

## DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

**REPORT TO:** Durham District School Board **DATE:** June 05, 2023  
**SUBJECT:** Quarterly Construction and Major Projects Report **PAGE:** 1 of 8  
**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, Manager of Facilities Design and Construction  
Mike Kennedy, Manager of Major Projects

### 1.0 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 May 31<sup>st</sup>, 2023. 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.

### 2.0 Ignite Learning Strategic Priority/Operational Goals

**Success** – *Set high expectations and provide support to ensure all staff and students reach their potential every year.*

**Well-being** – *Create safe, welcoming, inclusive learning spaces to promote well-being for all students and staff.*

### 3.0 Background

#### 3.1 Capital Projects

The Board has received Ministry of Education approval for five new school builds and one major addition:

- February 2018: Durham District School Board (DDSB) received Ministry of Education approval to build Beaverton PS/Thorah Central PS. The new school will replace and consolidate Beaverton PS and Thorah Central PS on the Beaverton PS site in Beaverton.
- July 2020: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed Pickering Creekwood PS, and an addition at Mary Street PS in Oshawa to replace the existing portapac.
- October 2020: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed North Oshawa PS, at Windfields Farm Drive West and Wintergrace Avenue in Oshawa.
- May 2022: Durham District School Board received Ministry of Education approval to build a new elementary school, Unnamed Pickering Seaton PS, at Burkholder Drive and Azalea Avenue in Pickering and a new secondary school, Unnamed North Oshawa SS, at Windfields Farm Drive East and Bridle Road South in Oshawa.

### 3.2 Ministry Approval Process for Capital Priorities Projects

The Ministry of Education approval process must be carefully considered when undertaking any major capital projects. The approval process once business cases have been submitted are as follows:

- 1) announcement of funding,
- 2) approval of facility space template and appointing an architect,
- 3) approval to proceed to tender based on a cost consultant report; and
- 4) post tender approval if the tender exceeds the approved funding amount.

Each stage requires Ministry of Education approval to proceed to the next step.

## 4.0 Analysis

### 4.1 Approved Capital Priorities Projects

#### Beaverton PS/Thorah Central PS Rebuild

Project Type: Rebuild Elementary School Including Child Care Centre and Early ON hub  
Occupancy Date: September 2024 (Rescheduled from September 2023)  
Architect: Moffet & Duncan Architects Inc.  
Contractor: Pre-Eng Contracting Ltd.

Project construction recommenced mid-March on the new facility. Site fill and compaction work is complete with footings and foundations well underway. Project completion is currently scheduled for September 2024.

#### Unnamed Pickering Creekwood PS

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2024 (Rescheduled from September 2023)  
Architect: Cellucci + Pace  
Contractor: To be determined

Construction documentation continues to progress well while Facilities Staff and the City of Pickering continue to work towards site plan agreement and obtaining the record of site condition required for property acquisition, site plan agreement and building permit release. The Approval to Proceed (ATP) to tender package is currently under review with the Ministry of Education (EDU). Pending project approvals and site acquisition discussions with the City of Pickering, project completion currently remains scheduled for September 2024.

#### Mary Street PS Oshawa – Addition

Project Type: Replacement of Existing Portapac with a New Addition  
Occupancy Date: September 2024 (Rescheduled from September 2023)  
Architect: Moffet & Duncan Architects Inc.  
Contractor: J.J. McGuire Construction Limited

Following construction tender close March 2, 2023, the ATP to award the construction contract, was submitted to EDU and approval was received April 20. J.J. McGuire Construction Limited was the successful proponent and project planning and start up is currently underway. Facilities staff continue to work with the City of Oshawa towards site plan approval and building permit issuance. Currently this project is scheduled for completion in September 2024.

Unnamed North Oshawa PS (Windfields Farm Drive West/Wintergrace Avenue)

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2024 (Rescheduled from September 2023)  
Architect: Snyder Architects Inc.  
Contractor: Everstrong Construction Ltd.

Project construction recommenced mid-March on the new facility. Site services and grading work is well underway with footings and foundations to follow. The site plan agreement has been finalized and Facilities Staff continue to work with the City of Oshawa towards full building permit issuance. Project completion is scheduled for September 2024.

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

Project Type: New Secondary School  
Occupancy Date: September 2026  
Architect: Hossack Architects & Associates Inc.  
Contractor: To be determined

Schematic design is complete with detailed design well underway for the new facility. Facilities staff continue preliminary review discussions with the City of Oshawa regarding the site plan approval process. Design meetings with secondary department heads have been completed and revisions are underway to incorporate received feedback. Project completion is currently scheduled for September of 2026, with the possibility of an earlier completion date once approvals are received.

Unnamed Pickering Seaton PS (Burkholder Drive/Azalea Avenue)

Project Type: New Elementary School, Including Child Care Centre  
Occupancy Date: September 2026  
Architect: Snyder Architects Inc.  
Contractor: To be determined

Detailed design along with construction documentation continues to progress on the new facility. Facilities staff continue to work with the City of Pickering to finalize the site plan layout while the approval package is under development. Project completion is currently scheduled for September of 2026 with the possibility of an earlier completion date once approvals are received.

