

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
COMMITTEE OF THE WHOLE MEETING
DECEMBER 9, 2025**

PUBLIC SESSION

**TITLE: STAFF DEVELOPMENT DEPARTMENT PROFESSIONAL
DEVELOPMENT OPPORTUNITIES**

The Staff Development Department Professional Development Opportunities report is
presented for information.

Prepared by: Pat Rocca, Superintendent of Education
Anthony Corapi, Coordinator of Staff Development

Presented by: Pat Rocca, Superintendent of Education

Approved by: Camillo Cipriano, Director of Education/Secretary-Treasurer

Date: December 9, 2025



REPORT TO THE COMMITTEE OF THE WHOLE DECEMBER 9, 2025

STAFF DEVELOPMENT DEPARTMENT PROFESSIONAL DEVELOPMENT OPPORTUNITIES

BACKGROUND INFORMATION

In alignment with Niagara Catholic's Multi-Year Strategic Plan, the Department of Staff Development, as an integral aspect of its mandate, acts as the point of co-ordination among various departments. Thus ensuring that all professional development opportunities for staff, both teaching and non-teaching, occur in a seamless fashion to minimize disruptions to the myriad services provided within our Niagara Catholic community. The following is a listing of activities occurring during the period December 9, 2025 through January 13, 2026.

Title: Micro:bit Full-Day Workshop
Date: December 9, 2025
Audience: Select Grades 4-8 Teachers

Niagara Catholic is committed to providing resources and materials that are effective for meeting the needs of students and will offer a full-day professional development workshop with BBC micro:bits V2.. The workshop will help support the curriculum coding requirements in the Grades 4-8 Science and Technology Program and Mathematics Program.

The workshop will focus on the following content:

- The BBC micro:bit
 - Using the BBC micro:bit in Grades 4-8 classrooms
 - Opportunities with Inventor's Kits & Smart Greenhouse Kits
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Title: New Teacher Induction Program (NTIP)
Date: December 9, 2025
Audience: Secondary Teachers

The Staff Development Department will host a secondary specific NTIP session on December 9th at the Catholic Education Centre from 8:30 p.m. – 2:30 p.m.

Secondary NTIP Agenda

8:30 a.m.	<u>Arrival</u>
8:45 a.m.	<u>Welcome</u>
	<u>Land Acknowledgement</u>
	<u>Opening Prayer</u>
	<u>NTIP Reminders</u>
9:00 a.m.	<u>Secondary School Information Session</u>
9:45 am	<u>Break</u>
10:00 am	<u>eLearning Presentation</u>
11:00 am	<u>Advanced Placement Presentation</u>
11:30 a.m.	LUNCH
12:30 p.m.	<u>Pathways to Student Success (SHSM & Success)</u>
2:30 p.m.	<u>Adjournment</u>

The Staff Development Professional Development Opportunities report is presented for information.

Prepared by:	Pat Rocca, Superintendent of Education Anthony Corapi, Coordinator of Staff Development
Presented by:	Pat Rocca, Superintendent of Education
Approved by:	Camillo Cipriano, Director of Education/Secretary-Treasurer
Date:	December 9, 2025

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
COMMITTEE OF THE WHOLE MEETING
DECEMBER 9, 2025**

PUBLIC SESSION

TITLE: CAPITAL PROJECTS PROGRESS REPORT UPDATE

The capital projects progress report update is presented for information.

Prepared by: Tunde Labbanz, Administrator Design and Construction

Presented by: Giancarlo Vetrone, Superintendent of Business and Financial Services

Approved by: Camillo Cipriano, Director of Education/Secretary-Treasurer

Date: December 9, 2025



REPORT TO THE COMMITTEE OF THE WHOLE DECEMBER 9, 2025

CAPITAL PROJECTS PROGRESS REPORT UPDATE

BACKGROUND INFORMATION

Individual progress reports for capital projects are presented as follow:

IN PROGRESS

Appendix A New Elementary School Kalar Road, Niagara Falls

Appendix B New Elementary School Greenlane Road, Beamsville

The capital progress report update report is presented for information.

