

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board

DATE: September 15, 2025

SUBJECT: Quarterly Construction and Major Projects

PAGE: 1 of 10

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
James Bertram, Acting 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 Strategic Links

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

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](#).

2.0 Policy and Legislative Connections

[Capital Funding for the 2024-25 School Year 2024:B08](#)

[2025-26 Education Funding 2025:B02](#)

Launch of 2025-26 Capital Priorities Program (Memo release September 12, 2025)

[Launch of 2024-25 Capital Priorities Program 2024:B11](#)

[Launch of 2023-24 Capital Priorities Program 2023:B08](#)

[Education Capital Policies and Programs Manual](#)

3.0 Abstract

The Quarterly Construction report provides 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.

4.0 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, 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.

5.0 Background and Context

5.1 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 section 6 of this report.

On September 8, 2025, the Capital Program Branch EDU launched the 2025-2026 Capital Priorities Program inviting school boards to submit proposals for funding consideration to address boards' highest priority capital needs. The deadline for submissions is October 8, 2025. Staff are reviewing the program parameters and will prepare business cases over the next month. Following submission, an information report will be presented to Trustees.

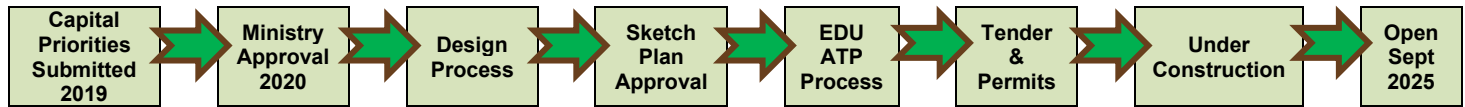
5.2 Major Projects

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.

6.0 Analysis

6.1 Approved Capital Priorities Projects

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



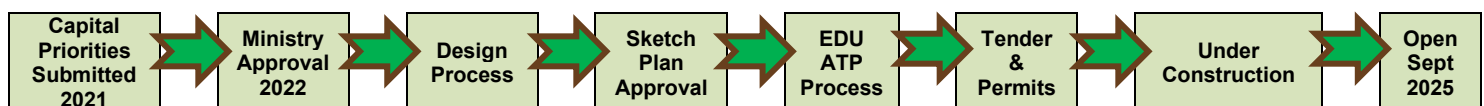
Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: September 2019

Ministry Approval: July 2020
 Occupancy Date: September 2025
 Architect: Cellucci + Pace
 Contractor: Deciantis Construction Limited

Construction made significant progress over the summer due to additional supports provided by DDSB, a dedicated effort by the general contractor and trades aided by hot, dry weather. School grounds are complete, and portables have been placed. Interior finishing is complete for classrooms, main office and all ancillary spaces with Gym, Learning Commons and Childcare spaces nearing completion. Occupancy of completed spaces was granted on August 29, 2025. The school welcomed students September 2, 2025.

Josiah Henson P.S., (formerly Unnamed Pickering Seaton PS, Burkholder Drive/Azalea Avenue)



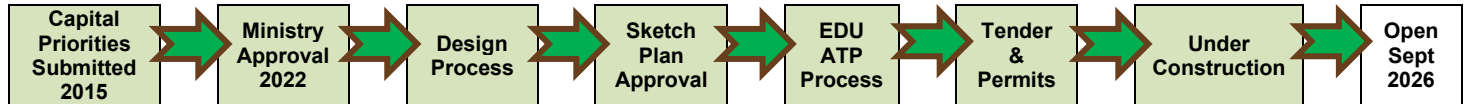
Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: May 2021, February 2022

Ministry Approval: May 2022
 Occupancy Date: September 2025
 Architect: Snyder Architects Inc.
 Contractor: Everstrong Construction Ltd.

Construction made great strides over the summer with extra support provided by DDSB, general contractor and trades working an extended weekly schedule and favourable weather. Parking lots and landscaping are complete, and portables have been placed. Interior finishing completed for classrooms, main office and ancillary spaces. Completion of the Gym, Learning Commons and Childcare spaces will follow in September and October. Partial building occupancy was granted August 29, 2025. The school welcomed students on September 15, 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

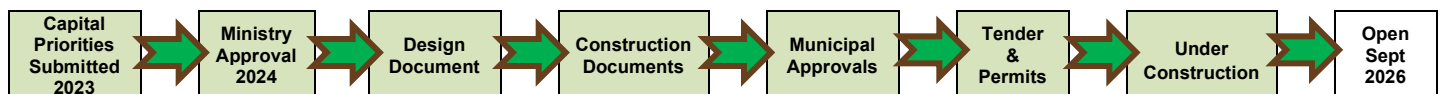
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc.

