

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Standing Committee

DATE: June 2, 2025

SUBJECT: Quarterly Construction and Major Projects Report

PAGE: 1 of 9

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, Senior Manager of Development and Inclusive Design
Mike Kennedy, Manager of Major Projects
Ambrosio Dimagiba, Manager of Design and Construction

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 June 2, 2025. This is a quarterly report that is provided as a cyclical update to the Board of Trustees in January, March, June and September. These reports can be found on the Board's website [Construction and Property Updates](#). This report is provided for information.

3.0 Background

3.1 Capital Priorities Projects

The Board has received EDU approval for eight new school builds through the Capital Projects funding process at this time. The progress of these projects is outlined in the Analysis section of this report.

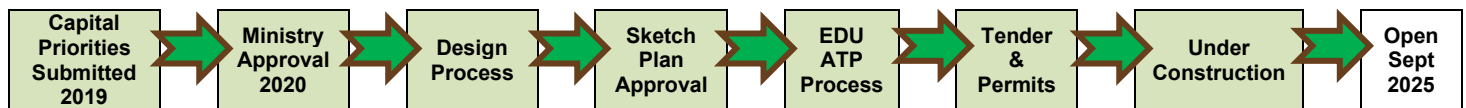
3.2 Major Projects

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

Trillium Woods P.S., (formerly Unnamed Coughlan PS, Stannardville Drive/Hurst Drive)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: September 2019

Ministry Approval: July 2020

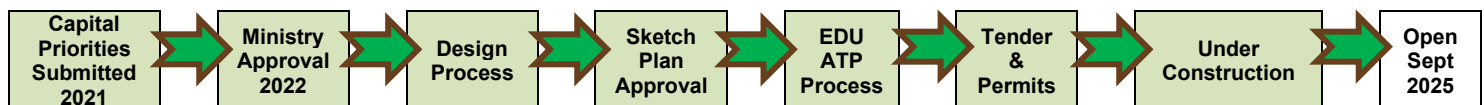
Occupancy Date: September 2025

Architect: Cellucci + Pace

Contractor: Deciantis Construction Limited

Construction continues to progress with ground and second floor load bearing walls and second floor and mechanical penthouse coreslab installed. Roof framing and acoustic deck installation are nearing completion with the slab on grade 80% complete. The second-floor non-load bearing walls, gas service, mechanical and electrical rough-ins are well underway. Municipal approvals including site plan agreement, building permit and site servicing agreement have all been obtained. Project completion is currently scheduled for September 2025.

Josiah Henson P.S., (formerly 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

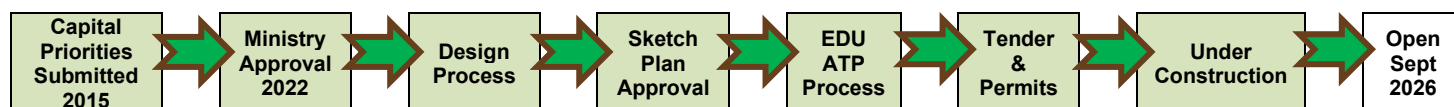
Occupancy Date: September 2025

Architect: Snyder Architects Inc.

Contractor: Everstrong Construction Ltd.

Construction of the new facility continues to progress with slab on grade, ground floor and second floor load bearing walls and mechanical penthouse coreslab complete. Roof framing, acoustic deck, ground and second floor non load bearing walls are in progress with mechanical and electrical rough-ins well underway. Base asphalt and curbs have been completed for the parking lot. Municipal approvals including site plan agreement, building permit and site servicing agreement have all been obtained. 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, September 2017, September 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 is progressing well with site excavation, building footings, foundation walls, underground duct bank and east parking lot curbs and base asphalt completed. Site servicing nears completion while underground mechanical and electrical work, structural steel framing and coreslab installation continue to progress. Roof framing and ground floor load bearing walls have commenced. Full building permit and site plan agreement are in the final stages of approval with partial permits issued for the interim. 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

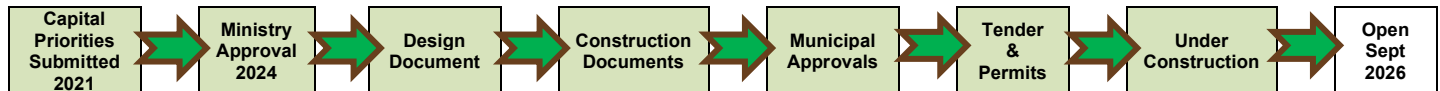
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Pre-Eng Contracting Ltd.

