

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD  
COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 10, 2024**

***PUBLIC SESSION***

**TITLE: CAPITAL PROJECTS PROGRESS REPORT UPDATE**

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The Capital Projects Progress Report Update is presented for information.

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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: September 10, 2024



## REPORT TO THE COMMITTEE OF THE WHOLE MEETING SEPTEMBER 10, 2024

### CAPITAL PROJECTS PROGRESS REPORT UPDATE

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#### BACKGROUND INFORMATION

Individual progress reports for capital projects are presented as follows:

#### IN PROGRESS

Appendix A	New Elementary School Kalar Road, Niagara Falls
Appendix B	New Elementary School Greenlane Road, Beamsville
Appendix C	St. Elizabeth Joint Elementary School, Wainfleet

The Capital Projects Progress Report Update is presented for information.

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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: September 10, 2024

## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

A - General information	
Project Name	<b>Catholic Elementary School</b> <b>Kalar Rd., Niagara Falls</b>
Report Prepared by	Clark Euale, Controller, Facilities Services
Project Sponsors:	Domenic Massi, Superintendent Principal, TBD
Date	Aug 03, 2024
Reporting Period	July 2024

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
<b>Budget:</b>	☒	☐	☐	
<b>Schedule:</b>	☒	☐	☐	
<b>Scope:</b>	☒	☐	☐	
<b>Quality:</b>	☒	☐	☐	

## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

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

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

<b>C – Scheduled Milestones / Deliverables</b>			
Milestone / Deliverable	Expected On	Actual On	Status
Funding Approval		March 27, 2024	COMPLETED
Architect Selection	September 2022		NOT STARTED
Design Development	October 2022		NOT STARTED
Ministry Approval to Proceed with Tender	March 2025		NOT STARTED
Site Plan Approval	May 2025		NOT STARTED
Building Permit	May 2025		NOT STARTED
Project Tender	April 2025		NOT STARTED
Construction Start	May 2025		NOT STARTED
Parking lot and Playgrounds	August 2025		NOT STARTED
Occupancy	September 2025		NOT STARTED
Additional Milestones			NOT STARTED

<b>D – Open Action Items</b>				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	May 2025		NOT STARTED
2	SPA approval	May 2025		NOT STARTED
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		ARCHITECT	NOT STARTED

F - Accomplishments / Plans
<p><b>Accomplishments during <i>this Reporting Period</i> :</b></p> <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> </ol>
<p><b>Plans during the next Reporting Period:</b></p> <ol style="list-style-type: none"> <li>1.</li> </ol>

## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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	AUGUST 03, 2024
Controller of Facilities Services	NCDSB	Clark Euale	
<b>COPIES TO:</b>			
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

