

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Standing Committee

DATE: June 3, 2024

SUBJECT: Quarterly Construction and Major Projects Report

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ORIGIN: Camille Williams-Taylor, Director of Education and Secretary to the Board
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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 June 3, 2024. 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 Background

The Durham District School Board recognizes Indigenous rights are distinct. In the exercise of those rights, Indigenous staff and students shall not be subjected to actions with the aim or effect of depriving these distinct rights.

The Durham District School Board is committed to providing learning and working environments that centre human rights and equity and are safe, welcoming, respectful, equitable, accessible, inclusive and free from all forms of discrimination, oppression, harassment and harm.

2.1 Capital Projects

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

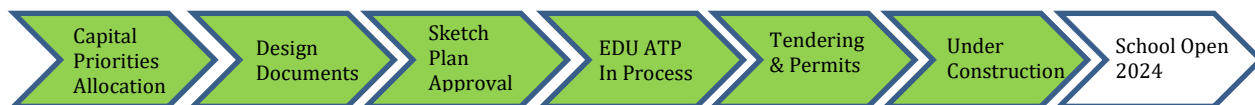
- February 2018: Durham District School Board (DDSB) received Ministry of Education approval to build Beaver River PS. The new school will replace and consolidate Beaverton PS and Thorah Central PS on the Beaverton PS site in Beaverton.
- July 2020: DDSB received Ministry of Education approval to build a new elementary school, Unnamed Pickering Creekwood PS (now Unnamed Coughlan PS), and an addition to Mary Street PS in Oshawa to replace the existing portapac.
- October 2020: DDSB 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: DDSB 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.
- March 2024: DDSB received confirmation from the Ministry of Education that three Capital Priorities business case submissions had been approved. Two elementary schools in West Whitby, and one elementary school in North Oshawa are now being planned for construction.

3.0 Analysis

3.1 **Approved Capital Priorities Projects**

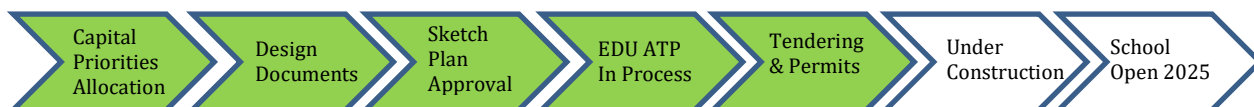
Beaver River PS



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

Construction of the new facility continues with site servicing approaching 97% complete and progressing. Building envelope work nearing completion, mechanical and electrical work approaching 90% completion. Interior works commenced, drop ceilings approaching 30% completion, flooring installation at 40% completion and painting at 80%. Project completion is scheduled for September 2024.

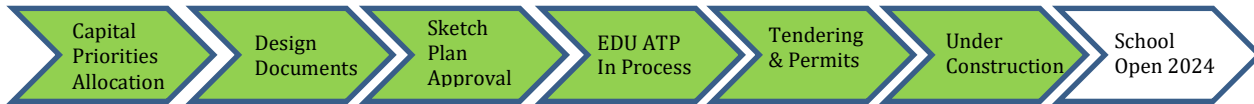
Unnamed Coughlan PS (Stannardville Drive/Hurst Drive)



Project Type: New Elementary School, Including Child Care Centre
 Occupancy Date: September 2025 (Rescheduled from September 2024)
 Architect: Cellucci + Pace
 Contractor: To be determined

The School Board has received Ministry of Education Approval to Proceed (ATP) to tender. Tender was released in early May and staff are waiting for the results. Municipal approvals are in process, Site Plan Agreement submission 2 has been submitted and Building Permit was submitted in May. Project completion is currently scheduled for September 2025.

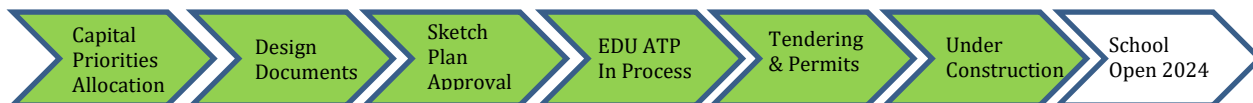
Mary Street PS Oshawa – Addition



Project Type: Replacement of Existing Portapac with a New Addition
 Occupancy Date: September 2024
 Architect: Moffet & Duncan Architects Inc.
 Contractor: J.J. McGuire Construction Limited

Project construction continues to progress with the building envelope weather tight. Mechanical ductwork and electrical rough-ins are approaching 80-85% complete and electrical wiring has commenced and is approaching 30% while interior wall framing and boarding has reached 90%. Project completion is targeted for September 2024.

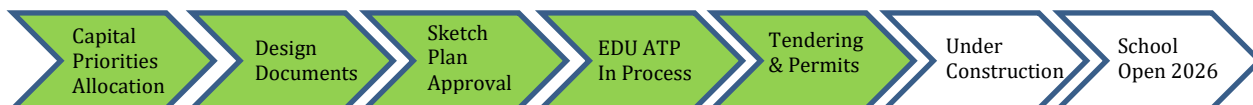
Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)



Project Type: New Elementary School, Including Child CareCentre
 Occupancy Date: September 2024
 Architect: Snyder Architects Inc.
 Contractor: Everstrong Construction Ltd.

