

**TO: NIAGARA CATHOLIC DISTRICT SCHOOL BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 10, 2025**

PUBLIC SESSION

TITLE: CAPITAL PROJECTS PROGRESS REPORT UPDATE

The Capital Projects Progress report is presented for information.

Prepared by: Tunde Labbanz, Administrator Design and Construction

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

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

Date: June 10, 2025



**REPORT TO THE COMMITTEE OF THE WHOLE
JUNE 10, 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 Projects Progress report is presented for information.

Prepared by: Tunde Labbanz, Administrator, Design and Construction

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

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

Date: June 10, 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 Labbanicz, Administrator, Facilities Services
Project Sponsors:	Domenic Massi, Superintendent Principal, TBD
Date	June 04, 2025
Reporting Period	May 2025

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

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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: 37,250 sf. ○ New School Capacity: 363 students ○ Number of Classrooms: 15 ○ Childcare NO ➤ PROJECT FUNDING <ul style="list-style-type: none"> ○ Capital Priorities Grant \$14,033,019 ○ Additional Funding Approval for Childcare N/A ➤ Geotechnical Report and Chemical/Soils Analysis underway
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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		IN PROGRESS
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. Prime Consulting Services Tender closed on Bidding for architect selection
2. Architectural and Engineering Consultants hired
3. Design Development at 80%
4. Submitted drawings for Site Plan Approval

Plans during the next Reporting Period:

1. Finish Design Development phase
2. Hire Cost Consultant for Class B construction cost estimate
3. Obtain Site Plan Approval form City of Niagara Falls

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	June 04, 2025
Controller of Facilities Services	NCDSB		
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

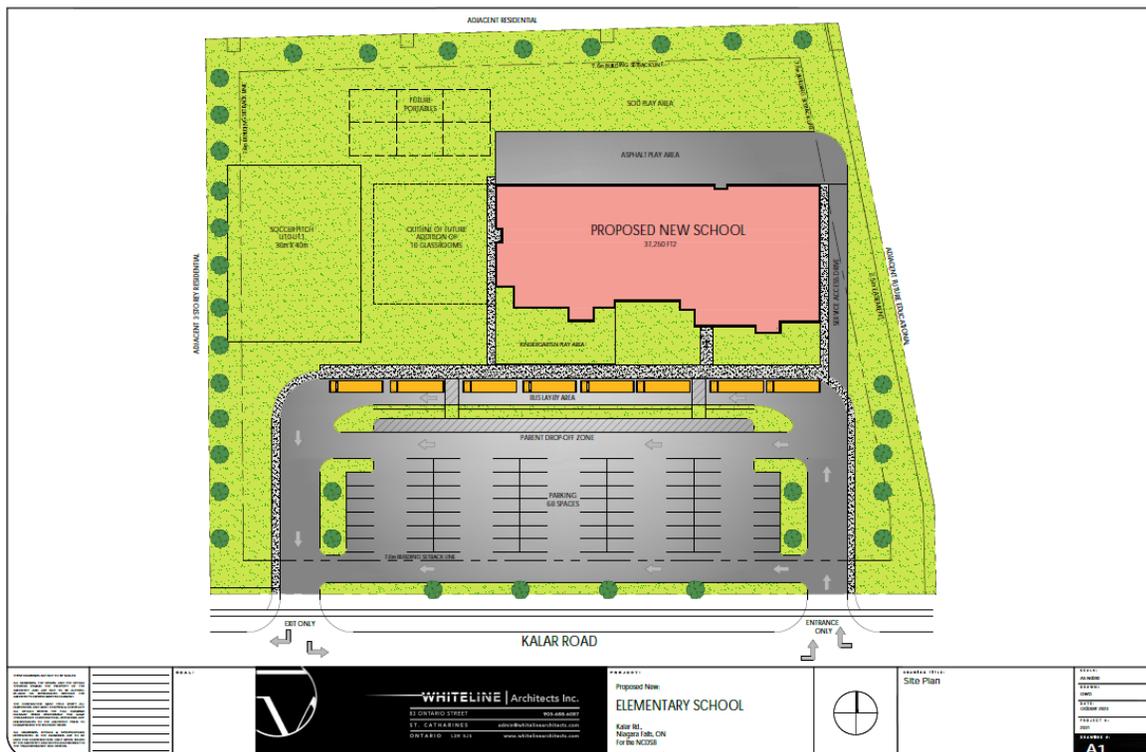
NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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CONCEPTUAL DESIGN 2024