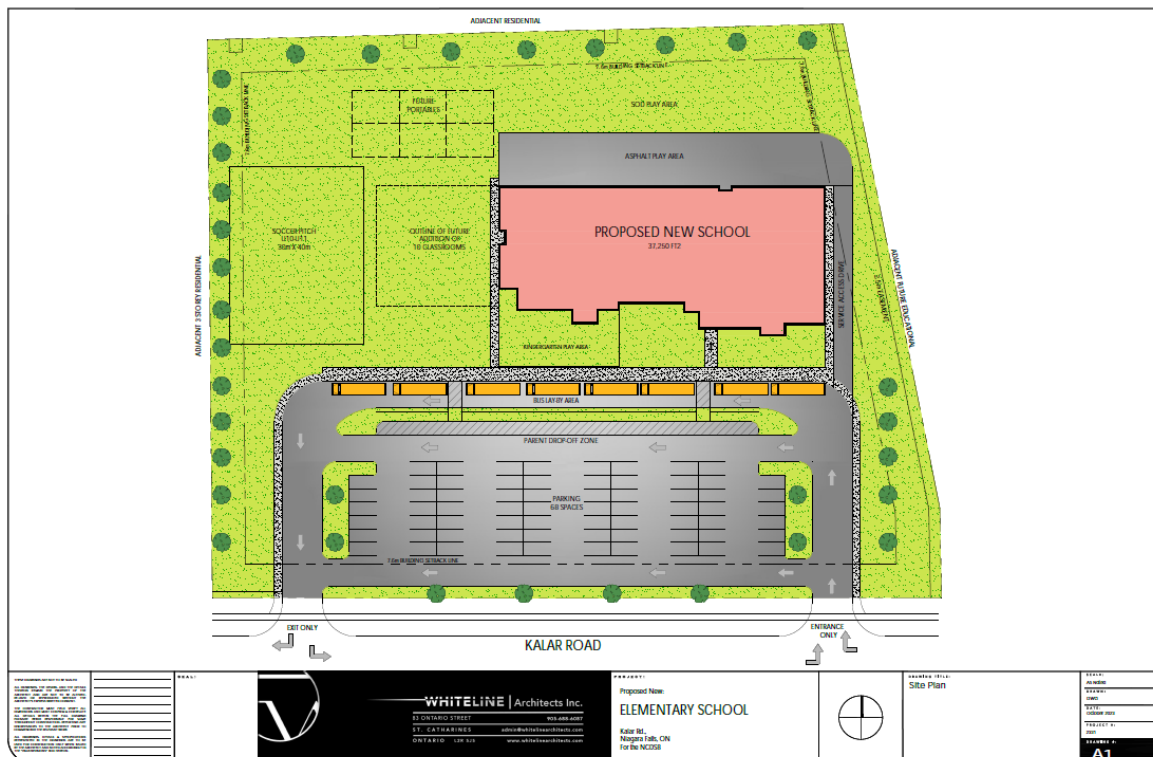
NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

