

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board **DATE:** January 23, 2023
SUBJECT: Quarterly Construction and Major Projects Report **PAGE:** 1 of 9
ORIGIN: Camille Williams-Taylor, Director of Education and Secretary to the Board
David Wright, Associate Director of Corporate Services and Treasurer of the Board
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Lindsay Wells, Manager of Facilities Design and Construction
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1.0 Purpose

The purpose of this report is to provide the Board of Trustees with an update on the status of construction and major projects as of December 31, 2022. Updates to this report will be provided to Trustees on a quarterly basis (January, March, June and September), and will be posted on the Board's website.

2.0 Ignite Learning Strategic Priority/Operational Goals

Success – *Set high expectations and provide support to ensure all staff and students reach their potential every year.*

Well-being – *Create safe, welcoming, inclusive learning spaces to promote well-being for all students and staff.*

3.0 Background

Capital Projects

The Board has received Ministry of Education approval for five new school builds and one major addition:

- February 2018: Durham District School Board (DDSB) received Ministry of Education approval to build Beaverton PS/Thorah Central PS. The new school will replace and consolidate Beaverton PS and Thorah Central PS on the Beaverton PS site in Beaverton.
- July 2020: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed Pickering Creekwood PS, and an addition at Mary Street PS in Oshawa to replace the existing portapac.
- October 2020: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed North Oshawa PS, at Windfields Farm Drive West and Wintergrace Avenue in Oshawa.
- May 2022: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed Pickering Seaton PS, at Burkholder Drive and Azalea Avenue in Pickering and a new secondary school, Unnamed North Oshawa SS, at Windfields Farm Drive East and Bridle Road South in Oshawa.

Ministry Approval Process for Capital Priorities Projects

The Ministry of Education approval process must be carefully considered when undertaking any major capital projects. The approval process once business cases have been submitted are as follows:

- 1) announcement of funding,
- 2) approval of facility space template and appointing an architect,
- 3) approval to proceed to tender based on a cost consultant report; and
- 4) post tender approval if the tender exceeds the approved funding amount.

Each stage requires Ministry of Education approval to proceed to the next step.

4.0 Analysis

Approved Capital Priorities Projects

Beaverton PS/Thorah Central PS Rebuild

Project Type: Rebuild Elementary School Including Child Care Centre and Early ON hub
Occupancy Date: September 2024 (Rescheduled from September 2023)
Architect: Moffet & Duncan Architects Inc.
Contractor: Pre-Eng Contracting Ltd.

The construction contract has been awarded to Pre-Eng Contracting Ltd. The site plan agreement and building permit are being finalized while pre-construction meetings have been completed and site set-up is underway. Project completion is currently scheduled for September 2024.

Unnamed Pickering Creekwood PS

Project Type: New Elementary School, Including Child Care Centre
Occupancy Date: September 2024 (Rescheduled from September 2023)
Architect: Cellucci + Pace
Contractor: To be determined

The site plan approval package has been submitted and is currently under review by the City of Pickering. Site remediation work is complete, and the City of Pickering forces have demobilized from site. Detailed design work continues to progress, and the initial child care licensing package is complete for submission to the Ministry of Education for approval. Pending project approvals and site acquisition discussions with the City of Pickering, project completion currently remains scheduled for September 2024.

Mary Street PS Oshawa – Addition

Project Type: Replacement of Existing Portapac with a New Addition
Occupancy Date: September 2024 (Rescheduled from September 2023)
Architect: Moffet & Duncan Architects Inc.
Contractor: To be determined

Approval to Proceed was received from the Ministry of Education on December 21, 2022. Construction documents are complete for the new addition and the project is proceeding to tender. Facilities staff continue to work towards site plan approval with the third submission package currently under review by the City of Oshawa. The building addition is currently scheduled for completion September 2024.

Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)

Project Type: New Elementary School, Including Child areCentre
Occupancy Date: September 2024 (Rescheduled from September 2023)
Architect: Snyder Architects Inc.
Contractor: Everstrong Construction Ltd.

The construction contract has been awarded to Everstrong Construction Ltd. The site plan agreement and building permit are being finalized with pre-construction meetings and site set-up planning underway. Project completion is currently scheduled for September 2024.

