

Greater St. Albert Catholic Schools

CAPITAL PLAN 2025-2028

Approved by the Board of Trustees
March 18, 2024

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1. INTRODUCTION

1.1. Purpose of the Report

As per School Capital Manual, school jurisdictions are required to submit individual project requests into the government's web interface for each of the top capital priorities identified in their board approved **Three-Year Capital Plan**, in order to have the project considered by Education staff for possible inclusion in Education's Capital Plan submission. Project requests that qualify for submission to Alberta Education must be:

- submitted with the same project type, scope, grade configuration, capacity and priority as the approved Capital Plan;
- appropriately classified into one or more of the following five categories:
 - new school
 - addition to an existing school
 - modernization of an existing school
 - replacement school
 - solution
- defined by the following project drivers:
 - **Building Condition:** These are demonstrated and documented deficiencies in the major building components; structural deficiencies; building envelope issues; deficiencies and/or issues with the interior mechanical and/or electrical components; building code and/or standards compliance issues that could not be resolved with available Infrastructure Maintenance and Renewal (IMR) funding.
 - **Community Renewal:** School capital projects that contribute to the redevelopment and sustainability of a school community and/or surrounding neighbourhood. These projects will promote efficient use of space within a community or surrounding neighbourhood.
 - **Efficiency Solutions:** School capital projects that provide operational efficiencies through the modernization, replacement or consolidation of existing space to provide a more optimal learning environment where the available space is more aligned with the student enrolment.
 - **Enrolment Pressures:** The school jurisdiction's existing facilities are insufficient to accommodate current and future students within a specified geographical area.
 - **Functionality and Programming:** Projects provide new and/or improved program space functionality through reconfiguration, relocation, or technology. Examples of issues may include the lack of functional capacity to deliver the curriculum in the intended manner, ease of supervision, lockdown capability, sound and light quality, etc.
 - **Health and Safety:** Projects that address risks to the health, safety, or security of the students or staff either immediately or in the longer term; projects that address compliance issues with federal or provincial legislation or municipal bylaws.

Additional information relative to capital needs and assessment of Division school facilities is included in the **Ten Year Capital Plan**. Ten-year capital plans are developed to assist school jurisdictions with their long-term planning strategies and to guide them in their annual three-year capital plan submissions. The Division is working on updating its Ten-Year Capital Plan.

1.2. List of Schools

St Albert:

- Albert Lacombe Catholic Elementary School (AL) – Kindergarten to Grade 6
- Bertha Kennedy (BK) Catholic Elementary School – Pre-Kindergarten to Grade 6
- École Sacré Coeur (ESC) – Kindergarten to Grade 4 (Single Track French Immersion)
- École Secondaire St. Albert Catholic High School (ESSACS) – Grades 10-12 (English and French Immersion)
- École Secondaire Sainte Marguerite d'Youville (ESSMY) – Grades 5-9 (Single Track French Immersion)
- Holy Family Catholic Elementary School (HF) – Pre-Kindergarten to Grade 6
- J.J. Nearing Catholic Elementary School (JJN) – Kindergarten to Grade 6
- Neil M. Ross Catholic Elementary School (NMR) – Kindergarten to Grades 6
- Richard S. Fowler Catholic Junior High School (RSF) – Grades 7-9
- Vincent J. Maloney Catholic Junior High School (VJM) – Grades 7-9
- Sister Alphonse Academy (SAA) – Kindergarten to Grade 9
- St. Gabriel Education Centre (SGEC) – Grades 9-12 (Outreach, Online Grades 7-12)

Morinville:

- École Notre Dame Elementary School (END) – Kindergarten to Grade 5 (English and French Immersion)
- École Georges H. Primeau Middle School (GHP) – Grades 6-8 (English and French Immersion)
- Morinville Community High School (MCHS) – Grades 9-12 (English and French Immersion)
- St. Kateri Tekakwitha Academy (SKT) Pre-Kindergarten to Grade 5

Legal:

- Legal School – Pre-Kindergarten to Grade 9

Greater St. Albert Catholic Schools offers educational programming in English and French Immersion settings. A full dual-track French Immersion program is currently offered at division schools in Morinville from K-12, while a single track French immersion program is available from K-9 at schools in St. Albert.

At École Secondaire St. Albert Catholic High School students can pursue a dual-track French Immersion program on-site. Additionally, alternative delivery of curriculum is available to students within the jurisdiction. This includes online learning, St. Gabriel Education Centre (Grades 7-12), and home education.

1.3. Overview of Capital Projects and Planning

Capital Projects

In the past several years, Greater St. Albert Catholic Schools completed the following capital projects:

- The Modernization of Morinville Community High School.
- St. Kateri Tekakwitha Academy in Morinville, a new pre - K-5.
- Sister Alphonse Academy in St. Albert, a new grade K-9.

