

SUPERIOR-GREENSTONE DISTRICT SCHOOL BOARD

Report No: 65
Date: August 30, 2010

TO: Chair and Members of the
Superior-Greenstone District School Board

FROM: Wayne Chiupka, Manager of Plant Services

SUBJECT: BAPS School Replacement Project – Update Aug 2010

Background:

At the Board meeting of June 21, 2010, the Board awarded the tender for Alteration to GCHS for the New BA Parker Public School Renovation to Quinan Construction Limited.

Work was designed to take place in two phases:

Phase 1 includes the creation of a new High School Library and relocation of the Welding Shop, Art Room, and Sewing Room. The objective is to vacate all spaces needed for the future BA Parker School. Changes to parking and traffic flow are also to be addressed to enable construction to progress in Phase 2 with minimal effect on school users.

Phase 2 includes the creation of the new BA Parker School. Other work will also take place to relocate some of the space needed by Confederation College to other areas of the building. Extensive grounds work and painting will be carried out to put the final touches on the site and building.

Current Situation:

Mobilization was carried out by Quinan, to begin construction, soon after the award.

Weekly site meetings and teleconferences were set up to press communication and prevent delays to any aspect of the project. Regular site visits were carried out by Board management staff, as well.

Overall, the project was moving along, but not without a fair share of issues showing up.

As with all renovation projects, especially on an older structure like GCHS, un-anticipated problems surfaced which had to be dealt with as they arose. This included such things as: uneven floors showing up where walls were removed to create the new high school library. Some very interesting sub surface wall details were uncovered which required extra attention to smooth out uneven surfaces. Structural issues required follow-up by the engineers as demolition progressed. We have also begun to see slow deliveries of doors and windows, and this does not sit well with the aggressive timelines on Phase 1 work.

We are taking measures and creating a contingency plan, should all spaces not be ready for the start of school. This plan will be created by the Manager of Plant in consultation with the Principal, staff, and Board office administration, whereby students would be temporarily accommodated in other spaces within the building until their new spaces are ready. It is anticipated that the main area of concern will be the GCHS Library, due to the floor leveling issue. Other spaces that may be delayed will include the Art Room and Welding Shop. As for doors, windows, and other fixtures, we will be putting temporary measures in place to ensure security of the school until delivery is met. It is anticipated that by the end of September, all these issues will be resolved.

Communication will be key, through this process, and all noisy or otherwise disruptive work will be carried out after hours, or on weekends, so that the students would not have their education affected by the work being done. This will cause the work move slightly slower.

To ensure the safety of staff, students, and other building users, temporary outside fencing was installed to prevent access to excavation areas for the roadways and parking lots at the front entrance to the new BA Parker School.

Currently, the completion of all Phase 1 work is scheduled for the end of September. It is the intention of the Plant Department that delays will not be accepted without good reason and the contractor will continue to be pushed. Frequent site meetings and site visits will continue to ensure the safety of the site, and that construction schedules are being met.

Administrative Recommendations:

That, the Superior-Greenstone DSB receives as information Report No. 65: BAPS School Replacement Project – Update August 2010.

Respectfully submitted by:

Wayne Chiupka
Manager of Plant Services

Patti Pella
Director of Education