Unnamed North Oshawa SS (Windfields Farm East/Bridle Road South)

Project Type: New Secondary School
Occupancy Date: September 2026
Architect: Hossack Architects & Associates Inc.
Contractor: To be determined

Request for architect proposals closed on August 18, 2022. Hossack Architects & Associates Inc. have been awarded the design contract and schematic design is well underway with initial site plan submissions under development. Project completion is currently scheduled for September of 2026 with the possibility of an earlier completion date once approvals are received.

Unnamed Pickering Seaton PS (Burkholder Drive/Azalea Avenue)

Project Type: New Elementary School, Including Child Care Centre
Occupancy Date: September 2026
Architect: Snyder Architects Inc.
Contractor: To be determined

Request for architect proposals closed September 1, 2022. Snyder Architects Inc. have been awarded the design contract and schematic design is well underway. Project completion is currently scheduled for September of 2026 with the possibility of an earlier completion date once approvals are received.

Child Care Projects

Child Care Projects	Lakeside PS	Construction complete and occupancy has been granted.
	Vaughan Willard PS	Project has received Ministry of Education approval and is proceeding to tender. Facilities staff are working with the architect towards site plan approval with initial site plan comments received and second submission under development.
	Seneca Trail PS	Construction documentation is progressing in conjunction with site plan approval.
	Scott Central PS	The project has received the Ministry of Education approval and is proceeding to tender while Facilities staff work towards site plan approval with initial site plan comments received and second submission under development.
	Sunderland PS	Detailed design is progressing with floor plans provided to the Ministry of Education's Child Care Licensing System (CCLS) for approval. Initial site plan approval package is nearing completion for submission to the Township of Brock.
	Rosebank PS	Construction documentation is nearing completion with initial cost consultant report received. Approval to Proceed to tender package will be submitted to the Ministry of Education in the coming week.

Major Projects

Major Projects are funded from Capital Funding provided annually to the DDSB. Projects noted as CVRIS were funded by COVID-19 Resilience Infrastructure Stream (CVRIS) Funding, which was provided by the Federal and Provincial governments.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Main Office Renovations	Frenchman's Bay PS	Project is under construction. Phase 1 is complete and Phase 2 (adjacent spaces) is underway. Work is being coordinated between the school and project supervisor.
	Pringle Creek PS G.L. Roberts CVI Anderson CVI	Projects are in design.
Welding Shop/Drama Renovation	R.S. Mclaughlin CVI	Project is complete.
Inclusive Change Room Renovation	G.L. Roberts PS	Project is tendering. Construction is to commence in early February 2023 and targeted for completion at the beginning of June 2023.
Art/Science/Music Renovations	Vaughn Willard PS Valley Farm PS	Projects are in design.
Interior Modifications – Teaching Space - Classroom Refresh	Fairport Beach PS Vincent Massey PS	Projects are complete.
	Coronation PS	Project is under construction.
	Valley Farm PS	Project is tendering.
Asphalt Replacement	RS MCVI	Project is complete.
	Meadowcrest PS G.L. Roberts CVI	Projects are in design.
Roofing Projects	Uxbridge PS	Project is complete.
	Dr. S.J. Phillips PS E.A. Fairman PS John Dryden PS	Projects are in design.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Masonry/Wall Cladding Restoration	Port Perry HS	Window Replacement – Project is complete.
	Biidaassige Mandamin PS	Cladding Replacement – Phase 1 is complete, except for the thin clad masonry at the base of the exterior walls, due to weather related limitations. Phase 2 will commence in Spring 2023 and include the work of Phase 1 that was not completed, due to weather-related limitations.
	EA Lovell DCE	Masonry Rehabilitation Project – Project is complete.
	Ajax HS	Window & Cladding Replacements – Projects are complete.
	College Hill PS	Window Replacement– Project is complete.
	S.A. Cawker PS	Window Replacement– Project is complete.
	Uxbridge SS	Cladding replacement Phase 2 – In design.
	EA Lovell PS	Masonry Restoration Phase 2 – In design.
	Valleyview PS	Masonry restoration – In design.
	Hillsdale PS	Masonry & foundations rehabilitation – In design.
	Port Perry HS Joseph Gould PS William Dunbar PS Pringle Creek PS Coronation PS Ormiston PS	Window replacements – In design.
Fallingbrook PS	Masonry rehabilitation – Project is complete.	

