

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board

DATE: January 20, 2025

SUBJECT: Quarterly Construction and Major Projects Report **PAGE:** 1 of 8

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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.

1.0 Abstract

The Quarterly Construction report provides Trustees, staff and the community with current information on Capital and major project work being undertaken by staff, including the progress details on the anticipated opening of new schools and additions, and designates how Ministry of Education (EDU) funding for repairs and renovations is being used by the District.

2.0 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 December 31st, 2024. This is a quarterly report that is provided as a cyclical update to the Board of Trustees in January, March, June and September, and will be posted on the Board's website [Construction and Property Updates](#). This report is provided for information.

3.0 Background

3.1 Capital Priorities Projects

The Ministry of Education (EDU) regularly provides district school boards with the opportunity to submit requests for Capital Projects funding to construct new schools and additions. The Board has received EDU approval for eight new school builds and one major addition. The progress of these projects is outlined in the Analysis section of this report.

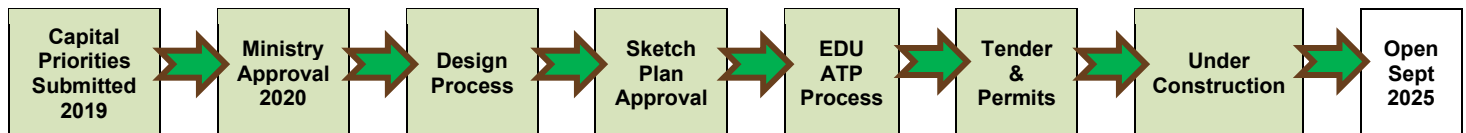
3.2 Major Projects

EDU annually provides school boards with two grants to fund renovations and building improvements. DDSB received \$17.9M in School Condition Improvement funding and \$12.2M in School Renewal funding for the 2024-2025 school year to fund these projects.

4.0 Analysis

4.1 Approved Capital Priorities Projects

Unnamed Coughlan PS (Stannardville Drive/Hurst Drive) formerly
Unnamed Pickering Creekwood



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: September 2019

Ministry Approval: July 2020

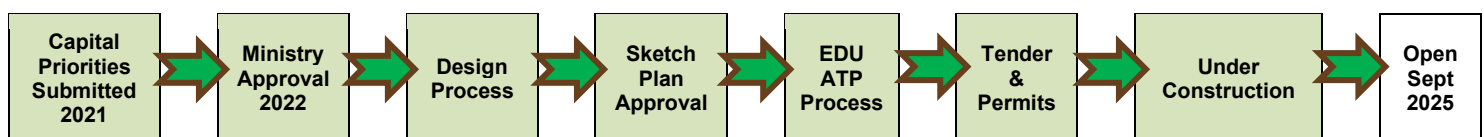
Occupancy Date: September 2025

Architect: Cellucci + Pace

Contractor: Deciantis Construction Limited

Construction commenced on the new facility July 29, 2024 with excavation, helical piles (below ground structural support) and backfill complete. Slab on grade construction is nearing completion with site grading, load bearing block wall and steel framing well underway. Full building permit and site plan agreement have been granted and the site servicing agreement is in the final stages of approval. Project completion is currently scheduled for September 2025.

Unnamed Pickering Seaton PS (Burkholder Drive/Azalea Avenue)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: May 2021, February 2022

Ministry Approval: May 2022

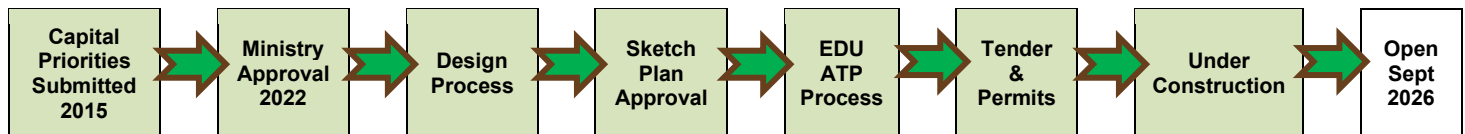
Occupancy Date: September 2025

Architect: Snyder Architects Inc.

Contractor: Everstrong Construction Ltd.

Construction on the new facility commenced July 23, 2024, with excavation, site grading, backfilling, site services, slab on grade and load bearing walls well underway. Full building permit and site plan agreement have been granted and the site servicing agreement is in the final stages of approval. Project completion is currently scheduled for September 2025.

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



Project Type: New Secondary School

Capital Priorities Submission(s): July 2015, July 2016, Sept. 2017, Sept. 2019, May 2021, February 2022.