Prepared by: Tunde Labbancz, Administrator Design and Construction

Presented by: Giancarlo Vetrone, Superintendent of Business and Financial Services

Approved by: Camillo Cipriano, Director of Education/Secretary-Treasurer













Date: December 9, 2025

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

A - General information	
Project Name	Catholic Elementary School Kalar Rd., Niagara Falls
Report Prepared by	Tunde Labbancz, Administrator, Facilities Services
Project Sponsors:	Domenic Massi, Superintendent Principal, TBD
Date	December 2, 2025
Reporting Period	November 2025

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
Budget:				Construction cost estimate done at 80% construction drawings indicates project will come in over budget at tender phase. Ministry of Education has been notified.
Schedule:				
Scope:				
Quality:				

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

Executive Summary	<p>➤ PROJECT INFORMATION</p> <ul style="list-style-type: none"> ○ Area of New School to be Constructed: 37,250 sf. ○ New School Capacity: 363 students ○ Number of Classrooms: 15 ○ Childcare NO <p>➤ PROJECT FUNDING</p> <ul style="list-style-type: none"> ○ Capital Priorities Grant \$14,033,019 ○ Additional Funding Approval for Childcare N/A
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PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

C – Scheduled Milestones / Deliverables			
Milestone / Deliverable	Expected On	Actual On	Status
Funding Approval		March 27, 2024	COMPLETED
Architect Selection	September 2024	December 2024	COMPLETED
Design Development	October 2024	September 2025	COMPLETED
Ministry Approval to Proceed with Tender	March 2025		NOT STARTED
Site Plan Approval	May 2025		IN PROGRESS
Building Permit	May 2025		NOT STARTED
Project Tender	April 2025		NOT STARTED
Construction Start	May 2025		NOT STARTED
Parking lot and Playgrounds	August 2026		NOT STARTED
Occupancy	September 2026		NOT STARTED
Additional Milestones			NOT STARTED

D – Open Action Items				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	May 2025		NOT STARTED
2	SPA approval	May 2025		IN PROGRESS
3	MOE approval to proceed to Tender	March 2025		NOT STARTED
4	Building Permit approval	May 2025		NOT STARTED

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

E - Issues, Risks, Challenges and discussion items

#	Title	Description	Owner	Status
1	Risk item 1		NCDSB	NOT STARTED
2	Risk Item 2		NCDSB	NOT STARTED
3	Risk Item 3		NCDSB	NOT STARTED

F - Accomplishments / Plans

Accomplishments during *this Reporting Period* :

1. Design Development phase completed
2. Documents submitted to the City of Niagara Falls for Site Plan Approval
3. Cost Consultant hired for Class A construction cost estimate
4. ESA phase 2 completed and submitted to City of Niagara Falls as per of SPA
5. Class B construction cost estimate received, showing 2.5 M over budget
6. Request for Proposals posted for general contractor pre-qualification

Plans during the next Reporting Period:

1. Involve consultants in value engineering to help reduce the construction cost estimate.
2. Obtain Class A cost estimate.
3. Acquire Site Plan Approval form City of Niagara Falls.
4. Obtain list of pre-qualified general contractors

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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G - Project Status Report / Signatures

I have reviewed the information contained in this Project Progress And Status Report and agree:

<i>Name / Title</i>	<i>Company</i>		
Project Manager	NCDSB	Tunde Labbancz	December 02, 2025
Superintendent of Business and Financial Services	NCDSB	Giancarlo Vetrone	
COPIES TO:			
Chair, Vice-Chair, and Trustees	NCDSB	Committee of the Whole Capital Project Update	Monthly
Director of Education	NCDSB	Camillo Cipriano	Email
Superintendent	NCDSB	Domenic Massi	Email
Principal	NCDSB	TBD	Email

