



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### ST. JOSEPH MORROW PARK CATHOLIC SECONDARY SCHOOL WARD 7 CAPITAL PROJECT TENDER AWARD AND REVISED PROJECT BUDGET

*"I can do all things through Him who strengthens me."  
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
January 8, 2018	January 18, 2018	
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

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Associate Director  
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L. Noronha  
Executive Superintendent  
of Business Services and  
Chief Financial Officer

## **A. EXECUTIVE SUMMARY**

This report recommends that, subject to receipt of a Conditional Building Permit, the contract for the construction of St. Joseph Morrow Park Catholic Secondary School be awarded to Bondfield Construction Company Limited for a total cost of \$28,601,377.64, including net HST.

This report also recommends approval of a revised project budget of \$32,483,045.00 for which funding is available from the Ministry of Education (EDU) Capital Priorities grant and from Education Development Charges (EDC).

This report also recommends an increase in architectural fees payable to ZAS Architects in the amount of \$60,997.71, including net HST, for additional work related to requirements of the Site Plan Agreement with the City of Toronto, funded by EDC's.

Due to the schedule sensitivity, complexity of the project, off-site improvements and Site Plan Approval delays, skilful management of the construction schedule is crucial. Accordingly, Directors' Council has approved the appointment of a "Project Advocate" to assist the project team with preparation and monitoring of the schedule and strategies to mitigate delays caused by unforeseen conditions.

*The cumulative staff time required to prepare this report was 12 hours*

## **B. PURPOSE**

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

## **C. BACKGROUND**

1. On January 21, 2016, the Corporates Services, Strategic Planning and Property Committee approved a project budget of \$27,247,201 for the replacement of St. Joseph Morrow Park Catholic School at 500 Cummer Avenue, with an OTG of 798 pupil places, subject to Ministry of Education Approval to Proceed.

2. On September 11, 2017, the Ministry of Education (EDU) approved additional funding of \$1,147,067 for unique site costs for the St. Joseph Morrow Park replacement school and granted Approval to Proceed to tender for a total project cost of \$31,855,760.00, including \$9,311,823 for site preparation costs funded by Education Development Charges (EDC's). The EDU Approval to Proceed Letter is attached as **Appendix A**. The project budget noted does not include site acquisition or demolition costs, which are covered separately by EDC's.
3. On November 9, 2017, following receipt of a demolition permit from the City of Toronto, a contract was awarded to GFL Infrastructure Group for the demolition of 18 townhouses on Bayview Avenue, as approved by Board on September 19, 2017, to allow the construction of the new St. Joseph Morrow Park Catholic Secondary School on an expanded site. Interior removals have been initiated in the townhouses. Final disconnection of utilities is in progress.

#### **D. ACTION PLAN**

1. The tender invitation P-02-18 for the construction of the new St. Joseph Morrow Park Catholic Secondary School, utilizing a standard CCDC2 (2008) construction contract, was issued to the prequalified general contractors on November 21, 2017.
2. On December 19, 2017, six (6) bids were received in response to P-02-18 for the construction of the new St. Joseph Morrow Park Catholic Secondary School. The bid results (excluding HST) are summarized in Table 1 as follows:

**Table 1** (net HST excluded)

<b>General Contractor</b>	<b>Base Bid Price</b>	<b>Separate Price</b>	<b>Total</b>
Aquicon Construction	\$30,280,000	\$16,910	\$30,296,910
<b>Bondfield Construction</b>	<b>\$27,978,000</b>	<b>\$18,650</b>	<b>\$27,996,650</b>
Jasper Construction	\$28,787,000	\$180,000	\$28,967,000
Percon Construction	\$28,445,000	\$9,500	\$28,454,500
Pre-Eng Construction	\$28,954,000	\$16,000	\$28,970,000
Tambro Construction	\$31,510,000	Not provided	N/A

3. Bids were evaluated by a committee comprising Board staff, the Consultant retained to prepare the contract documents, ZAS Architects, and the Project Advocate retained to monitor the project schedule, Revay and Associates, according to the following criteria stipulated in the Instructions to Bidders:

**Table 2**

<b>Criteria</b>	<b>Points</b>
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.	75
Construction Management Plan	5
Preliminary Project Schedule	10
Qualifications of Site and Office Personnel	5
Qualifications of millwork, masonry and roofing subcontractors	5
<b>Maximum Points Available</b>	<b>100</b>

4. The bidder with the highest score and meeting the Board's specifications, Bondfield Construction Company Limited, is recommended, including the Separate Price for a traffic control arm at the driveway entrance to the adjacent townhouses.

## E. METRICS AND ACCOUNTABILITY

1. With a tender price of \$28,601,377.64 including net HST, the project budget as per the EDU Approval to Proceed is exceeded by \$627,285 (2%), mainly due to increases in site preparation and off-site improvement costs to meet City of Toronto Site Plan Agreement requirements and the additional cost can be allocated to Education Development Charges with no increase required in EDU funding.
2. Table 3 below outlines the required revised project budget as per the tender results for the new St. Joseph Morrow Park Catholic Secondary School as compared to the approved funding.

