



Date: **February 25, 2025**

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Subject: **Ursuline College Xavier and Merici Roof Top Unit Replacement Project Update**

Background

On September 26, 2023, the Board of Trustees approved the award of the contract for the Ursuline College Xavier and Merici Roof Top Unit Replacement project to Vince Ferro Construction Ltd of Windsor, ON for a total estimated project cost of \$900,414.

During construction, the mechanical consultant made SCCDSB aware of an issue raised by the contractor. The contract required the replacement of a condensing unit for an existing indoor air handling unit within Xavier. The new specified condensing unit uses refrigerant 410A, while the existing air handling unit uses refrigerant R22. Unfortunately, when the issue was discovered, the existing R22 condenser had already been removed and disposed of according to the contract, making it impossible to revert. Upon review, the only feasible option to maintain air conditioning capabilities in the building for the start of the 2024-25 school year was to proceed with replacing the air handling unit.

As a result of this unforeseen but necessary change on this project, the scope changes have exceeded the contingencies carried in the approved project budget. The forecasted project cost is \$927,582.68 (net HST), exceeding the approved project budget by \$27,168.68 (net HST).

Recommendations

That the St. Clair Catholic District School Board receive the report: *Ursuline College Xavier and Merici Roof Top Unit Replacement Project Update* for information.

That the St. Clair Catholic District School Board approve the revised forecasted project cost for the Ursuline College Xavier and Merici Roof Top Unit Replacement Project.