

## **DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT**

**REPORT TO:** Durham District School Board **DATE:** September 16, 2024

**SUBJECT:** Quarterly Construction and Major Projects Report **PAGE:** 1 of 11

**ORIGIN:** Camille Williams-Taylor, Director of Education and Secretary to the Board  
David Wright, Associate Director of Corporate Services and Treasurer of the Board  
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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 August 31st, 2024. 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 [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.

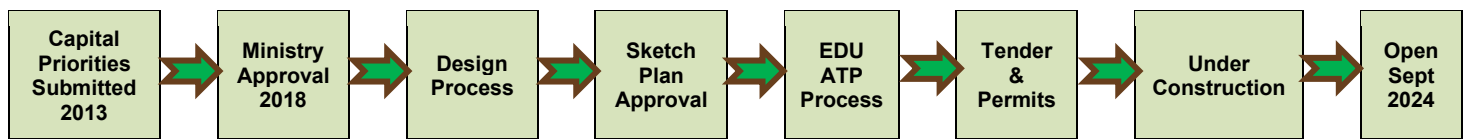
### 3.2 Major Projects

EDU annually provides school boards with two grants to fund renovations and building improvements. DDSB received \$18.0M in School Condition Improvement funding and \$11.6M in School Renewal funding for the 2023-2024 school year to fund these projects.

## 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

Capital Priorities Submission: October 2013, January 2017, September 2017

Ministry Approval: February 2018

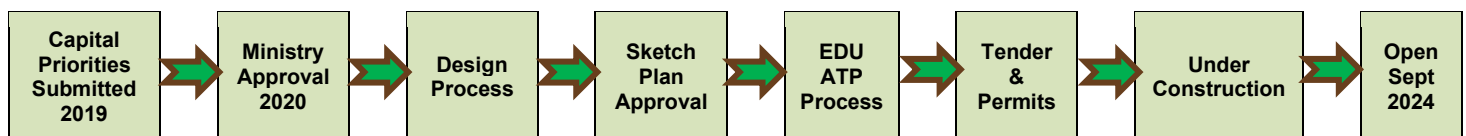
Occupancy Date: September 2024

Architect: Moffet & Duncan Architects Inc.

Contractor: Pre-Eng Contracting Ltd.

Construction of the new facility is complete, and Beaver River PS opened September 3, 2024. Occupancy was granted August 30, 2024, while the final deficiency lists are in progress with rectification to follow. Total project completion and close out is anticipated mid-2025.

#### Maamawi iyaawag PS (formerly Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: September 2019

Ministry Approval: October 2020

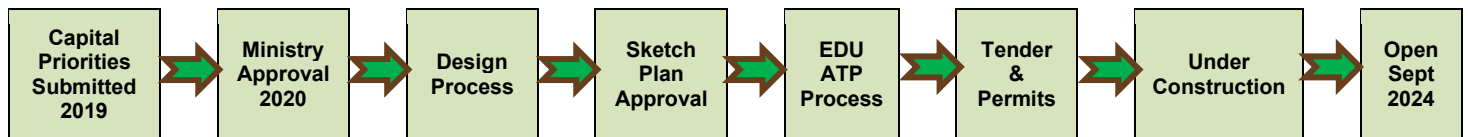
Occupancy Date: September 2024

Architect: Snyder Architects Inc.

Contractor: Everstrong Construction Ltd.

Construction of the new facility is complete and Maamawi iyaawag PS opened September 3, 2024. Occupancy was granted August 30, while the final deficiency lists are in progress with rectification to follow. Total project completion and close out is anticipated mid-2025.

#### Mary Street PS Oshawa – Addition



Project Type: Replacement of Existing Portapac with a New Addition

Capital Priorities Submission: September 2019

Ministry Approval: July 2020

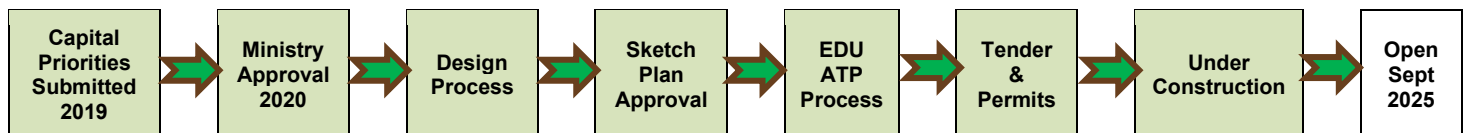
Occupancy Date: September 2024

Architect: Moffet & Duncan Architects Inc.