PROJECT PROGRESS AND STATUS REPORT

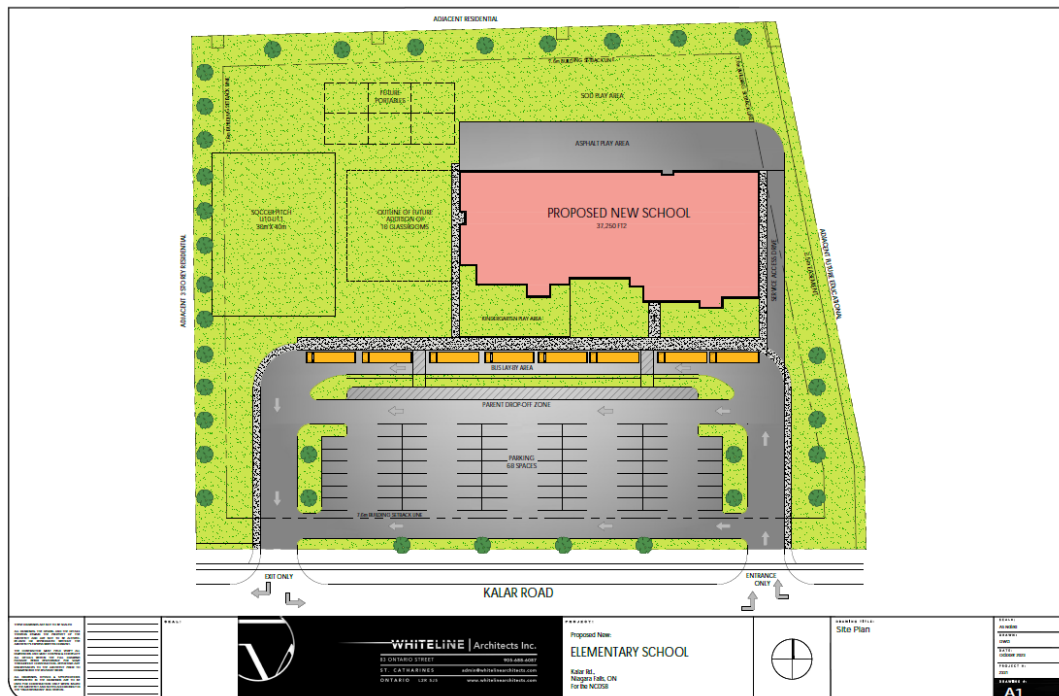
NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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CONCEPTUAL DESIGN 2024



CONCEPTUAL SITEPLAN 2024

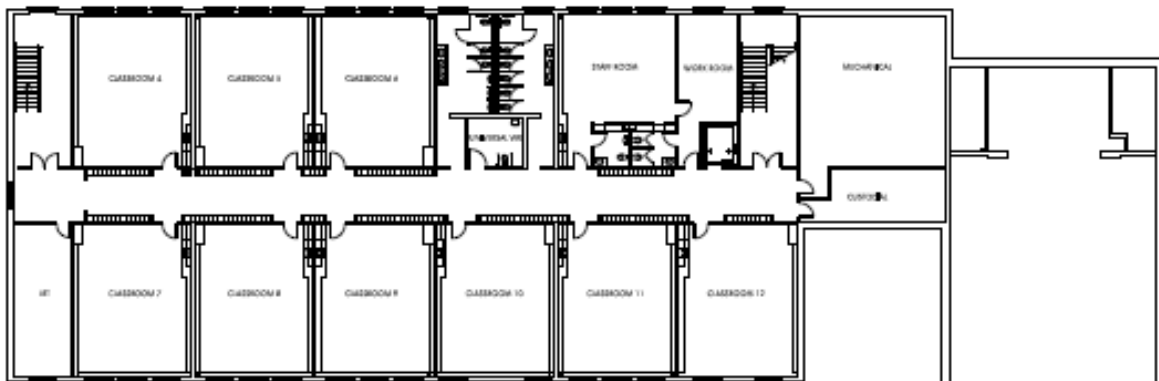


PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

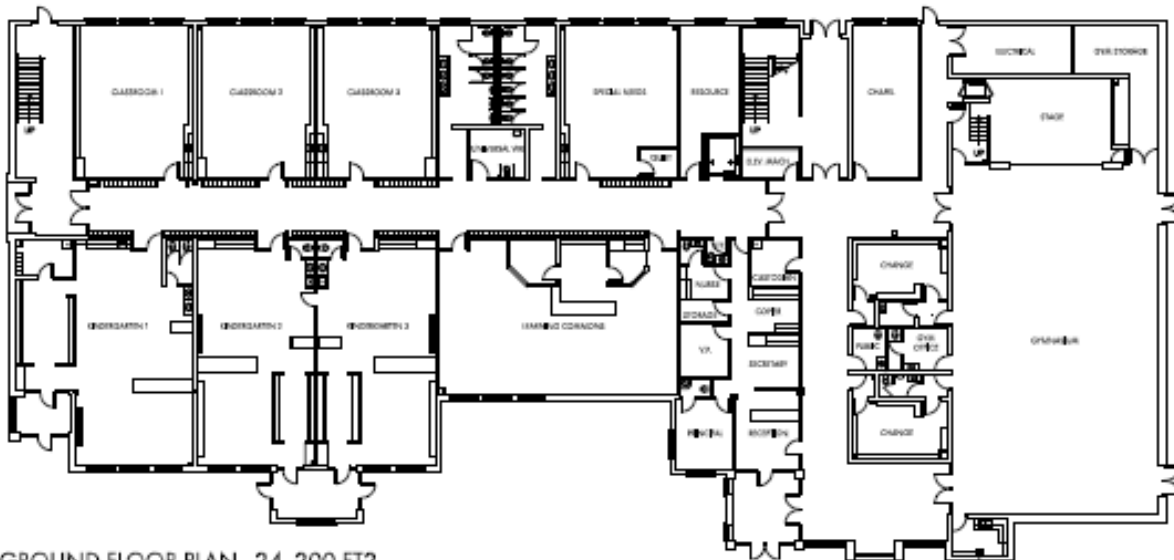
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CONCEPTUAL FLOOR PLAN 2024