Rev. 1.0, Mar 2023

## CONCEPTUAL DESIGN 2024



## CONCEPTUAL SITEPLAN 2024





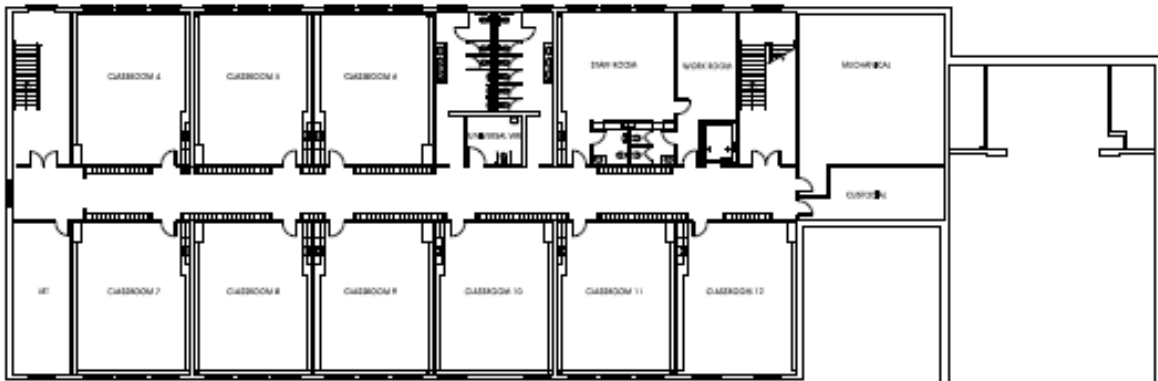


## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

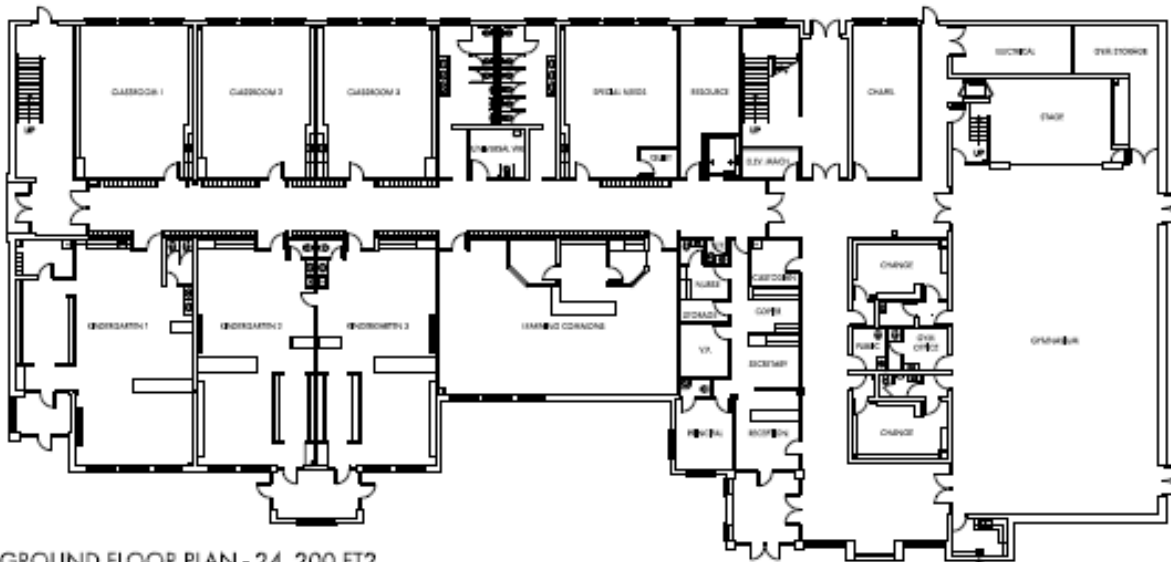
Rev. 1.0, Mar 2023

### CONCEPTUAL FLOOR PLAN 2024



SECOND FLOOR PLAN - 14,750 FT<sup>2</sup>

PROPOSED NEW ELEMENTARY  
SCHOOL FOR NCDSB  
PRELIMINARY AUGUST 31, 2023



GROUND FLOOR PLAN - 24, 200 FT<sup>2</sup>

## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

A - General information	
Project Name	<b>Catholic Elementary School</b> <b>Greenlane Rd., Beamsville</b>
Report Prepared by	Clark Euale, Controller, Facilities Services
Project Sponsors:	Gino Pizzoferrato, Superintendent Principal, TBD
Date	Aug 03, 2024
Reporting Period	July 2024

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

## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

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

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

<b>C – Scheduled Milestones / Deliverables</b>			
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	IN PROGRESS
Ministry Approval to Proceed with Tender	March 2024		NOT STARTED
Site Plan Approval	May 2024		IN PROGRESS
Building Permit	May 2024		IN PROGRESS
Project Tender	April 2024		NOT STARTED
Construction Start	May/June 2023		NOT STARTED
Parking lot and Playgrounds			NOT STARTED
Occupancy	September 2025		NOT STARTED
Additional Milestones			NOT STARTED

<b>D – Open Action Items</b>				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	May 2024		NOT STARTED
2	SPA approval	May 2024		IN PROGRESS
3	MOE approval to proceed to Tender	March 2024		NOT STARTED
4	Building Permit approval	May 2024		IN PROGRESS

## 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	ARCHITECT	IN PROGRESS

F - Accomplishments / Plans
<p><b>Accomplishments during <i>this Reporting Period</i> :</b></p> <ol style="list-style-type: none"> <li>1. Architect and Cost consultants were instructed to work on improving estimated construction cost.</li> <li>2. Redesigned Site Plan to suit Town's suggestion of having only one entrance/exit to school site from Greenlane Road.</li> <li>3. Landscape Plan has been updated in accordance with the Municipal Design Standards.</li> <li>4. Geological investigation completed.</li> <li>5. Soil Remediation, Topsoil Removal, and Tree Removal Tender closing Aug. 22; work will commence shortly after.</li> </ol>
<p><b>Plans during the next Reporting Period:</b></p> <ol style="list-style-type: none"> <li>1. Send cost estimate to Ministry and request Approval to Proceed to Tender.</li> <li>2. Obtain site plan approval from the Town of Beamsville.</li> <li>3. Complete Soil Remediation, Topsoil Removal, and Tree Removal.</li> </ol>