Ministry Approval: May 2022

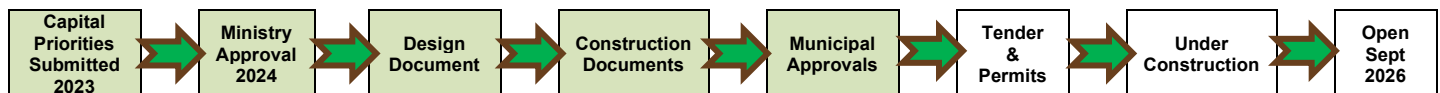
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc

Construction on the new facility commenced July 17, 2024, with site excavation, building footings, foundation walls, underground duct bank and site servicing nearing completion. Underground mechanical and electrical, concrete curbs and asphalt paving (base and top) as well as structural steel are well underway. Full building permit and site plan agreement are in the final stages of approval with partial permits issued for the interim. Secondary schools, due to their size, require approximately 24 months for construction. Project completion is currently scheduled for September 2026.

Unnamed West Whitby PS (Maskell Crescent and Coronation Road)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: October 2023

Ministry Approval: March 2024

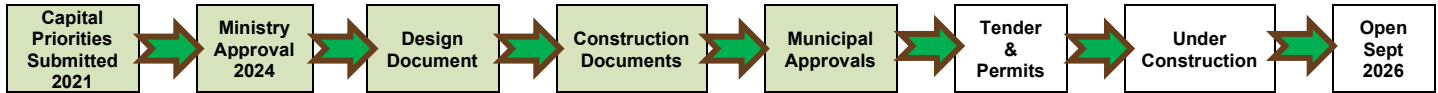
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: To be Determined

Construction documents are well underway with the 30% construction cost estimate completed and under review. Initial site plan comments have been received from the Town of Whitby with revisions submitted on November 15, 2024. Project completion is scheduled for September 2026.

Unnamed West Whitby PS (Cisco Drive and Limoges Street)



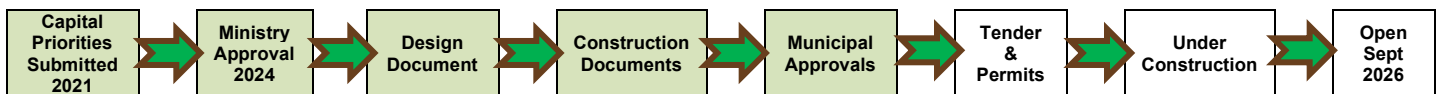
Project Type: New Elementary School

Capital Priorities Submission(s): May 2021, February 2022, October 2023

Ministry Approval: March 2024
 Occupancy Date: September 2026
 Architect: Snyder Architects Inc.
 Contractor: To be determined

Construction documents continue to progress with the 30% construction cost estimate completed and under review. Initial site plan comments have been received from the Town of Whitby with revisions submitted on November 12, 2024. Project completion is scheduled for September 2026.

Unnamed Oshawa PS (Symington Avenue and Steeplechase Street)



Project Type: New Elementary School

Capital Priorities Submission(s): May 2021, February 2022, October 2023

Ministry Approval: March 2024
 Occupancy Date: September 2026
 Architect: Hossack Architects & Associates Inc.
 Contractor: To be determined

Construction documents are well underway with the 30% construction cost estimate completed and under review. Initial site plan comments have been received from the Town of Whitby with revisions submitted on November 6, 2024. Project completion is scheduled for September 2026.

4.2 Child Care Projects

Seneca Trail PS – 3 Room Childcare Building Addition

Construction of the new child care building addition is complete with final deficiency rectification underway.

Sunderland PS – 3 Room Childcare Building Addition

The Approval to Proceed to Tender (ATP) 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. Funding from School Condition Improvement and School Renewal grants is used to repair, upgrade and renovate DDSB facilities in support of the goals of the Multi-Year Strategic Plan.

Appendix B: Capital Schedules in the [2024-2025 Budget Book](#) provides additional information.

School Condition Improvement

Ignite Connection

Asphalt Replacement/Exterior Site Improvements

- 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, Rosebank PS, Gordon B. Attersley PS – Complete.
- Westney Heights PS, Uxbridge PS, E.B Phin PS, Scott Central PS, Rosebank PS, Dunbarton HS – South Campus, Maple Ridge PS, Sinclair SS, Quaker Village PS, Sunderland PS – Under design.