SECOND FLOOR PLAN - 14,750 FT²

PROPOSED NEW ELEMENTARY
SCHOOL FOR NCDSB
PRELIMINARY AUGUST 31, 2023



GROUND FLOOR PLAN - 24, 200 FT²

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS













Rev. 1.0, Mar 2023

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

A - General information	
Project Name	St Luke Catholic Elementary School Greenlane Rd., Beamsville
Report Prepared by	Tunde Labbancz, Administrator of Facilities Services
Project Sponsors:	Gino Pizzoferrato, Superintendent Principal, TBD
Date	December 02, 2025
Reporting Period	November 2025

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
Budget:				Construction cost estimate done at 80% construction drawings indicates project will come in over budget at tender phase. Ministry of Education has approved additional financial resources.
Schedule:				Project delayed due to preliminary engineering requirements for SPA. Ministry has been notified.
Scope:				
Quality:				

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

Executive Summary	<ul style="list-style-type: none"> ➤ PROJECT INFORMATION <ul style="list-style-type: none"> ○ Area of New School to be Constructed: 42,442 sf. ○ New School Capacity: 421 students ○ Number of Classrooms: 18 ○ Childcare: 3 Rooms ➤ PROJECT FUNDING <ul style="list-style-type: none"> ○ Capital Priorities Grant \$10,108,084 ○ Additional Funding Approval for Childcare \$2,014,523 ○ Additional Capital Priorities Funding \$11,227,798 ○ Additional Childcare Funding \$1,086,743 ➤ Expected school opening tentatively September 2027.
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PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

C – Scheduled Milestones / Deliverables			
Milestone / Deliverable	Expected On	Actual On	Status
Funding Approval		July 15, 2022	COMPLETED
Architect Selection	December 2022	February 2023	COMPLETED
Design Development	January 2023	May 2023	COMPLETED
Ministry Approval to Proceed with Tender	March 2024	July 30, 2025	COMPLETED
Site Plan Approval	May 2024	August 25, 2025	COMPLETED
Building Permit	May 2024	Oct. 03, 2025	COMPLETED
Project Tender Closing	April 2024	Oct. 15, 2025	COMPLETED
Construction Start	May/June 2023	Dec. 01, 2025	COMPLETED
Parking lot and Playgrounds			NOT STARTED
Occupancy	September 2025		NOT STARTED
Additional Milestones			NOT STARTED

D – Open Action Items				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	May 2024	June 2025	COMPLETED
2	SPA approval	May 2024	August 2025	COMPLETED
3	MOE approval to proceed to Tender	March 2024	July 2025	COMPLETED
4	Building Permit approval	May 2024	October 2025	COMPLETED

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

E - Issues, Risks, Challenges and discussion items

#	Title	Description	Owner	Status
1	Risk item 1	Archeological Survey	NCDSB	COMPLETE
2	Risk Item 2	Soil Remediation, Topsoil Removal, and Tree Removal Tender posted	NCDSB	COMPLETE
3	Risk Item 3	Site Plan Modifications Requested Through Comments from the Town of Lincoln	ARCHITECT	COMPLETED

F - Accomplishments / Plans

Accomplishments during *this Reporting Period* :

1. Tree Removal, Soil Remediation, and Topsoil Removal completed.
2. MOE Approval to Proceed to Tender obtained.
3. Letter of Credit issued to the Town of Lincoln for Site Plan Approval.
4. Environmental Assessment completed and sent to the Town of Lincoln.
5. Additional funding received from MOE.
6. Building Permit obtained from the Town of Lincoln.
7. Short list of contractors obtained.
8. Tender package was posted for contractor pricing.
9. Tender closed and contract awarded.