CONCEPTUAL SITEPLAN 2024



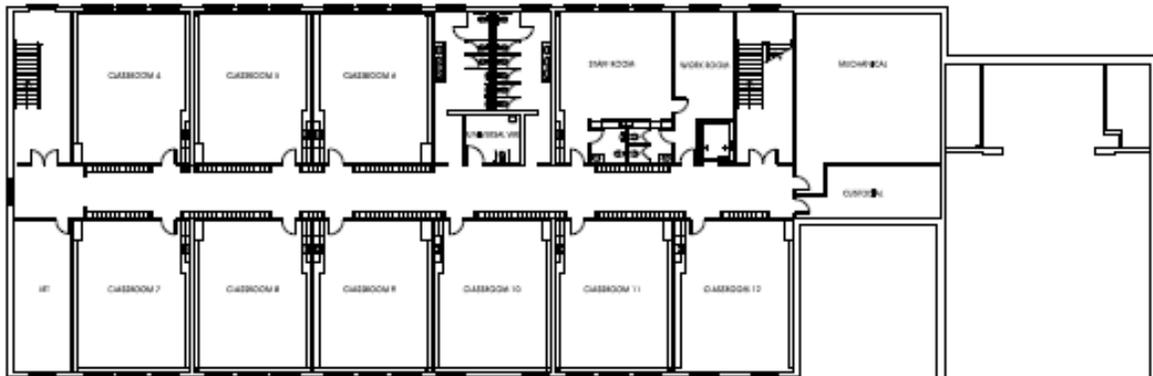


PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

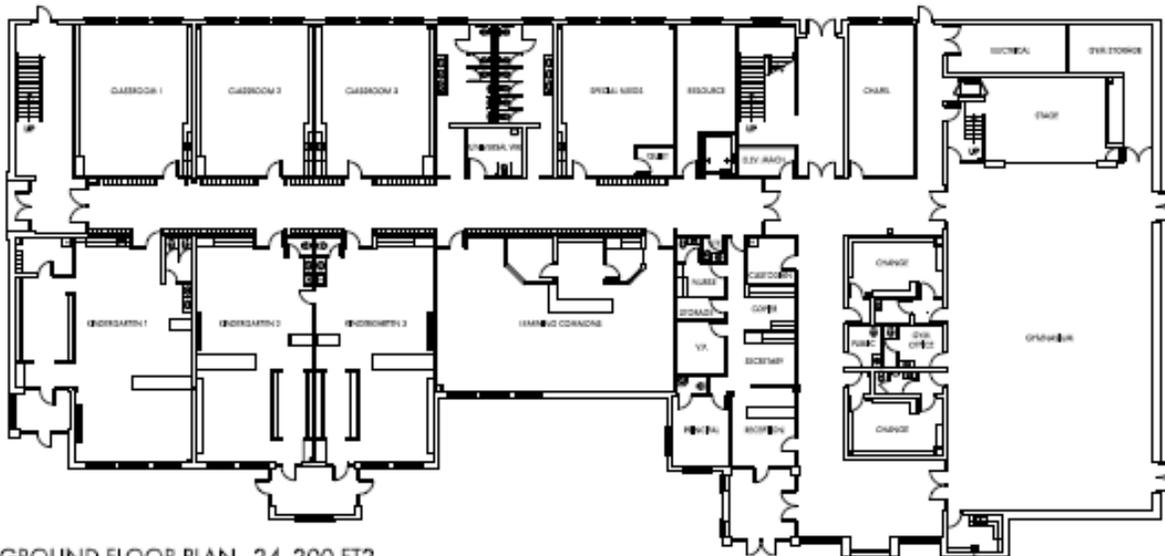
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CONCEPTUAL FLOOR PLAN 2024



SECOND FLOOR PLAN - 14,750 FT²

PROPOSED NEW ELEMENTARY
SCHOOL FOR NCDSB
PRELIMINARY AUGUST 31, 2023



GROUND FLOOR PLAN - 24, 200 FT²



NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD
FACILITIES SERVICES

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, NIAGARA FALLS

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FINAL FRONT ELEVATION 2025



PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

Rev. 1.0, Mar 2023

A - General information	
Project Name	Catholic Elementary School Greenlane Rd., Beamsville
Report Prepared by	Tunde Labbanicz, Administrator of Facilities Services
Project Sponsors:	Gino Pizzoferrato, Superintendent Principal, TBD
Date	June 04, 2025
Reporting Period	May 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 has been notified.
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