Construction of the new facility continues to progress with roof installation at 99% complete and site services 95% complete. Windows and brick veneer are 50% complete while mechanical and electrical rough-in work continues to progress to 80% and 75%, respectively. Permanent power to the facility will be energized this month and interior work has commenced with flooring and ceiling work underway. Project completion is 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

The School Board has received Ministry of Education ATP to tender. Tender was released in early May. Municipal approvals are in process with minor variance approval in process along with building and conditional permit applications completed. Project completion is currently scheduled for September of 2026.

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

ATP to tender has been submitted to the Ministry of Education for review and approval. Tender was released in early May. Municipal approvals are in process with the second site plan agreement submission completed, and the building permit application submitted in May. Project completion is scheduled for September 2026 with a possible earlier completion date once approvals are received.

Newly Announced Capital Priorities Allocations

Unnamed West Whitby PS including Child Care Centre (Maskell Crescent and Coronation Road)

Unnamed West Whitby PS (Cisco Drive and Limoges Street)

Unnamed North Oshawa PS (Symington Avenue and Steeplechase Street)

3.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Construction is progressing with exterior masonry in progress - addition projected for completion late July 2024. The interior work is complete excluding minor deficiencies.
3 Room Child Care Building Addition Projects	Seneca Trail PS	Building permit issued. Construction in progress, footings and foundations nearing completion with occupancy projected end of 2024.
	Scott Central PS	Construction is complete; currently working through resolving deficiencies.
	Sunderland PS	The ATP to tender package was submitted to EDU and is currently under review.

3.3 Major Projects

Major Projects are funded from Capital Funding provided annually to the DDSB.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Main Office/Guidance Renovations	Pringle Creek PS	Project awarded. Construction targeted for summer 2024.
	G.L. Roberts CVI	Project is under construction.
	Anderson CVI	Guidance project is approaching completion.
	Anderson CVI	Main Office project is awarded. Construction to commence December 2024.
Change Room Renovation	Dunbarton HS	Project is tendering.
Art/Science/Music Renovations	Vaughan Willard PS	Vaughan Willard PS is on hold due to overlap in scope area with the planned childcare renovation. Project will be tendered in mid-2024.
Outdoor Classroom / Courtyard Refresh	Eastdale CVI	Courtyard project is awarded. Construction to commence June 2024.
Interior Modifications – Teaching Space - Classroom Refresh	Valley Farm PS	Phase 2 is complete.
	Hillsdale PS	Project is complete.
	Dunbarton HS	Project is tendering (Practical Learning Program (PLP) Fit-out/reprogramming).
	Village Union PS	Project is awarded. Construction is in progress.
Asphalt Replacement	Brock HS	Project is in design (PLP Fit-out).
	G.L. Roberts CVI	Project is in design development. Construction timeline is under review.
	R.H. Cornish PS Henry St HS Fallingbrook PS Harmony Heights PS Hillsdale PS	Projects are awarded, and construction is to commence summer 2024.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
	Rosebank PS Gordon B. Attersley PS	Projects are tendering.
Roofing Projects	Kedron PS Joseph Gould PS Meadowcrest PS Biidaasige Mandamin PS Pickering HS Glen Street PS	Projects are awarded. Construction to commence summer 2024. Project is under investigation.
Masonry/Wall Cladding Restoration	Bayview Heights PS	Project is awarded. Scope expanded to include east elevation cladding replacement (all granex cladding will now be replaced).
Masonry Restoration Projects	Beau Valley PS Henry Street PS	Project is awarded. Construction to commence summer 2024. Project is under investigation.
Window Replacements	Pringle Creek PS William Dunbar PS Valley View PS Brock HS Port Perry HS	Project is complete. Project is generally complete with minor work remaining. Projects are awarded. Construction to commence summer 2024.
Learning Commons Finish Refresh Projects	Coronation PS Greenbank PS Gandatsetiagon PS	Project is designed and prepared for tendering. Tender schedule to be determined. Project is complete. Project is awarded. Construction to commence summer 2024.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Interior Modifications - Washroom Upgrade Projects	Port Perry HS	Project is awarded. Construction is underway.
	Ajax HS Stephen Saywell PS	Projects in design development
Boiler Replacement Projects	Altona Forest PS C.E. Broughton PS Dr. C.F. Cannon PS	Projects are awarded. Construction to commence May/June 2024.
	J. Clarke Richardson CVI	Project is under investigation.
Dust Collector Replacement Projects	Pickering HS	Project was awarded. Procurement of equipment is underway.
	Dunbarton HS	Project is tendering.

3.4 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.

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	O'Neill CVI Valley View PS	Projects are tendering.
	Waverly PS	Project is awarded. Construction to commence summer 2024.
	Frenchman's Bay PS Anderson CVI	Projects are under construction.
	Pringle Creek PS	Project is awarded. Procurement of equipment is in progress.
Partial Air Conditioning/Cooling Centres	Valley View PS Ormiston PS Cartwright PS Dr. C.F. Cannon PS	Projects are tendering.

This initiative will continue into the 2024-2025 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 some contractors have been unable to meet their financial obligations to their trades. In these situations, staff have worked to reassign in-progress projects to maintain project schedule and payment to trades.

4.0 Financial Implications

The Ministry of Education approved Capital Priorities Funds in the amount of \$204.1 million 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.

5.0 Evidence of Impact

At the conclusion of the projects there will be a total of 5,413 new pupil places, 190 replacement pupil places at Mary Street PS and a total of 500 new child care places.

6.0 Communication Plan

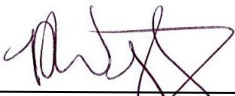
The Quarterly Construction and Major Projects Report is posted on the DDSB's website: [Construction and Property Updates](#)

7.0 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