Contractor: J.J. McGuire Construction Limited

Construction of the new addition is complete and opened September 3, 2024. The existing portapac was demolished and occupancy of the new addition was granted August 30, 2024. Final deficiencies will be rectified while the north vestibule construction will be completed in October 2024. Total project completion and closeout is planned for mid-2025.

#### 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

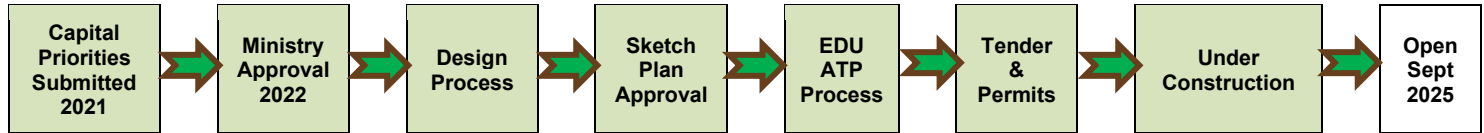
Occupancy Date: September 2025

Architect: Cellucci + Pace

Contractor: Deciantis Construction Limited

Construction commenced on the new facility July 29, 2024 with site grading and excavation well underway. 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 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

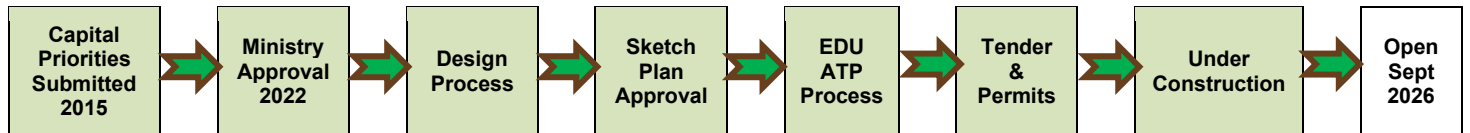
Occupancy Date: September 2025

Architect: Snyder Architects Inc.

Contractor: Everstrong Construction Ltd.

Construction commenced on the new facility July 23, 2024 with site grading, excavation and backfilling well underway. 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 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

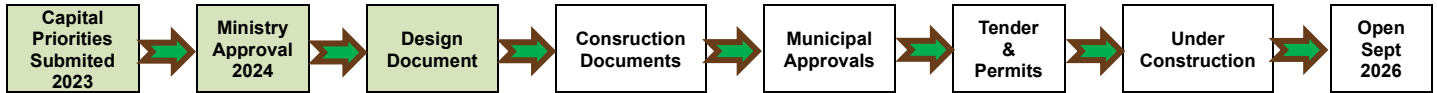
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc

Construction commenced on the new facility July 17, 2024 with site excavation and building footings 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

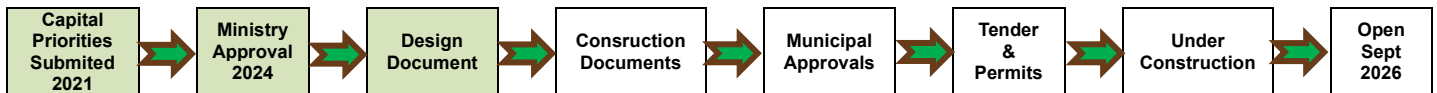
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: To be Determined

Schematic design documents are well underway with the mechanical and electrical design brief completed by the consultants. Geotechnical studies and topographic surveying are complete while the traffic study is underway. Initial site plan comments have been received from the Town of Whitby and preparation of the revised plan package is underway. 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

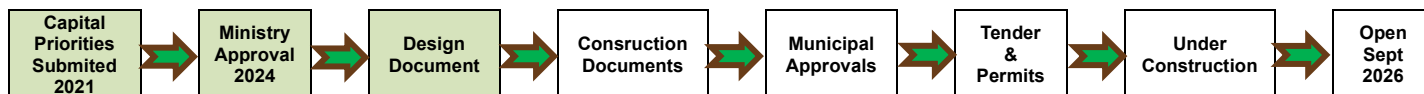
Occupancy Date: September 2026

Architect: Snyder Architects Inc.

Contractor: To be determined

Preliminary design documents along with site studies and reports are well underway. Initial site plan comments have been received from the Town of Whitby and preparation of the revised plan package is underway. 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

Schematic design is well underway with the mechanical and electrical design brief completed by the consultant. Site investigations and studies including geotechnical and topographic surveying are complete with the noise study underway. Initial site plan comments have been received from the City of Oshawa and preparation of the revised plan package is underway. Project completion is scheduled for September 2026.