**Table 3**

<b>St. Joseph Morrow Park CSS</b>	<i>Funding Source</i>			<i>5-Jan-18</i>
<b>Project Budget at Tender</b>	<b>Capital Priorities</b>	<b>EDC Funding</b>	<b>Ministry Unique Site &amp; TGS</b>	<b>Total</b>
(All costs include net HST )				
<b>Total Consulting Fees and Expense</b>	<b>\$1,014,675</b>	<b>\$454,381</b>	<b>\$89,778</b>	<b>\$1,558,834</b>
<b>Subtotal Municipal Permits and Fees</b>	<b>\$298,143</b>	<b>\$56,346</b>	<b>\$0</b>	<b>\$354,489</b>
<b>TCDSB Allowances</b>				\$0
Furniture & Equipment	\$239,400			\$239,400
Caretaking Supplies	\$31,920			\$31,920
Data Integration	\$100,000			\$100,000
Moving/Set-up/Fire Safety Plan	\$30,000			\$30,000
Project Management	\$132,173	\$73,649		\$205,823
<b>Subtotal TCDSB Allowances</b>	<b>\$533,493</b>	<b>\$73,649</b>	<b>\$0</b>	<b>\$607,143</b>
<b>Total Other Soft Costs for New Build</b>	<b>\$831,636</b>	<b>\$129,995</b>	<b>\$0</b>	<b>\$961,632</b>
<b>Construction Contract Cost</b>	<b>\$18,714,451</b>	<b>\$8,829,638</b>	<b>\$1,057,289</b>	<b>\$28,601,378</b>
Fibre Optics (Cogeco)		\$32,000		\$32,000
Project Advocate	\$128,693	\$52,565		\$181,257
Contingency Allowance	\$707,415	\$440,529	\$0	\$1,147,944
<b>TOTAL NEW BUILD PROJECT COST</b> (not incl. Site Acquisition/Demolition/Feasibility)	<b>\$21,396,870</b>	<b>\$9,939,108</b>	<b>\$1,147,067</b>	<b>\$32,483,045</b>
<b>APPROVED FUNDING</b>	<b>\$21,396,870</b>	<b>\$9,311,823</b>	<b>\$1,147,067</b>	<b>\$31,855,760</b>
Surplus (Deficit)*	\$0	(\$627,285)	\$0	(\$627,285)

\* Note: Project budget deficit will be funded by EDC's.

3. 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.

4. Due to the schedule sensitivity, complexity of the project, off-site improvements and Site Plan Approval delays, skilful management of the construction schedule is crucial. Accordingly, Director's Council has approved the appointment of a "Project Advocate" to assist the project team with preparation and monitoring of the schedule and strategies to mitigate delays caused by unforeseen conditions. The cost of the Project Advocate represents 0.6% of the project cost. It is anticipated that this cost will be offset by reductions in project delays and/or costs associated with delays. The costs is currently carried as part of the Capital budget.

## **F. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN**

1. A "Preliminary" Notice of Approval Conditions (NOAC) for the Site Plan Agreement was received November 1, 2017. A Revised NOAC expected in late January or early February 2018, following City staff review of resubmitted drawings to address outstanding site drainage and transportation issues that have been resolved since the Preliminary NOAC was issued. Issuance of a Conditional Building Permit is anticipated upon issuance of the Revised NOAC.
2. Progress of the demolition of the townhouses on Bayview Avenue has been slower than anticipated due to the waiting period for the gas service disconnection. Removal of building foundations, backfilling and site regrading may not be completed until late March or early April 2018. Upon approval of the construction contract award, we will coordinate with the General Contractor to start work as soon as the Conditional Building Permit is issued, notwithstanding potential delay of access to the portion of the site occupied by the townhouses.
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, as well as an update on the progress of the demolition of the Bayview Avenue townhouses.
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.

## **G. STAFF RECOMMENDATION**

1. That, subject to receipt of a Conditional Building Permit, the contract for the construction of St. Joseph Morrow Park Catholic Secondary School be awarded to Bondfield Construction Company Limited in the amount of \$27,996,650.00 plus net HST of \$604,727.64 for a total cost of \$28,601,377.64, utilizing the CCDC 2 (2008) contract and funded as follows:

<b>Funding Source</b>	<b>Amount</b>
Capital Priorities	18,714,450.72
Capital Priorities Unique Costs	1,057,289.20
Education Development Charges	8,829,637.72
<b>Total Construction Contract Cost</b>	<b>28,601,377.64</b>

2. That an increase in consulting fees payable to ZAS Architects be approved in the amount of \$60,997.71, including net HST, funded by Education Development Charges, for additional engineering and design work related to requirements of the Site Plan Agreement with the City of Toronto, to a total of \$1,558,833.90 for the construction of the new secondary school including net HST.
3. That the revised project budget of \$32,483,045.00 for the construction of St. Joseph Morrow Park Catholic Secondary School be approved as detailed in Table 3.