

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board

DATE: March 17, 2025

SUBJECT: Quarterly Construction and Major Projects Report **PAGE:** 1 of 9

ORIGIN: Camille Williams-Taylor, Director of Education and Secretary to the Board
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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 March 31, 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

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 at this time. The progress of these projects is outlined in the Analysis section of this report.

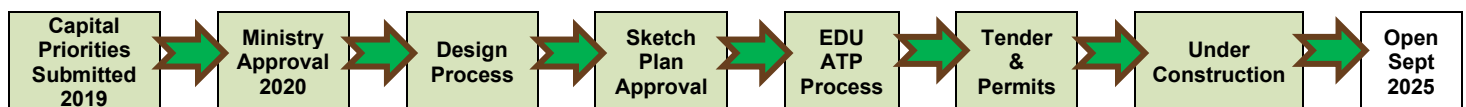
3.2 Major Projects

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

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

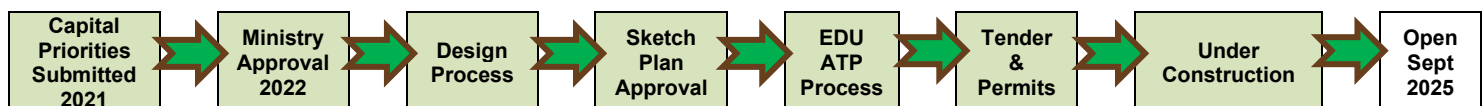
Occupancy Date: September 2025

Architect: Cellucci + Pace

Contractor: Deciantis Construction Limited

Construction continues to progress with ground floor load bearing walls complete and second floor coreslab installed. Slab on grade is 80% complete with ground floor non-load bearing walls, gas service and mechanical and electrical rough-ins well underway. Second floor load bearing wall construction has commenced. 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 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

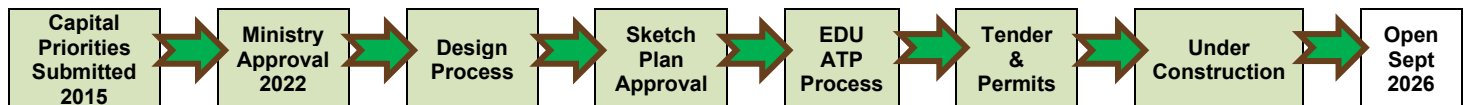
Occupancy Date: September 2025

Architect: Snyder Architects Inc.

Contractor: Everstrong Construction Ltd.

Construction on the new facility continues to progress with slab on grade, ground floor load bearing walls and second floor coreslab complete. Ground floor non-load bearing walls and mechanical and electrical rough-ins are well underway with second floor load bearing walls to commence in the coming weeks. 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

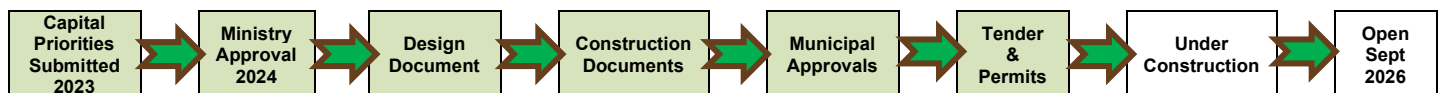
Occupancy Date: September 2026

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. 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

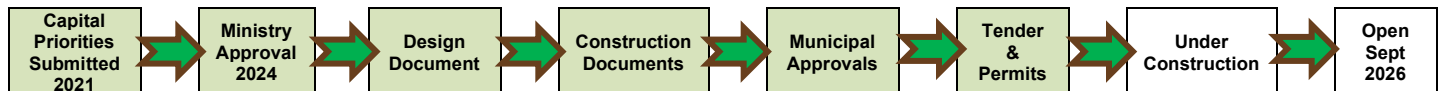
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: To be Determined

Construction documents are complete with construction tender released on March 4, 2025. Tender results are anticipated by March 25, 2025. Facilities staff and the Town of Whitby continue to work towards municipal approvals, with the final site plan application submitted and currently under review. Project completion is scheduled for September 2026.

Unnamed West Whitby PS (Cisco Drive and Limoges Street)



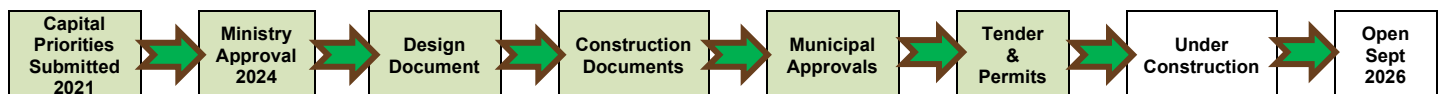
Project Type: New Elementary School

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

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

Construction documents are complete with construction tender released March 6, 2025. Tender results are anticipated by March 27, 2025. Facilities staff and the Town of Whitby continue to work towards municipal approvals, with the final site plan application submitted and currently under review. Project completion is scheduled for September 2026.