#### 4.2 Child Care Projects

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Child Care Projects	Vaughan Willard PS	Facilities staff received ATP to award the construction contract May 5, 2023. JVS Construction Ltd. was the successful proponent and project planning and start up is currently underway.
	Seneca Trail PS	Construction documentation is nearing completion. The Approval to Proceed to tender package was submitted to EDU and the project is being prepared for tender.
	Scott Central PS	Following construction tender close on March 2, 2023 the ATP to award the construction contract was submitted to EDU and is currently under review. Facilities staff continue to work towards site plan approval with the Town of Uxbridge.
	Sunderland PS	Construction documentation is nearing completion for the facility addition. The ATP to tender package was submitted to the EDU and is currently under review. Conditional site plan approval has been granted by the Township of Brock and Facilities Staff continue to work towards building permit.

### 4.3 Major Projects

Major Projects are funded from Capital Funding provided annually to the DDSB.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Main Office Renovations	Frenchman's Bay PS	Project is complete.
	Pringle Creek PS G.L. Roberts CVI Anderson CVI	Projects are in design.
Inclusive Change Room Renovation	G.L. Roberts PS	Construction is well underway. Completion of the project has been delayed until mid-late summer 2023 due to unforeseen structural slab conditions and mitigation measures implemented.
Art/Science/Music Renovations	Vaughn Willard PS	Vaughn Willard PS is on hold due to overlap in scope area with the planned childcare renovation fit-out. Project will be revisited once childcare construction is complete.
	Valley Farm PS	Project construction is well underway.
Interior Modifications – Teaching Space - Classroom Refresh	Coronation PS	Project is complete.
	Valley Farm PS	Project construction is well underway.
Asphalt Replacement	G.L. Roberts CVI	Project is in design. Construction targeted for summer 2024.
	D.A.S.S. Simcoe Meadowcrest PS	Projects are tendering.
	Pine Ridge SS	Project is awarded with construction to commence summer 2023.
Roofing Projects	Dr. S.J. Phillips PS E.A. Fairman PS John Dryden PS	Projects are awarded. Construction summer 2023.
	J. Clarke Richardson CVI	Project is in tendering, pending award.

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Masonry/Wall Cladding Restoration	Biidaassige Mandamin PS	Cladding Replacement – Phase 2 mobilization is set for June 2023 with a targeted completion for September 2023.
	Uxbridge SS	Cladding replacement Phase 2 – Awarded, construction summer 2023.
	EA Lovell PS	Masonry Restoration Phase 2 – Awarded, construction summer 2023.
	Valleyview PS	Masonry restoration – Awarded, construction summer 2023.
	Hillsdale PS	Masonry & foundations rehabilitation – Awarded, construction summer 2023.
	Port Perry HS Coronation PS Ormiston PS Joseph Gould PS	<u>Window replacements</u> Awarded, construction summer 2023 Awarded, construction summer 2023 Awarded, construction summer 2023 Awarded, construction summer 2023
	Pringle Creek PS	Project is in design.
	William Dunbar PS	Project tendered over budget. Project will be re-tendered in fall 2023.
Library/Learning Commons Upgrades	Coronation PS	Project is in design. Project on hold until 2024 due to required classroom space for increased student loading for September 2023.
	Henry St HS Greenbank PS	Projects are in design.
Interior Modifications - Washroom Upgrade Projects	William Dunbar PS	Project is tendering.
	Port Perry HS	Project is in design.
	Beau Valley PS	Awarded, construction May 2023.
Boiler Replacement Projects	Fallingbrook PS	Projects have been awarded. Boiler system package procurement in process for each site.  Project construction is underway.
	Winchester PS	
	Quaker Village PS	
	Pierre Elliot Trudeau PS	
	Anderson CVI	

PROJECT	SCHOOL/SITE	PROGRESS DETAILS
Accessibility Projects	Coronation PS	Project is generally complete. Final building occupancy sign-off is pending final review and sign off by TSSA which has been scheduled.

#### 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. Projects noted as CVRIS were funded by COVID-19 Resilience Infrastructure Stream Funding provided by the Federal and Provincial governments.

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	D.A.S.S. Simcoe	Project tendered and awarded. Procurement of mechanical equipment by the contractor has commenced.
	Beau Valley PS Anderson CVI R.H. Cornish PS	Projects awarded, construction is well underway.
	O’Neill CVI	Project is in design.
Partial Air Conditioning/Cooling Centres-pending	Woodcrest PS	Projects awarded, construction is well underway.
	Colonel Farewell PS	Project is in design.

This initiative will continue into the 2023-2024 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. Contractor viability in this volatile market has been a concern as some contractors have been unable to meet their financial obligations to their trades. In these situations, staff have worked to reassign in-progress projects to maintain project schedule and payment to trades.

## **5.0 Financial Implications**

The Ministry of Education approved Capital Priorities Funds in the amount of \$129,827,972 and the funds are being used to construct new schools and major additions. Annual Capital Funds in the amount of \$83,476,237 are being used for the completion of the major projects listed in the report.

## **6.0 Evidence of Impact**

There will be a total of 3,511 new pupil places, 190 replacement pupil places at Mary Street PS and a total of 440 new child care places.

## **7.0 Communication Plan**

The Quarterly Construction and Major Projects Report is posted on the DDSB's website: [Construction and Property Updates](#)

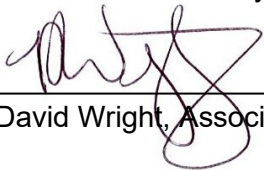
## **8.0 Conclusion**

This report is provided to Trustees for information.

Report reviewed and submitted by:

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Camille Williams-Taylor, Director of Education and Secretary to the Board



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David Wright, Associate Director of Corporate Services and Treasurer of the Board