

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board

DATE: March 18, 2024

SUBJECT: Quarterly Construction and Major Projects Report

PAGE: 1 of 8

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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 February 29, 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

2.1 Capital Projects

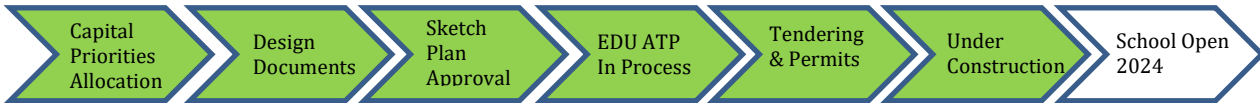
The Board has received Ministry of Education approval for five new school builds and one major addition:

- February 2018: Durham District School Board (DDSB) received Ministry of Education approval to build 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.
- October 2023: DDSB submitted Capital Priorities business cases to the Ministry of Education for four projects, two elementary schools in West Whitby, one elementary school in North Oshawa and one secondary school in West Whitby for approval. At this time, DDSB is waiting for funding commitment announcements from the Ministry of Education.

3.0 Analysis

3.1 **Approved Capital Priorities Projects**

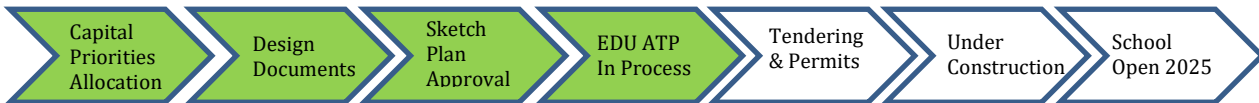
Beaver River PS



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 25% complete and progressing. Non-load-bearing masonry walls on the first and second floors, structural steel, brick veneer and roofing are all nearing completion. Mechanical and electrical installation is on-going with rough-in work underway on both floors. Project completion is scheduled for September 2024.

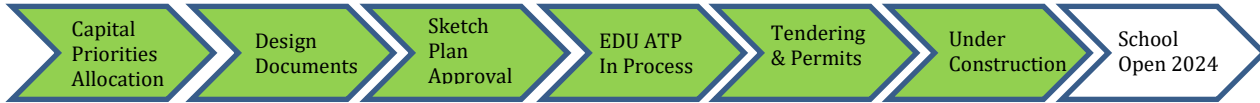
Unnamed Coughlan PS (Stannardville Drive/Hurst Drive



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

Construction documentation revisions are nearing completion with updated site information incorporated. Facilities Staff attended a Pre-Consultation meeting with the City of Ajax to initiate the site plan application process for the facility recently relocated to the Stannardville Drive and Hurst Drive site in Ajax. Site investigations are well underway with the geotechnical work complete. Approval to Proceed (ATP) to tender was submitted to the Ministry of Education and is currently under review. Project completion is currently scheduled for September 2025.

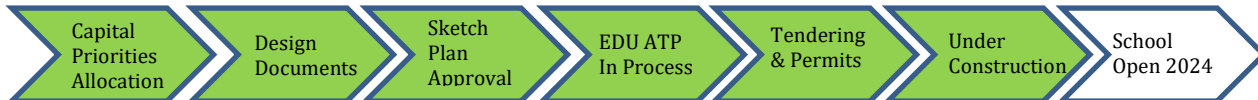
Mary Street PS Oshawa – Addition



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 excavation, footings and foundation walls complete. Structural steel work including roof joists and steel deck is complete with stud wall installation to follow. Project completion is targeted for September 2024.

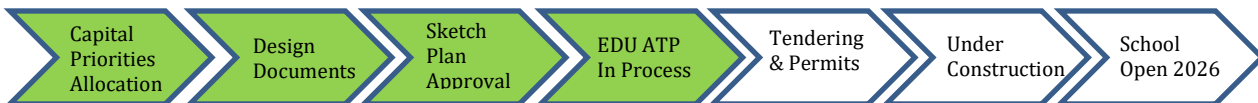
Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)



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 joist and decking installation nearly 100% complete. Roof membrane installation is 50% complete along with window installation work well underway. Roof top mechanical units have been delivered to site while mechanical and electrical rough-in work continues to progress to 40% and 60%, respectively. Project completion is scheduled for September 2024.

