

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Committee of the Whole-Standing Committee **DATE:** March 6, 2023
SUBJECT: Quarterly Construction and Major Projects Report **PAGE:** 1 of 8
ORIGIN: Camille Williams-Taylor, Director of Education and Secretary to the Board
David Wright, Associate Director of Corporate Services and Treasurer of the Board
Lisa Bianca, Head of Facilities Services
Lindsay Wells, Manager of Facilities Design and Construction
Mike Kennedy, Manager of Major Projects

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 February 28, 2023. 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: DDSB 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: 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.

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.

Construction has commenced and initial site preparation work is complete with fencing installed, topsoil stripped and building footprint sub-base material in place. Further site activity is on hold until mid-March when weather permits. The site plan agreement and building permit have been finalized and issued. 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

Detailed design work is progressing for the new facility while Facilities staff continue to work with the City of Pickering towards site plan approval. Geotechnical investigations and survey work is currently underway on the site. 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

Construction documents were completed, and the construction tender was released January 25, 2023 with a closing date of March 2, 2023. Facilities staff continue to work towards site plan approval with the City of Oshawa. Pending project approvals, the building addition is currently scheduled for completion in September 2024.

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

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

Construction has commenced with initial site preparation work complete including fencing installation. Further site activity is on hold until mid-March when weather permits. Partial building permit has been issued and Facilities staff continue to work with the City of Oshawa on finalizing the site plan agreement. 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

Schematic design is nearing completion for the new facility. The pre-consultation site plan agreement package was submitted to the City of Oshawa and Facilities staff are currently working through initial comments received. 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

Schematic design is nearing completion for the new facility. The initial site plan approval package is under development following the completed pre-consultation meeting with Facilities and City of Pickering staff. Project completion is currently scheduled for September 2026 with the possibility of an earlier completion date once approvals are received.

Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Projects	Lakeside PS	Construction is complete and occupancy has been granted.
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Project construction tender will be released February 24 with a closing date of March 17. Facilities staff continue to work towards site plan approval with the City of Pickering.
	Scott Central PS	Project construction tender will be released February 22 with a closing date of March 15. Facilities staff continue to work towards site plan approval with the Town of Uxbridge.
3 Room Child Care Building Addition Projects	Seneca Trail PS	Construction documentation is nearing completion. The Approval to Proceed to tender package was submitted to the Ministry of Education.
	Sunderland PS	Construction documentation is underway with the initial site plan approval package submitted to the Township of Brock.
	Rosebank PS	Construction documentation is underway while the Approval to Proceed to tender package is prepared for submission to the Ministry of Education. Facilities staff continue to work toward site plan approval with the City of Pickering.

Major Projects

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

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Main Office Renovations	Frenchman’s Bay PS	Project is under construction. The second and final phase is approaching completion with minor work outstanding.
	Pringle Creek PS G.L. Roberts CVI Anderson CVI	Projects are in design.
Inclusive Change Room Renovation	G.L. Roberts PS	Construction on inclusive change room spaces is well underway with a target for completion at the end of May 2023. The completed project will consist of a combination of team changing rooms and individual floor-to-ceiling change stalls for students who may wish to have increased privacy.
Art/Science/Music Renovations	Vaughan Willard PS	Instrument storage upgrade work in the music room is on hold until exterior wall work is complete as part of the ongoing child care renovation project.
	Valley Farm PS	Project will be revisited once childcare construction is complete. Project has been awarded and construction is to commence.
Interior Modifications – Teaching Space - Classroom Refresh	Coronation PS	Project is under construction.
	Valley Farm PS	Project has been awarded and construction is to commence.
Asphalt Replacement	Meadowcrest PS G.L. Roberts CVI D.A.S.S. Simcoe	Projects are in design.
	Pine Ridge SS	Project is tendering.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Roofing Projects	Dr. S.J. Phillips PS E.A. Fairman PS John Dryden PS J. Clarke Richardson CVI	Projects are tendering. Project is in design.
Masonry/Wall Cladding Restoration	Biidaassige Mandamin PS Uxbridge SS EA Lovell PS Valleyview PS Hillsdale PS Port Perry HS Joseph Gould PS William Dunbar PS Pringle Creek PS Coronation PS Ormiston 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. Cladding replacement Phase 2 – Tendering. Masonry Restoration Phase 2 – In design. Masonry restoration – In design. Masonry & foundations rehabilitation – In design. Window replacements projects awarded – construction to commence summer 2023. Projects are in design.
Learning Commons Finish Refresh Projects	C.E. Broughton PS Norman G. Powers PS Stephen G. Saywell PS William Dunbar PS Claremont PS Coronation PS	Projects are complete. Project is in design.
Interior Modifications - Washroom Fixture and Finish Upgrade Projects	William Dunbar PS Port Perry HS Beau Valley PS	Projects are in design. Project is tendering.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Boiler Replacement Projects	Fallingbrook PS Winchester PS Quaker Village PS Pierre Elliot Trudeau PS	Projects have been awarded. Boiler system package procurement in process for each site.
Accessibility Projects	Coronation PS	Elevator and limited-use lift project is under construction. The completion date has been shifted from November 2022 to March 2023 due to the final building permit approval and unforeseen weather delays impacting required roof modification scope to complete the elevator shaft extension.

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	D.A.S.S. Simcoe	Project tendered and awarded. Procurement of mechanical equipment by the contractor has commenced.
	Beau Valley PS	Project has been awarded. Construction to commence.
	Anderson CVI	Project is re-tendering due to lack of bids received. Project prequalified mechanical contractor list has been expanded to open the bid opportunity up.
	R.H. Cornish PS	Project is tendering.
Partial Air Conditioning/Cooling Centres-pending	Woodcrest PS	Project tendered and awarded. Procurement of mechanical equipment by the contractor has commenced.

This initiative will continue throughout 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 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.

5.0 Financial Implications

The Ministry of Education approved Capital Priorities Funds in the amount of \$129,827,972, 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

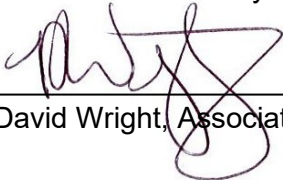
The Quarterly Construction and Major Projects Report is posted on the DDSB's website:
[Construction and Property Updates](#)

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