

## DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

**REPORT TO:** Durham District School Board **DATE:** September 19, 2022  
**SUBJECT:** Quarterly Construction and Major Projects Report **PAGE:** 1 of 12  
**ORIGIN:** Norah Marsh, 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 August 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 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 the business cases have been submitted are as follows: announcement of funding, approval of facility space template and appointing an architect, approval to proceed to tender based on a cost consultant report and 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: To be determined

Construction tender was released on August 4, 2022 with a closing date of August 30, 2022 for the new facility. Approval to Proceed to tender was received July 6, 2022 from the Ministry of Education. Site Plan Approval documents were also received from the Township of Brock July 17, 2022. Pending further required project approvals, completion is scheduled for September 2024.

##### Unnamed Pickering Creekwood

Project Type: New Elementary School, including child care centre  
Occupancy Date: September 2024 (rescheduled from September 2023)  
Architect: Cellucci + Pace  
Contractor: To be determined

Site plan development continues to progress for the new facility in conjunction with design development. The initial child care licensing package project completion currently remains scheduled for September 2024, dependent upon the results of the ongoing site acquisition discussions with the City of Pickering.

##### 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 documentation is nearing completion for the facility addition. The project was submitted for Approval to Proceed and is waiting for the Ministry of Education's final approval to proceed to tender. Facilities staff continue to work towards site plan approval. The first submission comments were received from the City of Oshawa on July 26, 2022. The revised approval package will be submitted next week. The project is currently scheduled for completion 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: To be determined

Construction tender was released August 18, 2022 with a closing date of September 8, 2022 for the new facility. Approval to Proceed to tender was received July 6, 2022 from the Ministry of Education. Facilities staff continue to work towards site plan approval. The second submission comments were received from the City of Oshawa on August 8, 2022. Pending further required project approvals, 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: To be determined  
Contractor: To be determined

Request for architect proposals was released August 18, 2022 with a closing date of September 13, 2022. On August 10, 2022, the Ministry of Education provided approval of the updated facility space template as well as approval to secure an architect. 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: To be determined  
Contractor: To be determined

Request for architect proposals was released August 4, 2022 with a closing date of September 1, 2022. On June 23, 2022, the Ministry of Education provided approval of the updated facility space template as well as approval to secure an architect. 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 is generally complete and final inspections for occupancy took place mid-August 2022.
	Vaughan Willard PS	Project has received the Ministry of Education approval and is proceeding to tender. Facilities staff are working towards site plan approval with pre-consultation documents submitted August 22, 2022.
	Seneca Trail PS	Project design plans have been submitted to the Ministry of Education for licensing approval. Construction documentation is progressing in conjunction with site plan approval.
	Scott Central PS	Project has received the Ministry of Education approval and is proceeding to tender while Facilities staff work towards site plan approval with pre-consultation documents submitted August 22, 2022.
	Sunderland PS	Schematic re-design is complete with geotechnical investigation re-initiated.
	Rosebank PS	Child Care Licensing System (CCLS) provided floor plan approval June 1, 2022. Detailed design is complete with construction documentation underway. Initial site plan application package was submitted July 27, 2022.

**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. The work is phased with the office space scheduled for completion and turnover in early October 2022 at which point Phase 2 (adjacent spaces) of the project will commence. Work is being coordinated between the school and project supervisor.
Welding Shop/Drama Renovation  Inclusive Change Room Renovation  Art/Science/Music Renovations  Corridor Ceiling Replacement/Abatement	R.S. McLaughlin CVI  G.L. Roberts PS  Pringle Creek PS S.A. Cawker PS Meadowcrest PS Harmony Heights PS  E.A. Lovell DCE	Project is under construction. Drama room turned over to the school in early September 2022. Welding shop is scheduled for early October 2022 completion and turnover.  Project is in design. Fall 2022 tender is planned with construction tentatively scheduled to commence in November 2022. Completion will be targeted for the end of March 2023.  All projects completed end of August 2022 or just before September 6 reopening.  Project completed August 2022.
Interior Modifications – Teaching Space - Classroom Refresh	Fairport Beach PS  Vincent Massey PS	Projects is under construction. Completion is scheduled for the end of August 2022 with a portion of final painting to after-hours in September 2022.  Project is complete with minor deficiencies scheduled for completion in early September 2022.

Asphalt Replacement	<p>Cadarackque PS</p> <p>Pineridge SS</p> <p>Greenbank PS</p> <p>RS MCVI</p>	<p>Project completed August 2022.</p> <p>Project completed August 2022.</p> <p>Project completed August 2022.</p> <p>Project is under construction. Asphalt installation was delayed until early September due to craning of mechanical equipment expected in late August 2022 in relation to the interior Drama/Welding fit-up project. Scheduling of asphalt work is being coordinated between the school and project supervisor.</p>
Roofing Projects	<p>Uxbridge PS</p> <p>Anderson CVI</p> <p>Dr. R. Thornton PS</p> <p>Eastdale CVI</p>	<p>Project is under construction. Completion is scheduled for early October 2022.</p> <p>Project completed August 2022.</p> <p>Project completed August 2022.</p> <p>Project complete August 2022</p>