## 4.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Renovation and Minor Addition Projects	Vaughan Willard PS	Construction is complete on the child care centre and 2-classroom addition. Occupancy was granted August 28, 2024 while final deficiencies are corrected.
3 Room Child Care Building Addition Projects	Seneca Trail PS	Construction progressing, footings and foundations complete, load bearing masonry nearly complete. Windows have been installed and roofing is underway. Occupancy projected end of 2024.
	Scott Central PS	Construction is complete. Childcare is open.
	Sunderland PS	The Approval to Proceed (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/Guidance Renovations	Pringle Creek PS	Renovation work is nearing completion. Replacement of the existing air handling unit serving the main office is scheduled for delivery and install Fall 2024.
	G.L. Roberts CVI	Construction is generally complete with minor work remaining.
	Anderson CVI	Main Office project is awarded. Construction to commence December 2024.
Change Room Renovation	Dunbarton HS	Project is under construction. Planned completion by early 2025.
Art/Science/Music Renovations	Vaughan Willard PS	Project will be tendered in the coming month.
Outdoor Classroom / Courtyard Refresh	Eastdale CVI	Courtyard project is under construction. Work scheduled for completion by the end of September 2024.
Interior Modifications – Teaching Space - Classroom Refresh	Dunbarton HS	Project is under construction. (Practical Learning Program (PLP) fit-out/reprogramming). This work is generally complete with minor work remaining.
	Village Union PS	Project is complete.
	Brock HS	Project is under construction (PLP fit-out). Construction to be complete by mid-November 2024.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Asphalt Replacement	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	Projects are generally complete with minor work remaining.
Roofing Projects	Kedron PS Joseph Gould PS Meadowcrest PS Biidaasige Mandamin PS Pickering HS	Projects are generally complete with minor work remaining.
	Glen Street PS	Project is under investigation. Seeking to tender for construction during summer 2025.
Masonry/Wall Cladding Restoration	Bayview Heights PS	Project construction is complete.
Masonry Restoration Projects	Beau Valley PS	Project construction is complete.
	Henry Street PS	Project is under investigation.
Window Replacements	Valley View PS	Project is under construction with completion set for early November 2024.
	Brock HS	Project is under construction with completion set for early September 2024.
	Port Perry HS	All windows are installed and minor work remains for completion.



PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Learning Commons Finish Refresh Projects	Coronation PS	Project is designed and prepared for tendering. Tender schedule to be determined.
	Gandatsetiagon PS	Construction is nearing completion. Mechanical work to provide library air conditioning is underway.
Interior Modifications - Washroom Upgrade Projects	Port Perry HS	Project is complete.
	Ajax HS Stephen Saywell PS	Projects are in design development.
Boiler Replacement Projects	Altona Forest PS C.E. Broughton PS Dr. C.F. Cannon PS	Project construction is well underway at these sites. Final mechanical and electrical connections are in progress. Completion set for end of September 2024.
	J. Clarke Richardson CVI	Project is in design
Dust Collector Replacement Projects	Pickering HS	Project is under construction. Main equipment installed. Completion is tentative for the beginning of September 2024.
	Dunbarton HS	Project to tender. Final design scope to be confirmed prior to release.

#### 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.

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	O'Neill CVI Valley View PS Waverly PS Frenchman's Bay PS Anderson CVI	Projects are under construction. Completion scheduled for December 2024. Classroom work will be phased during the school year to support ongoing school operations.
Partial Air Conditioning/Cooling Centres	Pringle Creek PS	Replacement of the existing air handling unit serving the office is scheduled for Fall 2024.
	Valley View PS	Project is under construction. Completion is scheduled for December 2024.
	Ormiston PS Cartwright PS Dr. C.F. Cannon PS	Projects are complete.

This initiative will continue into the 2024-2025 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. 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**

The Ministry of Education 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 from pages 28-31 and 34-36 of the 2024-2025 Budget Book. [2024-2025 Budget Book](#)

## 6.0 Strategic Links

At the conclusion of these projects there will be a total of 5,413 new pupil places, 190 replacement pupil places at Mary Street PS and a total of 500 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: Trends, Issues, and Opportunities (this report will be published on the DDSB website at [Pupil Accommodation Plan 2024-2028](#) following September 16, 2024).

These new schools and revitalized 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 and provides families and community members current information on DDSB's capital works. This information is updated quarterly.

## 8.0 Conclusion

This report is provided to Trustees for information.

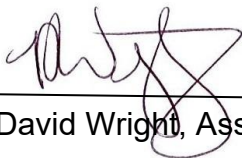
## 9.0 Appendices

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