Construction tender was released on March 4, 2025, and closed on April 1, 2025. Letter of Intent has been issued to Pre-Eng Contracting Ltd. and mobilization has commenced while Facilities staff and the Town of Whitby continue to work towards municipal approvals, with the final site plan application, conditional and full building permit applications submitted and currently under review. Project completion is scheduled for September 2026.

Unnamed West Whitby PS (Cisco Drive and Limoges Street)



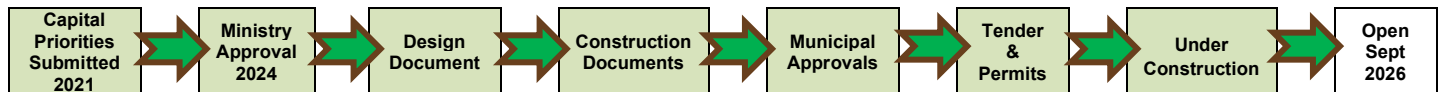
Project Type: New Elementary School

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

Ministry Approval: March 2024
 Occupancy Date: September 2026
 Architect: Snyder Architects Inc.
 Contractor: Pre-Eng Contracting Ltd.

Construction tender was released on March 6, 2025, and closed on April 3, 2025. A request for additional funds was submitted to EDU on April 14, 2025, and approval received May 16, 2025. Letter of Intent has been issued to Pre-Eng Contracting Ltd. and mobilization is imminent while Facilities staff and the Town of Whitby continue to work towards municipal approvals, with the final site plan application, conditional and full building permit applications submitted and currently under review. 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: Everstrong Construction Ltd.

Construction tender was released on February 27, 2025, and closed on March 20, 2025. Letter of intent has been issued to Everstrong Construction Ltd. and mobilization has commenced. A conditional building permit has been issued while Facilities staff and the City of Oshawa continue to work towards municipal approvals, with the final site plan application and building permit submitted and currently under review. Project completion is scheduled for September 2026.

Unnamed Oshawa PS (Whitelaw Avenue and Glenbourne Drive)



Project Type: New Elementary School

Capital Priorities Submission: September 2024

Ministry Approval: January 2025

Occupancy Date: September 2027

Architect: Hossack Architects & Associates Inc.

Contractor: To be determined

Design development of the new facility continues to progress. Municipal approvals are underway with the pre-consultation application submitted to the City of Oshawa on March 28, 2025. Project completion is currently scheduled for September 2027.

Unnamed West Whitby SS (Des Newman Boulevard and Coronation Road)



Project Type: New Secondary School

Capital Priorities Submission: September 2024

Ministry Approval: January 2025

Occupancy Date: September 2028

Architect: Hossack Architects & Associates Inc.

Contractor: To be determined

Design development of the new facility continues to progress. Municipal approvals are underway with the pre-consultation application submitted to the Town of Whitby on April 2, 2025. Project completion is currently scheduled for September 2028.

4.2 Child Care Projects

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.

Opportunities to create connected communities and enhance student learning and well-being are supported by these funds. Our commitment to providing and maintaining clean, safe and modern learning and working spaces aligns with our commitment to respecting the dignity of staff and students and an acknowledgement of the impact of physical space on learning.

Appendix B: Capital Schedules found at pages 34-36 in the [2024-2025 Budget Book](#) provides additional information. Projects are organized under the following categories:

School Condition Improvement

Ignite Connection

Asphalt Replacement/Exterior Site Improvements

- G.L. Roberts CVI - Project is in design development. Seeking to tender in June 2025.
- Uxbridge PS - Tendering, construction scheduled to commence summer 2025.
- Sinclair SS – Awarded, construction to commence summer 2025.
- E.B Phin PS - Cancelled, not required due to decreased staff/student numbers.
- Scott Central PS, Maple Ridge PS, Quaker Village PS, Westney Heights PS, Rosebank PS, Dunbarton HS – South Campus and Sunderland PS – Awarded, construction to commence summer 2025.