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
<p>Masonry/Wall Cladding Restoration</p>	<p>Port Perry HS</p>	<p>Window Replacement – project largely complete August 2022. Minor work/deficiencies to be completed after-hours in September 2022 in coordination between the school and project supervisor.</p>
	<p>Biidaassige Mandamin PS</p>	<p>Cladding Replacement – Project is under construction. Phase 1 work is in progress and work will be on-going during the school year in coordination between the school and project supervisor. Completion is scheduled for early October 2022.</p>
	<p>E.A. Lovell DCE</p>	<p>Masonry Rehabilitation Project - Project is under construction. Construction is behind schedule and work is anticipated to extend into September 2022. Coordination with the school and project supervisor is on-going.</p>
	<p>Ajax HS</p>	<p>Window &amp; Cladding Replacements – Projects are under construction. Windows - installations commenced the second last week of August with a targeted completion for the second week of October 2022. Cladding – EIFS completed August 2022. Thin clad stone masonry (bottom of exterior walls) will extend into September in coordination between the school and project supervisor.</p>
	<p>College Hill PS</p>	<p>Window Replacement– Project tendered and awarded. Windows ordered and project to commence upon receipt. Work will commence in the fall and be scheduled in coordination between the school and project supervisor.</p>
	<p>S.A. Cawker PS</p>	<p>Window Replacement– Project is complete with minor deficiencies to be rectified by early September 2022.</p>

	Fallingbrook PS	Masonry rehabilitation – Project is in progress. Work was phased and tendered for late fall completion in coordination with the school.
Library/Learning Commons Upgrades	C.E. Broughton PS Norman G. Powers PS	Projects are in the tendering process. Construction commencement scheduled for late September 2022 and completion for late December 2022.
	Stephen G. Saywell PS	Project is in the tendering process. Construction commencement is scheduled for the beginning of October 2022 and completion for late December 2022.
	William Dunbar PS	Project is under construction. Completion is scheduled for the end of September 2022.
	Claremont PS	Project is under construction. Completion is scheduled for late September 2022.
Interior Modifications - Washroom Upgrade Projects	Lester B. Pearson PS	Completed August 2022.
	Vincent Massey PS	Completed August 2022.
	Dr. S.J. Philips PS	Project is under construction. The aggregate of work is complete and minor work remaining will be complete in September 2022 in coordination between the school and project supervisor.
Boiler Replacement Projects	Valley Farm PS	Valley Farm PS replacement was rescheduled to the summer of 2022 due to equipment shortages. Project is under construction. Completion is scheduled for September 2022.
Accessibility Projects	Coronation PS	Elevator and limited-use lift project is under construction. Completion is scheduled for early November 2022.



PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Screening Vestibules for Existing Child Care Centres	Lincoln Alexander PS Stephen G. Saywell PS John Dryden PS Maple Ridge PS	<p>CVRIS funded vestibules are being constructed at 13 existing child care centres to improve physical distancing and facilitate daily screening for COVID-19.</p> <p>Construction on the majority of vestibules has commenced, some are nearing completion. Material shortages and supply chain issues related to structural steel and fire rated glazing have impacted the original completion dates.</p> <p>Vestibule construction has been delayed due to structural steel fabrication and delivery delays linked to supply chain issues. All projects have resumed construction and are approaching completion. Schedule impacts experienced due to contractor staffing and material delivery delays. Revised target for completion for early October 2022.</p>
	Kedron PS	<p>Vestibule construction to commence August 2022 and be completed September 2022.</p>
	Highbush PS Applecroft PS Cadarackque PS Glen Dhu PS Joseph Gould PS Ormiston PS Roland Michener PS Valley Farm PS	<p>Projects listed are complete.</p> <p>Note: The Ministry of Education has extended timelines for completion of CVRIS funded projects.</p>

### 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 are projects to 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 under construction. Mechanical equipment startup end of August with commissioning to follow in early September. Classrooms are being turned over for final cleaning by custodial staff in a phased sequence.
	D.A.S.S. Simcoe	Project is in design.
	Claremont PS	Project is under construction. Mechanical equipment startup took place end of August with commissioning to follow in early September. Classrooms are being turned over for final cleaning by custodial staff in a phased sequence.
	Beau Valley PS	Project tendered well over budgeted amount. Reassessment of design and tendering strategy underway with plans for retendering by Fall 2022.
	E.A. Fairman PS	Project is under construction. Mechanical equipment startup took place end of August with commissioning to follow in September. Classrooms are being turned over for final cleaning by custodial staff in a phased sequence.
	R.S.McLaughlin. CVI	Project construction is underway. Interior fit-up complete. Rooftop unit delivery, install, and commissioning scheduled for the end of September.
	Henry Street HS	Project is under construction. Mechanical equipment startup scheduled for the last week of August followed by commissioning in September. Classrooms are being turned over for final cleaning by custodial staff in a phased sequence.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Partial Air Conditioning/Cooling Centres-pending	Greenbank PS	Project is under construction. Mechanical equipment startup took place end of August with commissioning to follow in early September. Classrooms are being turned over for final cleaning by custodial staff in a phased sequence.
	Valley View PS	Project is in design.
	Woodcrest PS	Project tendered well over budgeted amount. Reassessment of design and tendering strategy underway.
	Claremont PS	Project is under construction. Mechanical equipment startup took place end of August with commissioning to follow in early September. Classrooms are being turned over for final cleaning by custodial in phased sequence now.
	Goodwood PS	Project is complete and pending final review.

This initiative will continue into the 2022/2023 fiscal year with additional sites being added to address under-ventilated learning spaces and 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 with a key contractor being 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 \$119,146,954 and the funds are being used to construct new schools and major additions. Annual Capital Funds in the amount of \$66,436,881 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](#)

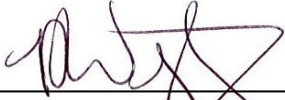
**8.0 Conclusion**

This report is provided to Trustees for information.

Report reviewed and submitted by:

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Norah Marsh, Director of Education and Secretary to the Board



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