

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
COMMITTEE OF THE WHOLE MEETING
DECEMBER 5, 2023**

PUBLIC SESSION

TITLE: CAPITAL PROJECTS PROGRESS REPORT UPDATE

The Capital Projects Progress Report Update is presented for information.

Prepared by: Clark Euale, Controller of Facilities Services

Presented by: Clark Euale, Controller of Facilities Services

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

Date: December 5, 2023



**REPORT TO THE COMMITTEE OF THE WHOLE MEETING
DECEMBER 5, 2023
CAPITAL PROJECTS PROGRESS REPORT UPDATE**

BACKGROUND INFORMATION

Individual progress reports for capital projects are presented as follows:

IN PROGRESS

Appendix A	St. Elizabeth Joint Elementary School, Wainfleet
Appendix B	New Elementary School Greenlane Road, Beamsville

The Capital Projects Progress Report Update is presented for information.

Prepared by:	Clark Euale, Controller of Facilities Services
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Approved by:	Camillo Cipriano, Director of Education/Secretary-Treasurer
Date:	December 5, 2023

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

A - General information	
Project Name	St. Elizabeth Joint Catholic Elementary School Wainfleet, Ontario
Report Prepared by	Clark Euale, Controller, Facilities Services
Project Sponsors:	Joseph Zaroda, Superintendent Julie Mangiacasale, Principal, St Elizabeth CES
Date	December 5, 2023
Reporting Period	November 2023

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
Budget:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Schedule:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction has fallen behind due to shortage of trades (masonry)
Scope:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quality:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

Executive Summary	➤ PROJECT INFORMATION																																						
	<ul style="list-style-type: none"> ○ Combined Area of New School to be Constructed: 69,734 s.f. ○ New School Capacity: 587 students ○ NCDSB Pupil Places: 118 students 																																						
	➤ PROJECT FUNDING																																						
	-																																						
	<table border="1"> <thead> <tr> <th rowspan="2">Funding Program</th> <th>DSB of Niagara</th> <th>Niagara CDSB</th> <th rowspan="2">Total</th> </tr> <tr> <th><u>Project ID #: 22-063</u></th> <th><u>Project ID #: 50-067</u></th> </tr> </thead> <tbody> <tr> <td>Capital Priorities</td> <td>\$10,551,451</td> <td>\$3,574,873</td> <td>\$14,126,324</td> </tr> <tr> <td>Child Care Capital</td> <td>\$1,652,606</td> <td>\$0</td> <td>\$1,652,606</td> </tr> <tr> <td></td> <td>\$12,204,057</td> <td>\$3,574,873</td> <td>\$15,778,930</td> </tr> <tr> <td><i>Additional Funding</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Capital Priorities</td> <td>\$2,551,402</td> <td>\$1,860,168</td> <td>\$4,411,570</td> </tr> <tr> <td>Child Care Capital</td> <td>\$512,669</td> <td>\$0</td> <td>\$512,669</td> </tr> <tr> <td>Proceeds of Disposition</td> <td>\$3,202,271</td> <td>\$0</td> <td>\$3,202,271</td> </tr> <tr> <td>Total</td> <td>\$18,470,399</td> <td>\$5,435,041</td> <td>\$23,905,440</td> </tr> </tbody> </table>	Funding Program	DSB of Niagara	Niagara CDSB	Total	<u>Project ID #: 22-063</u>	<u>Project ID #: 50-067</u>	Capital Priorities	\$10,551,451	\$3,574,873	\$14,126,324	Child Care Capital	\$1,652,606	\$0	\$1,652,606		\$12,204,057	\$3,574,873	\$15,778,930	<i>Additional Funding</i>				Capital Priorities	\$2,551,402	\$1,860,168	\$4,411,570	Child Care Capital	\$512,669	\$0	\$512,669	Proceeds of Disposition	\$3,202,271	\$0	\$3,202,271	Total	\$18,470,399	\$5,435,041	\$23,905,440
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➤ Prime Consultant: Whiteline Architects Inc.																																							
➤ General Contractor: Brouwer Construction Ltd.																																							
➤ Contractor mobilized November 11, 2022																																							
➤ Niagara Catholic Legal Representative currently drafting lease agreement between DSBN and Niagara Catholic.																																							

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

C – Scheduled Milestones / Deliverables			
Milestone / Deliverable	Expected On	Actual On	Status
Funding Approval	September 2020	September 2020	COMPLETED
Architect Selection	January 2021	January 2021	COMPLETED
Design Development	February 2021	March 2021	COMPLETE
Ministry Approval (Cost)	January 2022	March 2022	COMPLETE
Site Plan Approval	February 2022	September 2022	COMPLETE
Building Permit	March 2022	October 2022	COMPLETE
Project Tender	April 2022	November 2022	COMPLETE
Construction Start	Nov. 11, 2022	Nov. 11, 2022	IN PROGRESS
Demolish St Elizabeth School	July 2024		NOT STARTED
Occupancy	September 2024		NOT STARTED
Additional Milestones	TBA	N/A	NOT STARTED