Unnamed Oshawa PS (Symington Avenue and Steeplechase Street)



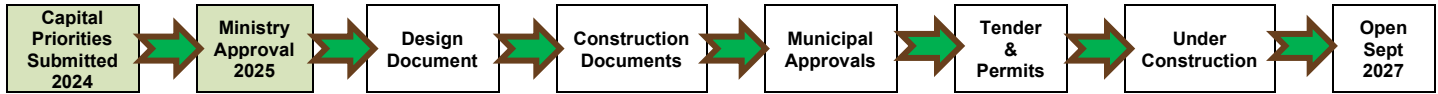
Project Type: New Elementary School

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

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

Construction documents are complete with construction tender released on February 27, 2025. Tender results are anticipated March 20, 2025. Facilities staff and the City of Oshawa continue to work towards municipal approvals, with the final site plan application 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

The Ministry of Education capital priorities funding approval was received January 27, 2025 for the design and construction of a new elementary school located at Whitelaw Avenue and Glenbourne Drive in Oshawa. Design development has commenced with Hossack Architects & Associates Inc. 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

The Ministry of Education capital priorities funding approval was received January 27, 2025, for the design and construction of a new secondary school located at Des Newman Boulevard and Coronation Road in Whitby. Design development has commenced with Hossack Architects & Associates Inc. Project completion is currently scheduled for September 2028.

4.2 Child Care Projects

Seneca Trail PS – 3 Room Childcare Building Addition

Construction of the new childcare building addition is complete, full occupancy granted on February 3, 2025, 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 found at pages 34-36 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.
- Uxbridge PS and Sinclair SS – Under design.
- E.B Phin PS, Scott Central PS, Maple Ridge PS, Quaker Village PS, Westney Heights PS, Rosebank PS, Dunbarton HS – South Campus and Sunderland PS – Tendering.

Ignite Well-Being

Roof Replacement Projects

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

Masonry/Wall Cladding Restoration

- Uxbridge PS – Under design.
- Henry Street HS – Tendering.

Dust Collector Replacement Projects

- Pickering HS – Complete, deficiency rectification ongoing.
- Dunbarton HS – Tendering.
- Brock HS – Under design.

Ventilation Projects Non-Air Conditioned – Partial Building

- Valley View PS – Project is generally complete. Scheduled for installation of new rooftop air distribution ERV during school downtime (i.e., March break).
- Scott Central PS and Dunbarton HS (South Campus) Phase 1 – Under design.

Sustainability & Energy Efficiency

Window Replacements

- Ajax HS – Tendering.
- Port Perry HS – Awarded. Construction to commence summer 2025.

Boiler Replacements Projects

- J. Clarke Richardson CVI – Awarded. Construction to commence spring 2025.
- A.G. Bell PS – Awarded. Construction to commence spring 2025.
- Westcreek PS – Under design.

Building Services Infrastructure

- Sunderland PS, Southwood PS – Stairwell Replacements – Under design.
- William Dunbar PS, Lester B. Pearson PS, and Ontario St. PS – Watermain Upgrades – Awarded. Construction to commence spring 2025.
- Beau Valley PS, Uxbridge PS, S.A. Cawker PS, and Village Union PS – Watermain Upgrades – Under design.
- West Lynde PS, Dr. R. Thorton PS, Uxbridge SS, and Roland Michener PS – Electrical Service & Distribution Equipment Upgrades – Under design.
- Sinclair SS – Water Cooled Condenser Replacement – Awarded. Construction start date is under review with the school.
- Port Perry HS – Cafeteria Mechanical Upgrades – Under construction.

School Renewal

Ignite Learning

Main Office/Guidance Renovations

- Anderson CVI – Main office project – Under construction. Target completion by May 2025.
- Lester B Pearson PS, Lakewoods PS – Projects under investigation.

Art/Music/Science Renovations

- Vaughan Willard PS – Tendering.
- William Dunbar PS – Awarded. Construction start date to be confirmed.

Interior Modifications – Teaching Space - Classroom Refresh

- Beau Valley PS and Ajax HS - Under design.
- RH Cornish PS – Tendering.

Learning Commons Finish Refresh Projects

- Coronation PS - Project is designed and prepared for tendering. Tender to be issued in Spring 2025.

Ignite Well-Being

Change Room Renovations

- Dunbarton HS - Project is under construction. Planned completion by early 2025.
- Pine Ridge SS – Under design.
- Port Perry HS – Tendering.

Washroom Upgrade Projects

- Ajax HS, Stephen Saywell PS - Under design.
- Brock HS – Under investigation.

Partial Air Conditioning/Cooling Centres

- J. Clarke Richardson CVI, Hillsdale PS, DASS Simcoe - Under design.

Inclusive Design & Accessibility

- Dunbarton HS – PLP Room Air Conditioning Upgrade – Under design.
- Dr. S.J. Phillips PS – Various Accessibility Upgrades – Under design

The uncertainty of construction costs is currently a challenge throughout the industry. Market conditions and pricing trends are not yet known, being so early in the tendering season in many sectors. Staff will continue to monitor market conditions and 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.

5.0 Financial Implications

EDU approved Capital Priorities Funds in the amount of \$305.6 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

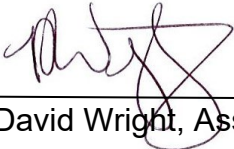
This report is provided to the Board of Trustees for information.

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