Plans during the next Reporting Period:

1. Construction schedule to be received from General Contractor
2. CCDC -2 document to be executed
3. Awaiting for Bonds from GC
4. Installation of fencing and construction trailer to be brought to site
5. Mobilization

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

G - Project Status Report / Signatures

I have reviewed the information contained in this Project Progress And Status Report and agree:

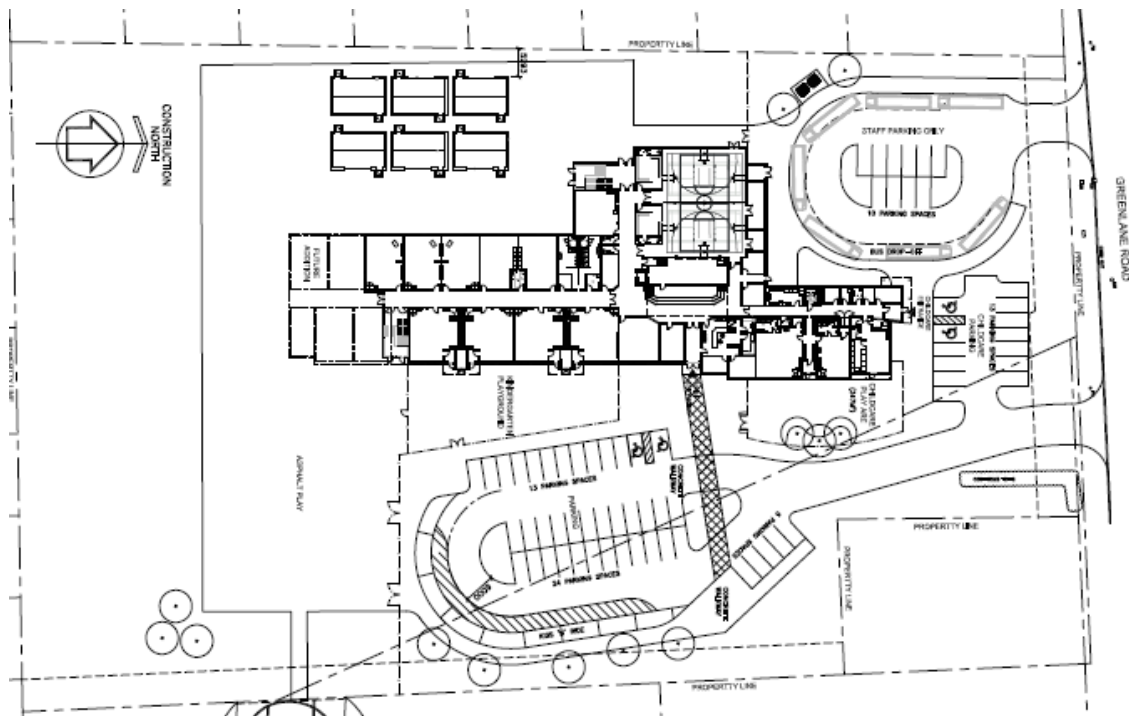
<i>Name / Title</i>	<i>Company</i>		
Project Manager	NCDSB	Tunde Labbancz	December 02, 2025
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Superintendent	NCDSB	Gino Pizzoferrato	Email
Principal	NCDSB	TBD	Email