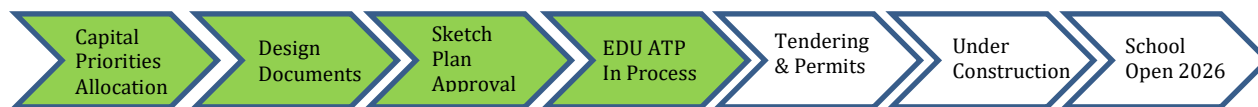
Unnamed North Oshawa SS (Windfields Farm East/Bridle Road South)



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

Contract documents are in progress with Facilities staff currently reviewing the 80% submission package. The ATP to tender package including the cost A estimate was submitted to the Ministry of Education and is currently under review. Facilities Staff continue to work with the City of Oshawa towards site plan approval with the second submission package currently under review by the City of Oshawa and comments expected mid-February. Hossack Architects continues to follow up with the City of Oshawa regularly. 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

Detailed design work is complete with construction documentation well underway for the new facility. Site investigation work including the geotechnical study and site survey are underway and will be complete in the coming weeks. Facilities staff continue to work with the City of Pickering toward site plan approval. Committee of Adjustment application has been submitted with Hearing Date targeted in March 2024. Project completion is scheduled for September 2026 with an earlier completion date once approvals are received.

3.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Construction is progressing with foundations poured and backfill complete. Interior work is complete excluding minor deficiencies, however exterior addition completion is projected for late July 2024 due to weather impact on masonry.
3 Room Child Care Building Addition Projects	Seneca Trail PS	Contractor mobilized. Amending site plan agreement is complete while building permit approvals are ongoing. Facilities Staff continue to follow up on building permit issuance. Completion is currently estimated for September 2024, however this will be reevaluated pending full building permit issuance.
	Scott Central PS	Construction is nearing completion with final deficiency reviews and rectification completed in March 2024.
	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 scope was revised and is now tendering.
	G.L. Roberts CVI	Project is under construction.
	Anderson CVI	Project is under construction (Guidance Area).
	Anderson CVI	Project is in tendering (Main Office).
Change Room Renovation	Dunbarton HS	Project is under investigation and schematic design has commenced.
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	Uxbridge PS	Outdoor classroom is complete.
	Eastdale CVI	Courtyard project is tendering.
Interior Modifications – Teaching Space - Classroom Refresh	Valley Farm PS	Phase 2 construction is in progress.
	Hillsdale PS	Project is under construction.
	Dunbarton HS	Project is under investigation and schematic design has commenced.
Asphalt Replacement	G.L. Roberts CVI	Project is in design development. Construction targeted for summer 2024.
	Rosebank PS R.H. Cornish PS Henry St HS	Projects are under investigation.
	Fallingbrook PS Harmony Heights PS Hillsdale PS	Projects are tendering.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Roofing Projects	Kedron PS	Project is awarded.
	Joseph Gould PS Meadowcrest PS	Projects are tendering.
	Biidaasige Mandamin PS	Project is in design.
	Glen St PS	Project is under investigation.
Masonry/Wall Cladding Restoration	Bayview Heights PS	Project is tendering.
Masonry Restoration Projects	Beau Valley PS	Project is in design.
	Henry St PS	Project is under investigation.
Window Replacements	Pringle Creek PS	Project is almost complete with minor work remaining.
	William Dunbar PS	Project awarded with construction commencement scheduled for Summer 2024.
	Valley View PS	Project is tendering.
	Brock HS	Project is in design.
	Port Perry HS	Phase 3 Awarded – Construction to commence Summer 2024.
Learning Commons Finish Refresh Projects	Coronation PS	Project is designed and prepared for tendering. Tender schedule to be determined.
	Henry St HS	Project is complete.
	Greenbank PS	Project is under construction.
	Gandatsetiagon PS	Project is in design.

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

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. 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	R.H. Cornish PS	Construction is complete.
	O'Neill CVI	Phase 2 is in design.
	Waverly PS	Project is in design.
	Frenchman's Bay PS Anderson CVI	Projects are awarded and commencement scheduled for Spring 2024.
	Pringle Creek PS	Project is tendering.
Partial Air Conditioning/Cooling Centres	Valley View PS Ormiston PS Cartwright PS Dr. C.F. Cannon PS	Projects are in design.

This initiative will continue into the 2023-2024 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 \$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.

5.0 Evidence of Impact

At the conclusion of the projects, noted in this report 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.

6.0 Communication Plan

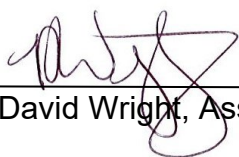
The Quarterly Construction and Major Projects Report is posted on the DDSB's website: [Construction and Property Updates](#)

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