D – Open Action Items				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	January 2022	MTO	COMPLETE
2	SPA approval	February 2022	Township of Wainfleet	COMPLETE
3	MOE approval to proceed to Tender	March 2022	MOE	COMPLETE
4	Building Permit approval	April 2022	Township of Wainfleet	COMPLETE
5	Shared-Use Agreement (DSBN/Niagara Catholic)	June 2024	NCDSB/DSBN	IN PROGRESS

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

E - Issues, Risks, Challenges and discussion items				
#	Title	Description	Owner	Status
1	Risk item 1	Quality of materials and building components at-risk due to high-Class C and Class A cost estimates, which necessitated the sourcing of alternate products from the original design intent.	Design Team	COMPLETED
2	Risk Item 2	Approval to Proceed to Tender at-risk due to high-Class A cost estimate.	Ministry of Education	COMPLETED
3	Risk Item 3	Ministry of Environment approval for the septic system is underway. Final occupancy is contingent upon this approval.	Ministry of Environment	IN PROGRESS

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

F - Accomplishments / Plans

Accomplishments during *this Reporting Period* :

1. MOE approval of septic design is expected to take 6-12 more months. Environmental Compliance Application has been submitted early April. Ongoing.
2. Cost sharing agreement between DSNB and Niagara Catholic based upon original Memorandum of Understanding.
3. Slab-on-grade ~ 95% complete, block walls ~ 60% complete, site grading ~ 30% complete, mechanical ~ 20% complete, electrical ~ 20% complete.

Plans during the *next Reporting Period* :

1. Draft lease agreement presented to DSNB for review/comment May 3, 2023. Agreed upon lease will be shared with Niagara Catholic Board Trustees prior to execution. Update: Niagara Catholic will pursue a shared-use agreement that includes operational requirements and defines the liability of each Board going forward.
2. Team is actively working on community partnership with the Town of Wainfleet for shared use of the gymnasium and soccer/baseball fields. Ongoing.

G - Distribution

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

<i>Name / Title</i>	<i>Company</i>		<i>Date</i>
Project Manager	NCDSB	Tunde Labbancz	November 14, 2023
Controller of Facilities Services	NCDSB	Clark Euale	November 14, 2023
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	Joseph Zaroda	Email
Principal, St Elizabeth CES	NCDSB	Julie Mangiacasale	Email



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

PROGRESS PHOTOS: AUGUST 2023





NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

AUGUST 2023





NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

SEPTEMBER 2023





NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

SEPTEMBER 2023





NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 29/03/2022

OCTOBER 2023



PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, May 2023

A - General information	
Project Name	Catholic Elementary School Greenlane Rd., Beamsville
Report Prepared by	Clark Euale, Controller, Facilities Services
Project Sponsors:	Gino Pizzoferrato, Superintendent Principal, TBD
Date	December 5, 2023
Reporting Period	November 2023

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
Budget:	☒	☐	☐	
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, May 2023

<p>Executive Summary</p>	<ul style="list-style-type: none"> ➤ PROJECT INFORMATION <ul style="list-style-type: none"> ○ Area of New School to be Constructed: 42,442 s.f. ○ New School Capacity: 421 students ○ Number of Classrooms: 18 ○ Childcare ➤ PROJECT FUNDING <ul style="list-style-type: none"> ○ Capital Priorities Grant \$10,108,084 ○ Additional Funding Approval for Childcare \$2,000,000 ➤ Ministry Approval to Proceed to Design received. ➤ Detailed design underway. ➤ Expected school opening tentatively 2025. Ministry has been notified.
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PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, May 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	February 2023	IN PROGRESS
Ministry Approval to Proceed with Tender			NOT STARTED
Site Plan Approval			NOT STARTED
Building Permit			NOT STARTED
Project Tender			NOT STARTED
Construction Start	May/June 2023		NOT STARTED
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			NOT STARTED
2	SPA approval			NOT STARTED
3	MOE approval to proceed to Tender			NOT STARTED
4	Building Permit approval			NOT STARTED

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, May 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 Pending	NCDSB	IN PROGRESS

F - Accomplishments / Plans
<p>Accomplishments during <i>this Reporting Period</i> :</p> <ol style="list-style-type: none"> 1. Ministry Approval to Proceed to procure an Architect to begin the design process of this exciting project in July 2022. 2. RFP for Prime Consulting Services awarded to Svedas Architects Inc. 3. Archeological Survey of property completed as part of the requirements for Site Plan Approval. No issues flagged. 4. Additional Childcare funding of \$2.0 million approved by the Ministry of Education on April 6, 2023. 5. Detailed design underway. <hr/> <p>Plans during the next Reporting Period:</p> <ol style="list-style-type: none"> 1. Attendance Area Review to be proceed October 2023. Ongoing. 2. Project due diligence underway including traffic study, noise study, geotechnical study, soil remediation. Ongoing. 3. Detailed design continues.

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, May 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	November 14, 2023
Controller of Facilities Services	NCDSB	Clark Euale	November 14, 2023
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NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, May 2023

CONCEPTUAL SITE PLAN



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
Nurturing Souls and Building Minds

BEAMSVILLE CATHOLIC ES — SITE PLAN

SVEDAS / ARCHITECTS INC.