacement and relocation of the existing electrical transformer;
 - (iii) A deficit of \$241,979 in unique site cost funding for items included in the cost consultant report that the Ministry determined were not "unique."
6. Staff recommend utilizing the School Renewal Grant to fund the deficit in interior renovations and landscaping costs, which are not eligible for unique site cost funding. Refer to Appendix A for the proposed revised funding breakdown.
7. Approval is required from EDU for the use of additional School Renewal Grant funding to proceed with the award of this tender, without reducing the actual scope of the project.

F. METRICS AND ACCOUNTABILITY

1. A request has been submitted to EDU for approval to use the School Renewal Grant to fund the project deficit in the amount of \$282,422 and an increase in the Approval to Proceed (ATP) amount to \$7,965,495. The construction contract will not be awarded until the increased ATP is received. Refer to Appendix A for the revised funding breakdown.
2. Table 3 below outlines the original Board approved (March 10, 2016) and revised project budget for the addition to St. Augustine of Canterbury Catholic School:

Table 3 – St. Augustine of Canterbury Capital Project Budget at Tender

St. Augustine Addition (Phase 2)	6-Oct-17		
Total GFA 5,351 m2	Total Cost	Board Approval	Variance
GFA of Addition (incl. new gym) 1,379 m2			
A. Consulting Fees/Expenses			
A. Total Consulting Fees/Expenses	\$722,028	\$722,029	\$1
B Other Soft Costs			
(i) Municipal Permits and Fees	\$50,202	\$105,895	\$55,693
(ii) TCDSB Allowances			
Furniture/Equipment/Caretaking	\$77,214	\$87,214	\$10,000
Data Integration	\$8,500	\$8,500	\$0
Moving/Set-up/Fire Safety Plan/Other	\$12,000	\$12,655	\$655
Project Management	\$69,043	\$69,043	\$0
B. Total Other Soft Costs	\$216,959	\$283,307	\$66,348
C. Construction Costs per tender (Note: net HST is separate line item)			
Subtotal Site Preparation	\$894,000	\$636,000	(\$258,000)
Subtotal Building & Site Development	\$5,683,000	\$4,911,243	(\$771,757)
Construction Bid Price	\$6,577,000		
net HST	\$142,063		
C. Total Construction Cost	\$6,719,063	\$5,547,243	(\$1,171,820)
D. Contingency Allowance	\$307,444	\$316,434	\$8,990
TOTAL PROJECT COST	\$7,965,495	\$6,869,013	(\$1,096,482)

3. The Ministry ATP amount (June 15, 2017) is greater than the Board approved budget due to updated costing and in particular higher unique site cost and renovation estimates. Refer to Appendix B for the ATP letter.
4. The project budget will be monitored through the Board's financial systems and audit processes and the financial status will be reported to the EDU annually through the Capital Asset Project Template (CAPT) system and Renewal work will be reported through the Ministry asset management database, TCPS/VFA.

G. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The Site Plan Agreement with the City for the addition to St. Augustine of Canterbury Catholic School has been executed and has been registered on title and the building permit for the project has been received.
2. A public meeting for parents and nearby residents was held at the school on November 9, 2016 to present the final addition design and discuss the impact of construction activities.
3. As required by the “Good Neighbour Policy”, a letter will be sent to the neighbours to notify them of the start of construction and expected duration once a construction schedule is approved.
4. Letters are sent to the school principal each month and posted on the TCDSB Website to provide a status update on the progress of the project. Construction progress photos will also be posted on the website

H. STAFF RECOMMENDATION

1. That, subject to Ministry of Education approval, the construction contract for the addition and renovations at St. Augustine of Canterbury Catholic School be awarded to Bondfield Construction Co. Ltd. in the amount of \$6,577,000.00, plus net HST of \$142,063.20 for a total cost of \$6,719,063.20 utilizing the CCDC2 (2008) standard construction contract and funded as follows:

EDU Funding	Amount
Enrolment Pressures	3,780,435.91
Child Care Capital (B11)	1,214,370.81
Approved Capital Priorities Unique Costs	1,125,803.20
Approved SRG - Unplanned	372,884.00
Requested SRG - Unplanned	225,569.28
Total Construction Contract Cost	6,719,063.20

2. That the revised project budget of \$7,965,495.00, as detailed in Table 3 and Appendix A, be approved.