Construction on the new facility is progressing well with rough grading and site services nearing completion. Site works (concrete curbs, base coat asphalt, field, and landscape) are over 50% complete. Load bearing masonry is well underway with ground floor and second floor nearing completion and third floor over 25% complete. Roofing has commenced. Mechanical and electrical rough-ins are ongoing. Site plan agreement has been registered and building permit is 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

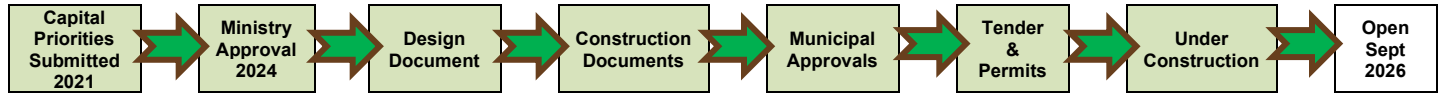
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Pre-Eng Contracting Ltd.

Construction in progress with soil remediation complete and site services, excavations, and footings well underway. Conditional building permit has been issued while Facilities staff and the Town of Whitby continue to work towards approval of final site plan application and full building permit. Project completion is scheduled for September 2026.

Unnamed West Whitby PS (Cisco Drive and Limoges Street)



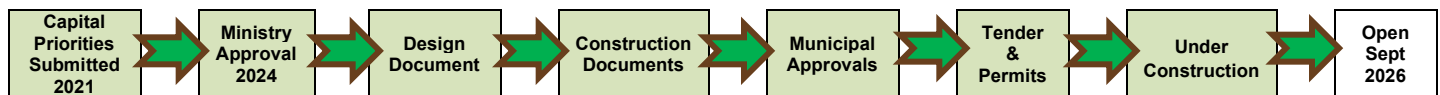
Project Type: New Elementary School

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

Ministry Approval: March 2024
 Occupancy Date: Potentially September 2026 (to be confirmed)
 Architect: Snyder Architects Inc.
 Contractor: Pre-Eng Contracting Ltd.

Contractor has mobilized and commenced soil testing and soil remediation preparation. Conditional building permit has been issued while Facilities staff and the Town of Whitby continue to work towards approval of final site plan application and full building permit. Delayed approvals from EDU and Whitby as well as soil disposal issues have delayed scheduled progress. Staff continue to work with the general contractor and architect to find efficiencies and improvements to the schedule. Staff will monitor this progress and provide an update in December 2025, however at present, September 2026 project completion is at risk.

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 is progressing well with over half of rough grading complete and block foundation walls complete. Ground floor load bearing masonry is well underway. A conditional building permit has been issued while Facilities staff and the City of Oshawa continue to work towards approval of the final site plan application and building permit. 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 based on initial comments received from municipality from 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 based on initial comments received from municipality from pre-consultation application submitted to the Town of Whitby on April 2, 2025. Project completion is currently scheduled for September 2028.

6.2 Child Care Projects

Sunderland PS – 3 Room Childcare Building Addition

This project was canceled by EDU on September 20, 2023

6.3 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. The District's commitment to providing and maintaining clean, safe and modern learning and working spaces aligns with the 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 – Under construction, construction to be complete by end of October/early November 2025.
- Uxbridge PS – Final asphalt coating to be completed by September 15, 2025.
- Scott Central PS, Quaker Village PS, Maple Ridge PS, Sunderland PS, Rosebank PS, Dunbarton HS – South Campus, Sinclair SS, Westney Heights PS – Construction is generally complete with minor items remaining.

Ignite Well-Being

Roof Replacement Projects

- Glen Street PS, Brock HS, Harmony Heights PS, Southwood Park PS - Construction is generally complete with final detailing to be completed.

Masonry/Wall Cladding Restoration

- Uxbridge PS and Henry Street HS – Construction is generally complete with minor items remaining.

