

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board **DATE:** September 18, 2023
SUBJECT: Quarterly Construction and Major Projects Report **PAGE:** 1 of 8
ORIGIN: Camille Williams-Taylor, Director of Education and Secretary to the Board
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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, 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

3.1 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, 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.

3.2 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 is 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

4.1 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 is underway with footings, foundations and the slab on grade complete. Masonry work on the first floor is 80% complete and 50% of the second-floor core slab is complete. Demolition of the existing building has been delayed one month due to lengthy lead times on utility locates. Site servicing work will commence following the building demolition. The project is on schedule with completion for September 2024. The approval of the renaming of Beaverton PS/Thorah Central PS Rebuild school to Beaver River PS took place at the June 19, 2023 Board meeting.

Unnamed Pickering Creekwood PS

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 is complete while Facilities staff and the City of Pickering continue to work towards site plan agreement and obtaining the record of site condition required for property acquisition, site plan agreement and building permit release. The Approval to Proceed (ATP) to tender package is currently under review with the Ministry of Education (EDU). Facilities staff are in regular communication with the City of Pickering and EDU regarding approval updates. Due to delays in site acquisition from the City of Pickering, project completion will need to be rescheduled to 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 is underway with the new parking lot nearing completion along with site services approximately 95% complete. Plumbing rough-ins for the existing school are ongoing and excavation and grading work has started in the new addition location. The site plan agreement has been finalized and the full building permit was issued. Currently this project is 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 Architect: Snyder Architects Inc.
Contractor: Everstrong Construction Ltd.

Construction of the new facility continues with building footings, foundations and slab on grade complete. First floor masonry is 50% complete with site servicing work approximately 80% complete. The site plan agreement has been finalized and the full building permit was issued. 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

Detailed design work continues to progress for the new facility. Facilities Staff continue to work with the City of Oshawa towards site plan approval with initial submissions complete. 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 and construction documentation continues to progress on the new facility. Facilities Staff continue to work with the City of Pickering towards site plan approval with initial submissions nearing completion. Project completion is currently scheduled for September of 2026 with the possibility of an earlier completion date once approvals are received.

4.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Construction is underway. Building permit has been issued and project completion is estimated for February 2024.
	Seneca Trail PS	Construction tender closed and the ATP to award package was submitted to EDU and is currently under review.
3 Room Child Care Building Addition Projects	Scott Central PS	Construction is underway with project completion currently estimated for December 2023.
	Sunderland PS	Construction documentation is nearing completion for the addition. The ATP to tender package was submitted to EDU and is currently under review.

4.3 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 complete.
	Pringle Creek PS	Project has been cancelled due to budgetary limitations.
	G.L. Roberts CVI Anderson CVI	Projects are out to tender.
Change Room Renovation	G.L. Roberts PS	Construction is nearing completion and occupancy is planned for the beginning of September 2023.
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 revisited once childcare construction is complete.
	Valley Farm PS	Project construction is complete.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Interior Modifications – Teaching Space - Classroom Refresh	Valley Farm PS	Project construction is complete.
Asphalt Replacement	G.L. Roberts CVI	Project is in design. Construction targeted for summer 2024.
	D.A.S.S. Simcoe Meadowcrest PS	Projects are underway. Construction completion is being targeted for the beginning of September 2023.
	Pine Ridge SS	Project is complete.
Roofing Projects	Dr. S.J. Phillips PS	Project is scheduled to commence and be completed over the last two weeks of August 2023.
	E.A. Fairman PS John Dryden PS	Projects are under construction with the aggregate scope to be completed by September 2023.
	J. Clarke Richardson CVI	Project is nearing completion.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Masonry/Wall Cladding Restoration	Biidaassige Mandamin PS	Cladding Replacement – Phase 2 Construction is underway with a targeted completion for September 2023.
Masonry Restoration Projects	Uxbridge SS EA Lovell PS	Construction is underway with a targeted completion for the aggregate scope by late September 2023.
	Valleyview PS Hillsdale PS	Construction is underway with a targeted completion for the primary scope of work by early September 2023.
Window Replacements	Port Perry HS	Construction is complete.
	Coronation PS Ormiston PS Joseph Gould PS	Construction is underway with a targeted completion for the aggregate scope by the beginning of September 2023.
	Pringle Creek PS	Construction is planned to commence in September 2023 and be complete by early November 2023.
	William Dunbar PS	Project tendered over budget and will be re-tendered as part of the 2023-2024 project portfolio.
Learning Commons Finish Refresh Projects	Coronation PS	Project is in design. Project on hold until 2024 due to required classroom space for increased student enrolment in September 2023.
	Henry St HS	Project has been awarded and construction is to commence by the end of August 2023.
	Greenbank PS	Project is tendering and pending award.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Interior Modifications - Washroom Upgrade Projects	William Dunbar PS Beau Valley PS	Projects are under construction and completion is being targeted for the end of August 2023.
	Port Perry HS	Project is in design.
Boiler Replacement Projects	Fallingbrook PS Winchester PS Quaker Village PS Pierre Elliot Trudeau PS	Construction is underway and on schedule for early to mid-September 2023 start-ups.
	Anderson CVI	Construction is underway and on schedule for late September 2023 start-up.
Accessibility Projects	Coronation PS	Project is complete.

4.4 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	D.A.S.S. Simcoe	Work is generally complete with minor items / commissioning to follow in September 2023.
	Beau Valley PS Anderson CVI R.H. Cornish PS	Project construction is underway. In-classroom work will be completed by late August 2023. Rooftop mechanical units are scheduled to arrive and be connected in late September/early October 2023. Start-up and commissioning to be completed on or by November 2023.
	O'Neill CVI	Construction is underway. Completion is being targeted for the end of November 2023.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Partial Air Conditioning/Cooling Centres	Woodcrest PS	Project is complete with minor deficiencies remaining.
	Colonel Farewell PS	Project is underway with a targeted completion for beginning of September 2023.

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.

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

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.

7.0 Communication Plan

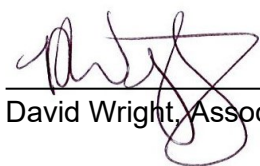
The Quarterly Construction and Major Projects Report is posted on the DDSB's website: [Construction and Property Updates](#)

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