<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 sf. ○ 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 \$2,014,523 ➤ Ministry Approval to Proceed to Design received. ➤ Detailed design completed. ➤ Expected school opening tentatively 2026. Ministry has been notified.
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PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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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		IN PROGRESS
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

D – Open Action Items				
#	Title	Expected Delivery	Owner / Approver	Status
1	MTO approval	May 2024		IN PROGRESS
2	SPA approval	May 2024		IN PROGRESS
3	MOE approval to proceed to Tender	March 2024		IN PROGRESS
4	Building Permit approval	May 2024		IN PROGRESS

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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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>Accomplishments during <i>this Reporting Period</i> :</p> <ol style="list-style-type: none"> MOE application for additional funding has been requested. Tree Removal, Soil Remediation, and Topsoil Removal completed. Final drawings provided to the MOE to obtain Approval to Proceed to Tender. Letter of Credit issued to the Town of Lincoln. Received design approval from child care quality assurance branch. Updated Space Template with child care submitted to MOE.
<p>Plans during the next Reporting Period:</p> <ol style="list-style-type: none"> Complete final Environmental Assessment and send it to the Town of Bemasville. Obtain additional funding from MOE. Acquire Approval to Proceed to Tender from MOE. Obtain Site Plan approval from the Town of Beamsville.

PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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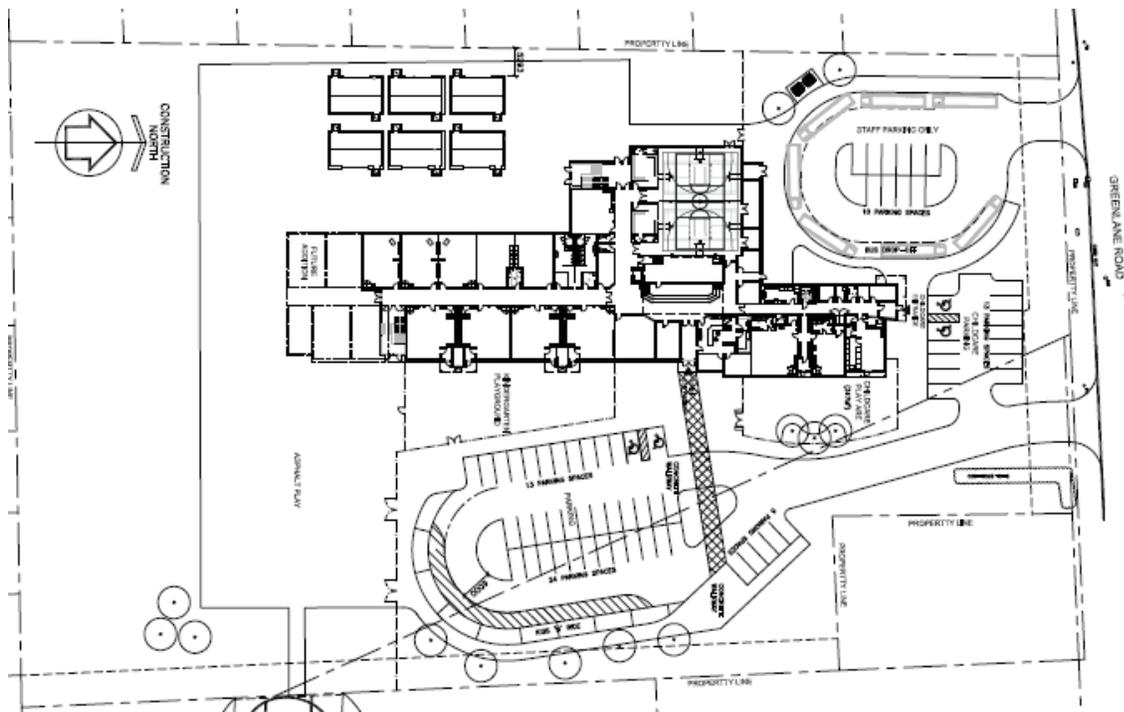


PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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CONCEPTUAL SITE PLAN 2024