## 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	JULY 03, 2024
Controller of Facilities Services	NCDSB	Clark Euale	
<b>COPIES TO:</b>			
Chair, Vice-Chair, and Trustees	NCDSB	Committee of the Whole Capital Project Update	Monthly
Director of Education	NCDSB	Camillo Cipriano	Email
Superintendent	NCDSB	Gino Pizzoferrato	Email
Principal	NCDSB	TBD	Email

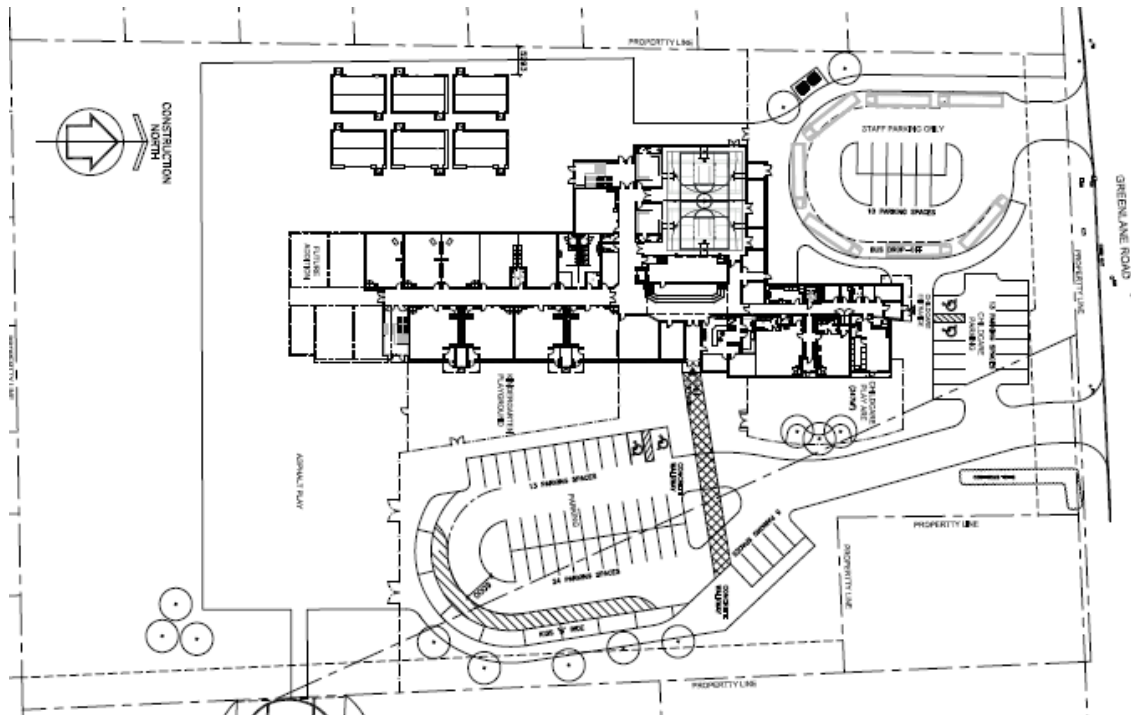


## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