Dust Collector Replacement Projects

- Dunbarton HS, Brock HS – Construction is underway. Projecting completion by October/November 2025.

Ventilation Projects Non-Air Conditioned – Partial Building

- Scott Central PS and Dunbarton HS (South Campus) Phase 1 – Work is generally complete. Waiting on delivery of rooftop air handling units for installation and final connections (anticipated for early fall 2025).

Sustainability & Energy Efficiency

Window Replacements

- Ajax HS, Port Perry HS – Construction is complete.

Boiler Replacements Projects

- J. Clarke Richardson CVI, A.G. Bell PS, Westcreek PS – Construction underway, substantial completion projected for the end of September 2025.

Building Services Infrastructure

- Sunderland PS and Southwood PS – Stairwell Replacement - Construction is complete with minor items remaining.
- William Dunbar PS, Lester B. Pearson PS, Village Union, Uxbridge PS, S.A. Cawker PS and Ontario St. PS – Watermain Upgrades – Under construction, to be substantially complete by end of September 2025.
- Beau Valley PS - In design.
- Electrical Service & Distribution Equipment Upgrades
 - Roland Michener PS, Dr. R. Thorton PS, Uxbridge SS – Construction is generally complete.
 - West Lynde PS – Deferred based on tender budget overage. To be retendered with scope modifications to align with allocated budget.

School Renewal

Ignite Learning

Main Office/Guidance Renovations

- Anderson CVI – Main office project – Construction is complete.
- Lester B Pearson PS, Lakewoods PS – Work is complete with minor items remaining.

Specialty Learning Space Renovations

- Vaughan Willard PS and William Dunbar PS – Construction is complete.
- Henry St HS - Culinary Renovation - In design. Construction budget will be allocated for the work in fall 2025.

Interior Modifications – Teaching Space - Classroom Refresh

- Beau Valley PS - Construction is complete.
- Ajax HS – Construction is complete with minor items remaining.
- RH Cornish PS – Construction is generally complete.

Learning Commons Finish Refresh Projects

- Coronation PS – Construction is complete.

Ignite Well-Being

Change Room Renovations

- Dunbarton HS - Project is complete.
- Pine Ridge SS – In design. Project to be tendered fall 2025.
- Port Perry HS – Under construction, work to be substantially complete by November 2025.

Washroom Upgrade Projects

- Ajax HS - Under construction, work to be substantially complete by November 2025.
- Stephen Saywell PS – Construction is generally complete with minor items remaining.
- Brock HS – Under investigation. Design development fall 2025.

Partial Air Conditioning/Cooling Centres

- J. Clarke Richardson CVI – Construction has commenced, work is in progress. Chillers to be commissioned and running spring 2026.
- Hillsdale PS - Work is in progress and to be substantially complete in September 2025.
- DASS Simcoe – Construction is generally complete.

Inclusive Design & Accessibility

- Dunbarton HS – PLP Room Air Conditioning Upgrade – Construction is in progress and to be substantially complete October 2025.
- Dr. S.J. Phillips PS – Various Accessibility Upgrades – In design.

The majority of projects identified for summer 2025 construction are complete. Progress towards completion of ongoing projects that will run into the 2025-2026 school year is being monitored. Staff are investigating upcoming projects identified under the 2025-2026 capital budget and finalizing associated scopes of work. The next Quarterly Construction and Major Projects Update will include details on 2025-2026 projects.

7.0 Risks and Opportunities

An element of risk is inherently present in all construction projects. Influencing factors such as unknown or unforeseen site and building conditions, weather impacts, material and labour shortages and delays can all impact schedules and ultimately occupancy of new spaces. Through regularly scheduled meetings and formal communication protocols staff work to manage delays and share updated information as soon as available. An alternate plan to ensure learning remains continuous for students and staff is always the utmost priority when managing risk.

The creation of learning spaces in new and existing schools provides opportunities to further current pedagogical approaches and support student learning, well-being and connections.

8.0 Financial Implications

EDU approved Capital Priorities Funds in the amount of \$306.6 million are being used to construct these new schools. This number represents Capital Priorities funding received over a number of years, as projects receive approval. \$58.3 million was 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](#).

9.0 Communication/Implementation 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.

10. Conclusion

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

11. 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