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

CONCEPTUAL SITE PLAN 2024



CONCEPTUAL ELEVATION PLAN 2024

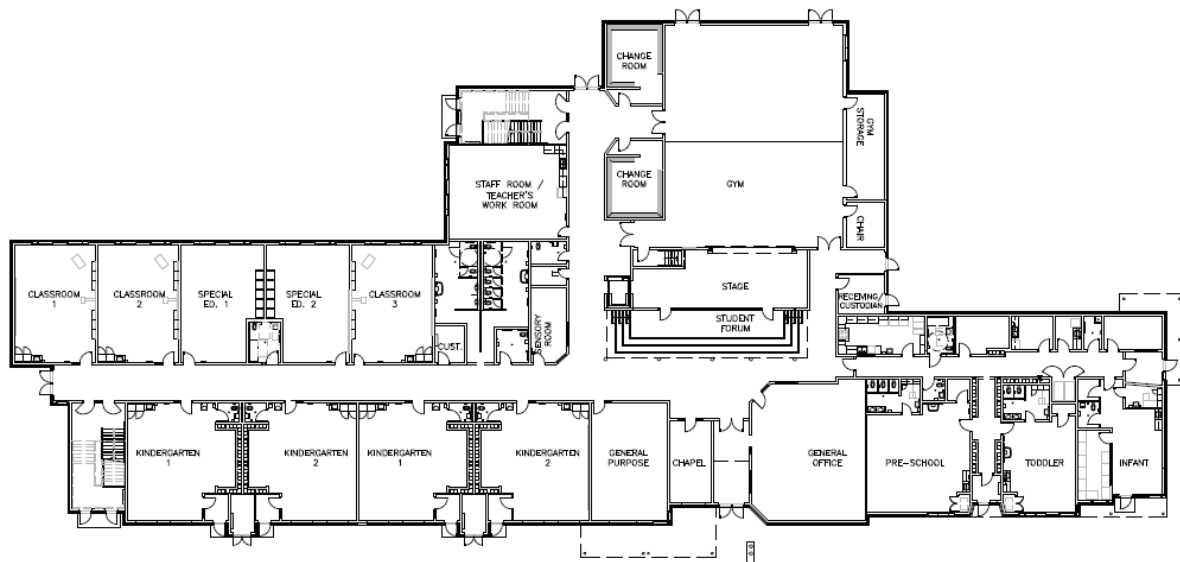


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NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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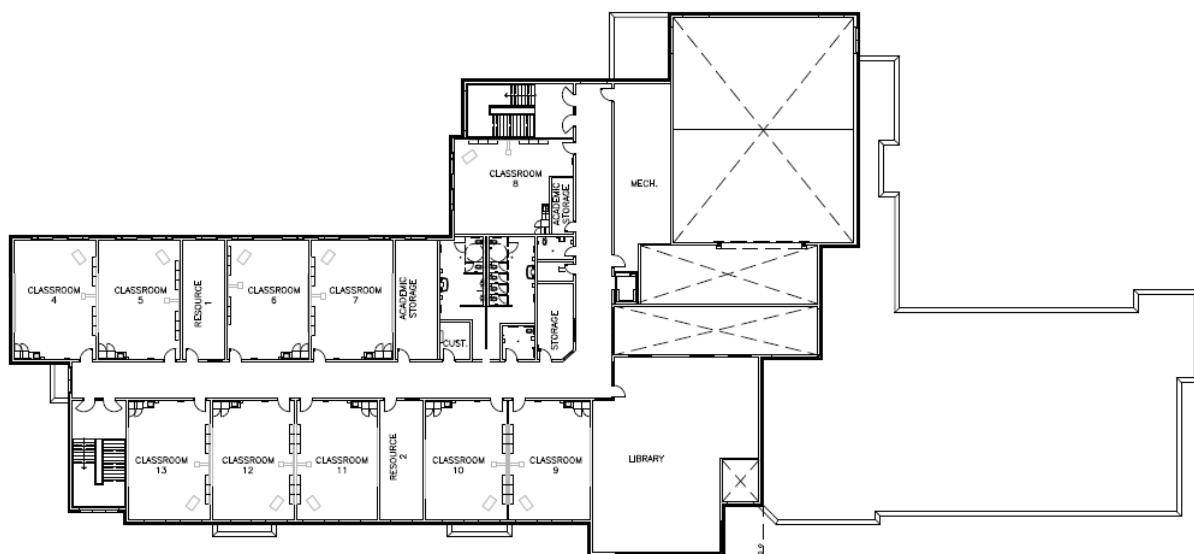
CONCEPTUAL FLOOR PLAN 2024



GROUND FLOOR

SCHOOL: 2,295m² (24,703 SF)

CHILDCARE: 447m² (4,811 SF)



SECOND FLOOR

SCHOOL: 1,628m² (17,523 SF)

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

FINAL RENDERING



PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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SITE VIEW FROM GREENLANE ROAD



TREE REMOVAL AND SOIL REMEDIATION – NOVEMBER 2024