### CONCEPTUAL SITE PLAN 2024



### CONCEPTUAL ELEVATION PLAN 2024



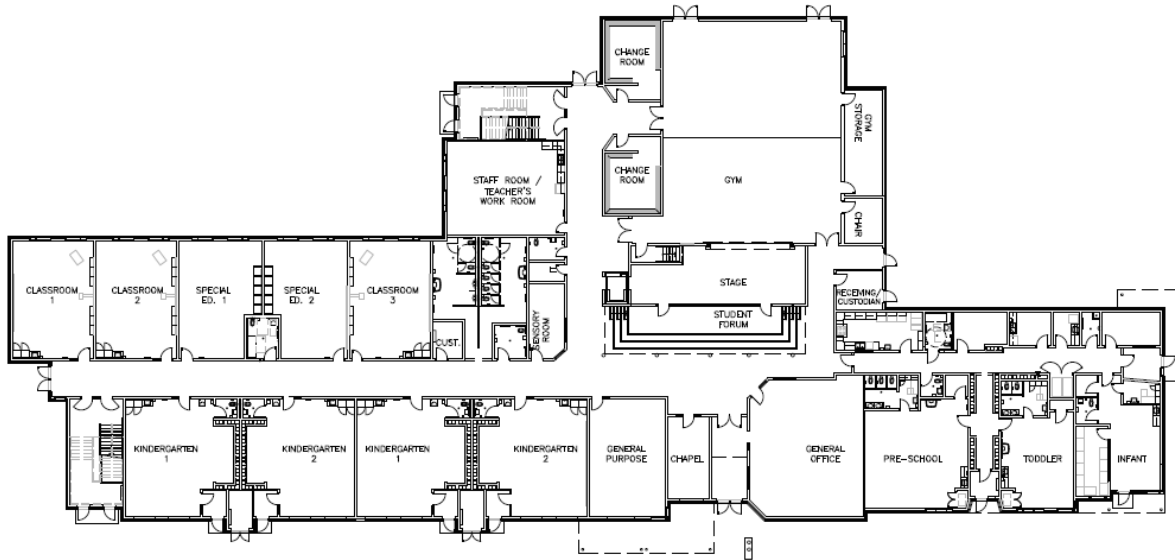


## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

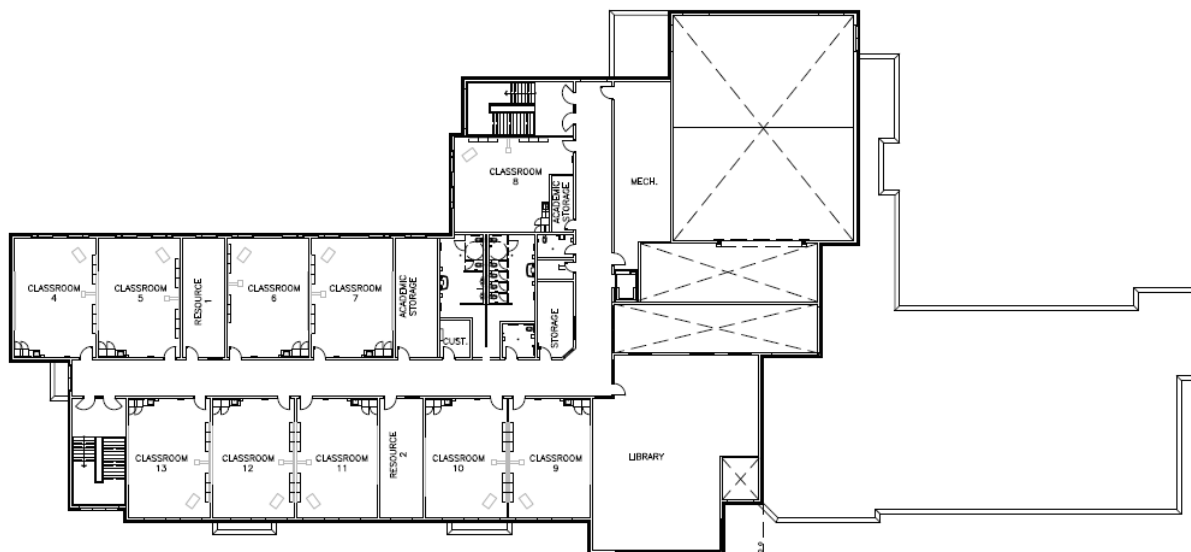
### CONCEPTUAL FLOOR PLAN 2024



#### GROUND FLOOR

SCHOOL: 2,295m<sup>2</sup> (24,703 SF)

CHILDCARE: 447m<sup>2</sup> (4,811 SF)



#### SECOND FLOOR

SCHOOL: 1,628m<sup>2</sup> (17,523 SF)



## PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

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### SITE VIEW FROM GREENLANE ROAD



## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

A - General information	
Project Name	<b>St. Elizabeth Joint Catholic Elementary School Wainfleet, Ontario</b>
Report Prepared by	Clark Euale, Controller, Facilities Services
Project Sponsors:	Joseph Zaroda, Superintendent Julie Mangiacasale, Principal, St Elizabeth CES
Date	September 04, 2024
Reporting Period	August 2024

B - Executive Summary				
Overall Status				
	<i>Controlled</i>	<i>Caution</i>	<i>Critical</i>	<i>Reason for Deviation (Comments)</i>
<b>Budget:</b>	☒	☐	☐	
<b>Schedule:</b>	☒	☐	☐	
<b>Scope:</b>	☒	☐	☐	
<b>Quality:</b>	☒	☐	☐	

## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

Executive Summary	➤ <b>PROJECT INFORMATION</b>																																							
	○ Combined Area of New School to be Constructed: 69,734 sf.																																							
	○ New School Capacity: 587 students																																							
	○ NCDSB Pupil Places: 118 students																																							
	➤ <b>PROJECT FUNDING</b>																																							
	-																																							
	<table border="1"> <thead> <tr> <th rowspan="2">Funding Program</th> <th>DSB of Niagara</th> <th>Niagara CDSB</th> <th>Total</th> </tr> <tr> <th><u>Project ID #: 22-063</u></th> <th><u>Project ID #: 50-067</u></th> <th></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><b>Additional Funding</b></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><b>Total</b></td> <td><b>\$18,470,399</b></td> <td><b>\$5,435,041</b></td> <td><b>\$23,905,440</b></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	<b>Additional Funding</b>				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	<b>Total</b>	<b>\$18,470,399</b>	<b>\$5,435,041</b>	<b>\$23,905,440</b>
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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, 26/03/2022

<b>C – Scheduled Milestones / Deliverables</b>			
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	COMPLETE
Demolish St Elizabeth School	April 2024	May 2024	COMPLETE
Occupancy	September 2024	Sep. 03, 2024	COMPLETE

<b>D – Open Action Items</b>				
#	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)	August 2024	NCDSB/DSBN	COMPLETE
6	Demolition Permit approval	July 2024	DSBN	COMPLETE

## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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	COMPLETED
4	Risk Item 4	General Contractor advised that the switchgear ship date of March 27 <sup>th</sup> could delay progress and completion of work for September occupancy.	Design Team	COMPLETED
5	Risk Item 5	General Contractor warned that the distribution panel will be arriving by the end of July, which could delay electricians' work.	Design Team	COMPLETE

## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

### F - Accomplishments / Plans

#### Accomplishments during *this Reporting Period* :

1. Lease agreement in place for shared-use of spaces and operational requirements for each Board.
2. Elevator installed and commissioned.
3. HVAC units commissioned.
4. Parking lot paved and lines painted.
5. Curbs and sidewalks poured.
6. Grass, landscaping and fence installations complete.

### 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	SEPTEMBER 04, 2024
Controller of Facilities Services	NCDSB	Clark Euale	
<b>COPIES TO:</b>			
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, 26/03/2022

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### 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, 26/03/2022

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### PROGRESS PHOTOS: 2023 SEPTEMBER







## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2023 OCTOBER





## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 JANUARY





## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 FEBRUARY





NIAGARA CATHOLIC  
DISTRICT SCHOOL BOARD  
FACILITIES SERVICES

## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 APRIL





## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 APRIL





NIAGARA CATHOLIC  
DISTRICT SCHOOL BOARD  
FACILITIES SERVICES

## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 MAY





## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 JULY





## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 JULY







## PROJECT PROGRESS AND STATUS REPORT

ST. ELIZABETH CATHOLIC ELEMENTARY SCHOOL, WAINFLEET

Rev. 1.0, 26/03/2022

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### PROGRESS PHOTOS: 2024 AUGUST