Ignite Well-Being

Roof Replacement Projects

- Glen St. PS – Awarded. Construction to commence summer 2025.
- Brock HS, Harmony Heights PS, and Southwood Park PS– Awarded, construction to commence summer 2025.

Masonry/Wall Cladding Restoration

- Uxbridge PS – Tendering.
- Henry Street HS – Awarded, construction to commence summer 2025.

Dust Collector Replacement Projects

- Dunbarton HS – Awarded, procurement of dust collection system in progress.
- Brock HS – Awarded, procurement of dust collection system in progress.

Ventilation Projects Non-Air Conditioned – Partial Building

- Scott Central PS and Dunbarton HS (South Campus) Phase 1 – Awarded, construction has commenced.

Sustainability & Energy Efficiency

Window Replacements

- Ajax HS & Port Perry HS – Awarded, procurement of windows in progress. Installation of windows scheduled for summer 2025.

Boiler Replacements Projects

- J. Clarke Richardson CVI – Construction is underway.
- A.G. Bell PS – Construction is underway.
- Westcreek PS – Awarded, construction to commence shortly.

Building Services Infrastructure

- Sunderland PS – Stairwell Replacement - Tendering.
- Southwood PS – Stairwell Replacement – Awarded, construction to commence summer 2025.
- William Dunbar PS, Lester B. Pearson PS, and Ontario St. PS – Watermain Upgrades – Awarded, construction to commence summer 2025.
- Beau Valley PS, Uxbridge PS, and Village Union PS – Watermain Upgrades – Tendering.
- S.A. Cawker PS - Watermain Upgrade - Awarded, construction to commence summer 2025.
- West Lynde PS, Dr. R. Thorton PS, Uxbridge SS, and Roland Michener PS – Electrical Service & Distribution Equipment Upgrades – Procurement of electrical equipment is in progress.
- Sinclair SS – Water Cooled Condenser Replacement – Construction complete.
- Port Perry HS – Cafeteria Mechanical Upgrades – Construction complete.

School Renewal

Ignite Learning

Main Office/Guidance Renovations

- Anderson CVI – Main office project – Under construction. Approaching completion.
- Lester B Pearson PS, Lakewoods PS – Tendering.

Specialty Learning Space Renovations

- Vaughan Willard PS – Awarded, construction to commence summer 2025.
- William Dunbar PS – Awarded, construction to commence summer 2025.
- Henry St HS - Culinary Renovation - In design.

Interior Modifications – Teaching Space - Classroom Refresh

- Beau Valley PS - Awarded, construction to commence summer 2025.
- Ajax HS - Tendering.
- RH Cornish PS – Awarded, construction is underway.

Learning Commons Finish Refresh Projects

- Coronation PS - Awarded, construction to commence summer 2025.

Ignite Well-Being

Change Room Renovations

- Dunbarton HS - Project is under construction. Approaching substantial completion.
- Pine Ridge SS – In design.
- Port Perry HS – Awarded, construction to commence summer 2025.

Washroom Upgrade Projects

- Ajax HS, Stephen Saywell PS - Awarded, construction to commence summer 2025.
- Brock HS – Under investigation.

Partial Air Conditioning/Cooling Centres

- J. Clarke Richardson CVI - Awarded, construction underway.
- Hillsdale PS, DASS Simcoe - Tendering.

Inclusive Design & Accessibility

- Dunbarton HS – PLP Room Air Conditioning Upgrade – Awarded, procurement of equipment is in progress.
- Dr. S.J. Phillips PS – Various Accessibility Upgrades – In design.

Major Projects tendered and awarded the vast majority of construction projects planned for completion in 2025. Pricing has been favorable with limited bid overages observed in contrast with initial estimates. Preconstruction meetings and site mobilizations are underway for projects to be completed during summer break 2025.

5.0 Financial Implications

EDU approved Capital Priorities Funds in the amount of \$306.6 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 the projects noted throughout this report there will be a total of 6,477 new pupil places, and a total of 195 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 website](#) 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