Library/Learning Commons Upgrades	C.E. Broughton PS Norman G. Powers PS Stephen G. Saywell PS William Dunbar PS Claremont PS	Project is under construction. Projects are complete. Project is complete with minor work remaining – final gas connections by Enbridge for rooftop air handling units to be confirmed by Enbridge.
Interior Modifications - Washroom Upgrade Projects	Dr. S.J. Philips PS	Project is complete.
Boiler Replacement Projects	Valley Farm PS Fallingbrook PS Winchester PS Quaker Village PS Pierre Elliot Trudeau PS	Project is complete. Projects are tendering and to be awarded.
Accessibility Projects	Coronation PS	Elevator and limited-use lift project is under construction. The completion date has been shifted from November 2022 to February 2023 due to the final building permit approval.
Screening Vestibules for Existing Child Care Centres	Lincoln Alexander PS Stephen G. Saywell PS John Dryden PS Maple Ridge PS Kedron PS	CVRIS funded vestibules at 13 existing child care centres to improve physical distancing and facilitate daily screening for COVID-19 have been completed.

Ventilation Improvement Projects and Air Conditioning

The following is a status report updating the progress of ventilation improvement projects from Capital Funding. The funding is provided annually to the DDSB. Projects noted as CVRIS were funded by COVID-19 Resilience Infrastructure Stream Funding provided by the Federal and Provincial governments.

Included below are the projects that provide air-conditioned cooling centres at each school site and a minimum of one fully air-conditioned building in each geographic area. This project has been ongoing since November 2017.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Ventilation Projects Non-Air Conditioned – Partial Building	Greenbank PS	Project is complete.
	D.A.S.S. Simcoe	Project tendered and awarded. Procurement of mechanical equipment by the contractor has commenced.
	Claremont PS	Project is complete.
	Beau Valley PS	Project is re-tendering.
	E.A. Fairman PS R.S. McLaughlin CVI Henry Street HS	Projects are complete.
	Anderson CVI	Project is in design and will tender in late December 2022.
	R.H. Cornish PS	Project is in design and will tender in late December 2022/early January 2023.
Partial Air Conditioning/Cooling Centres-pending	Greenbank PS	Project is complete.
	Woodcrest PS	Project tendered and awarded. Procurement of mechanical equipment by the contractor has commenced.
	Claremont PS	Project is complete.

This initiative will continue into the 2022/2023 fiscal year with additional sites being added to address under-ventilated learning spaces to improve ventilation across the District.

The escalation of construction costs remains a challenge throughout the industry and has resulted in significant increases to tender pricing in some sectors. Staff continue to develop projects that utilize available funding to achieve the greatest impact and benefit to the District while delaying or redesigning those projects that tender significantly over budget. Contractor viability in this volatile market has been a concern as contractors are unable to meet their financial obligation to their trades. Staff have worked to reassign in-progress projects to maintain project schedule and payment to trades.

5.0 Financial Implications

The Ministry of Education approved Capital Priorities Funds in the amount of \$129,827,972 and the funds are being used to construct new schools and major additions. Annual Capital Funds in the amount of \$83,476,237 are being used for the completion of the major projects listed in the report.

6.0 Evidence of Impact

There will be a total of 3,511 new pupil places, 190 replacement pupil places at Mary Street PS and a total of 440 new child care places.

7.0 Communication Plan

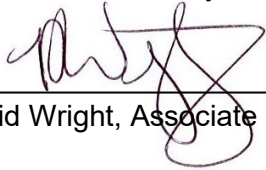
The Quarterly Construction and Major Projects Report is posted on the DDSB's website:
[Construction and Property Updates](#)

8.0 Conclusion

This report is provided to Trustees for information.

Report reviewed and submitted by:

Camille Williams-Taylor, Director of Education and Secretary to the Board



David Wright, Associate Director of Corporate Services and Treasurer of the Board