CONCEPTUAL ELEVATION PLAN 2024



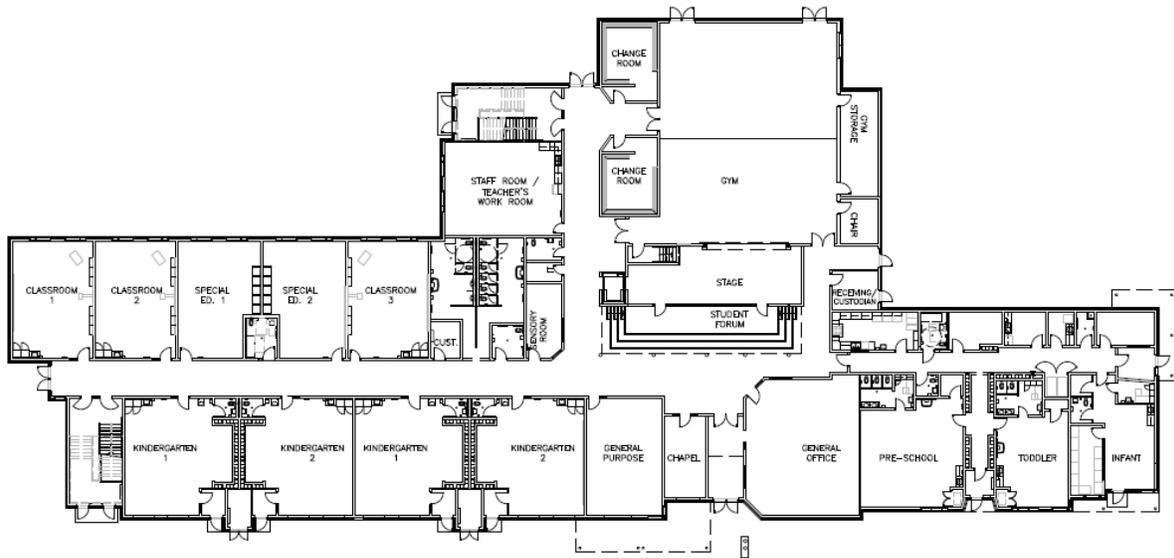


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NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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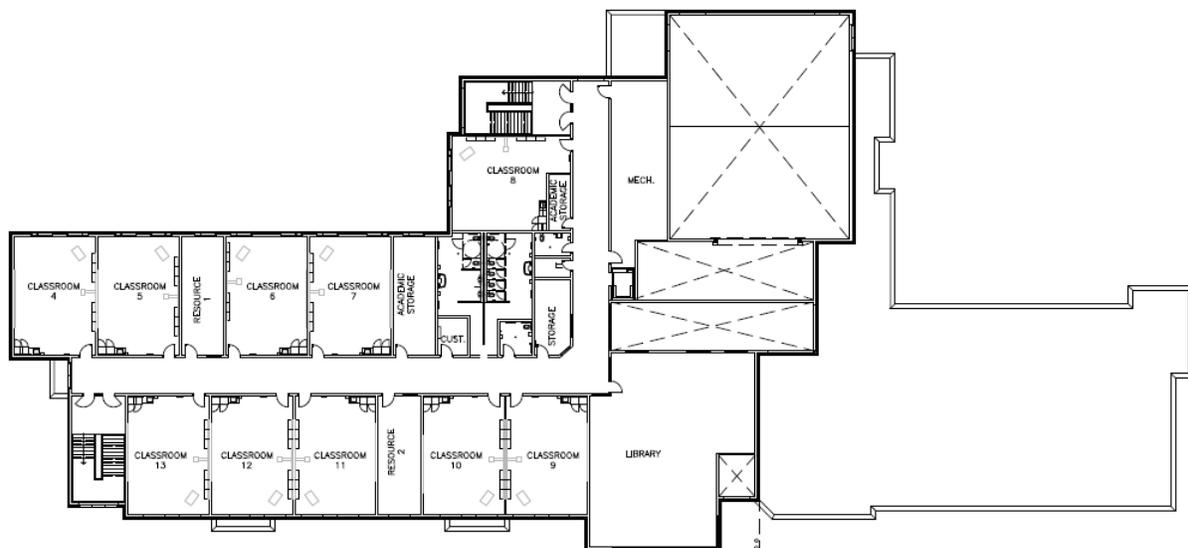
CONCEPTUAL FLOOR PLAN 2024



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

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SITE VIEW FROM GREENLANE ROAD



PROJECT PROGRESS AND STATUS REPORT

NEW CATHOLIC ELEMENTARY SCHOOL, BEAMSVILLE

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TREE REMOVAL AND SOIL REMEDIATION – NOVEMBER 2024