Ignite Well Being

Roof Replacement Projects

- Kedron PS, Joseph Gould PS, Meadowcrest PS, Biidaasige Mandamin PS, Pickering HS – Complete.
- Glen St. PS – Project is under investigation. Seeking to tender for construction during summer 2025.
- Brock HS, Harmony Heights PS – Under design.

Masonry/Wall Cladding Restoration

- Bayview Heights PS, Beau Valley PS – Complete.
- Uxbridge PS, Henry St. HS – Under design.

Dust Collector Replacement Projects

- Pickering HS – Project is generally complete with minor deficiencies remaining for completion.
- Dunbarton HS – Project to tender. Final design scope to be confirmed prior to release.
- Brock HS – Under design.

Ventilation Projects Non-Air Conditioned – Partial Building

- O'Neill CVI, Valley View PS, Waverly PS, Frenchman's Bay PS, Anderson CVI - Projects are complete with minor deficiencies remaining.
- Scot Central PS – Under design.

Sustainability & Energy Efficiency

Window Replacements

- Valley View PS, Brock HS, Port Perry HS – Complete.
- Ajax HS, Port Perry HS – Under design.

Boiler Replacements Projects

- Altona Forest PS, C.E. Broughton PS, Dr. C.F. Cannon PS – Complete.
- J. Clarke Richardson CVI – Tendering.
- A.G. Bell PS, Westcreek PS – Under design.

Building Services Infrastructure

- Projects TBD

School Renewal

Ignite Learning

Main Office/Guidance Renovations

- Pringle Creek PS, G.L. Roberts CVI – projects completed.
- Anderson CVI – Main Office project is awarded. Construction to commence December 2024.
- Lester B Pearson PS, Lakewoods PS – Projects under development.

Art/Music/Science Renovations

- Vaughan Willard PS - Project is under review with design modifications to transpire prior to tendering.
- William Dunbar PS - Under development.

Interior Modifications – Teaching Space - Classroom Refresh

- Dunbarton HS, Brock HS - PLP classrooms complete
- Beau Valley PS, Ajax HS, R.H. Cornish - Under development

Learning Commons Finish Refresh Projects

- Gandatsetiagon PS - Complete.
- Coronation PS - Project is designed and prepared for tendering. Tender to be issued early 2025.

Ignite Connection

Outdoor Classroom/Courtyard Refresh

- Eastdale CVI - Complete.

Ignite Well Being

Change Room Renovations

- Dunbarton HS - Project is under construction. Planned completion by early 2025.
- Pine Ridge SS, Port Perry HS - Project under development.

Washroom Upgrade Projects

- Ajax HS, Stephen Saywell PS - Under design.

Partial Air Conditioning/Cooling Centres

- Pringle Creek PS, Valley View PS - Complete with minor deficiencies.
- J. Clarke Richardson CVI, Hillsdale PS, DASS Simcoe - Under design.

Inclusive Design & Accessibility

- Projects TBD

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. Labour shortages in the trades have been a concern as some contractors have been unable to meet their scheduled obligations and project completions have been delayed. In these situations, staff have worked with contractors to streamline projects to maintain project schedule and turnover.

5.0 Financial Implications

EDU approved Capital Priorities Funds in the amount of \$261.9 million are being used to construct these new schools and major additions. This number represents Capital Priorities funding received over a number of years, as projects receive approval. \$58.3 million is being utilized in 2024-2025. Annual Capital Funds in the amount of \$30,047,264 are being used for the completion of the major projects listed in the report.

Additional information can be found in pages 28-31 and 34-36 of the [2024-2025 Budget Book](#).

6.0 Strategic Links

At the conclusion of these projects there will be a total of 4,509 new pupil places, and a total of 295 new child care places. This increase in capacity, its impact on partner schools, and portable utilization is reflected in the [Pupil Accommodation Plan 2024-2028](#).

New schools and revitalization of existing spaces will support meaningful learning by providing high quality teaching and learning spaces; contribute to connected communities by creating spaces that foster opportunities to meet, learn from and inspire each other; and advocate well-being by ensuring all schools and workplaces are safe, caring and respectful environments where people can thrive.

7.0 Communication Plan

The Quarterly Construction and Major Projects Report is posted on the DDSB's website [Construction and Property Updates](#) and provides families and community members with current information on DDSB's capital works. This information is updated quarterly.

8.0 Conclusion

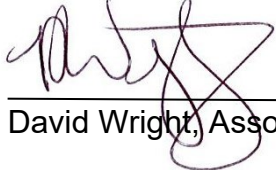
This report is provided to the Board of Trustees for information.

9.0 Appendices

N/A

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