Removal of Surplus Portables and Evergreening of Old Portables

In the past few years, the Division focused on addressing low utilization in several schools by removing old surplus portables. The Division removed 12 portables and additionally through the Modular Classroom Program removed 7 old portables at RSF and added 4 new modular classroom units.

Capital Planning Community Engagement (2022-2023)

The Division is faced with aging infrastructure, underutilized schools and a lack of schools in new growth areas. To ensure the best decisions possible are made and to inform the 2024-2027 Three Year Capital Plan, the Division engaged with our school community in a capital planning engagement, ***GSACRD Capital Plan: Moving Forward Together – A Partnership in What’s Possible***. The engagement consisted of two phases:

Phase 1: Exploring Change. To identify concerns, opportunities and ideas for change.

Phase 2: Considering Solutions. To evaluate scenarios to help shape future solutions for decision-making.

Between phases one and two, a Community Working Group (CWG) was established to review and analyze background information and all the feedback from Phase 1 engagement. Through a process of consensus, the CWG developed three possible scenarios which were taken to the public for feedback as part of Phase 2 engagement, and they were as follows:

Scenario 1: French Immersion Campus

This scenario contemplated a decommissioning of École Father Jan (EFJ) and consolidation of École Marie Poburan (renamed École Sacré Coeur in 2023) and École Father Jan (EFJ), turning them into the current sites of:

- École Sacré Coeur (ESC) into a K-4 school; and
- École Secondaire Sainte Marguerite d'Youville (ESSMY) into a grade 5-9 school. This would maintain single-track French Immersion.

Scenario 2: Rightsize Holy Family Catholic School by Redesignating Spaces

This scenario proposed rightsizing of Holy Family Catholic School through redesignating spaces for alternate use (Division, collaborative and meeting spaces) and/or non-profit community space.

Scenario 3: Rightsize Albert Lacombe Catholic School by Modernization

This scenario would rightsize Albert Lacombe Catholic School through modifying the structure to adjust the size to accommodate for the population.

As a follow-up to the Division public engagement process, at the December 12, 2022 Regular Board Meeting of the Board of Trustees, the Board of Trustees received the *Capital Engagement Phase 2 What We Heard Report*, provided by Tannis Topilnisky, the consultant hired to facilitate the public engagement. The report served as a summary of the processes that were utilized in the community engagement, the scenarios developed for consideration, and the feedback received regarding these scenarios from the community.

While some participants expressed concerns with Scenario 1 – French Immersion Campus, most of identified concerns can be mitigated through intentional planning, additional engagement and clear communications.

Given there were no major concerns with Scenario 2 – Rightsizing Holy Family Catholic School and minimal impact on the school community, the Division could consider moving ahead with this option.

With the major concerns with Scenario 3 – Rightsizing of Albert Lacombe School related to costs and, given the life of the school, whether the return on investment would be worthwhile and the

permanency of this solution, the Division should determine whether this is a sustainable investment and if future growth is a risk.

After careful deliberation, on January 9, 2023, the Board of Trustees passed a resolution to permanently close École Father Jan School in St. Albert. The decision resulted from a nearly year-long community engagement - Capital Plan: Moving Forward Together – A Partnership in What’s Possible. Later in 2023, the Board of Trustees approved a modernization of Holy Family Catholic School (HF) spaces for St. Gabriel Education Centre (SGEC). The relocation of SGEC is anticipated prior to June 2024. The redesignation of HF resulted in a significant improvement of HF school utilization.

2. COMMUNITY ANALYSIS

2.1. Existing Communities

- Greater St. Albert Catholic Schools serves the communities of St. Albert, Morinville and Legal, as well as parts of Sturgeon County (Carbondale, Cunningham, Guilbault North and South, Namao and Bon Accord.
- Today, the Division provides Catholic Education to 5,500+ students in the municipalities of Morinville, St. Albert, Legal, and other parts of Sturgeon County.
- Currently there are 16 schools located in 3 municipalities (Morinville, Legal and St. Albert), and one outreach location in St. Albert.

ST. ALBERT

The City of St. Albert reported in its 2018 Municipal Census Report that the population was 66,082 and Statistics Canada reports in the latest 2021 census that the population is now 68,232 which is growth of 3.3%.

MORINVILLE

The Town of Morinville reported a population of 10,578 in 2020 and the latest census data from Statistics Canada reported a decrease of 1.8% down to a population of 10,385

LEGAL

The 2016 Census reported a population of 1,345 in Legal and decreased 8.3% to the 2021 population of 1,232.

BON ACCORD

A Catholic presence was established in the Town of Bon Accord which currently has two schools operated by Sturgeon School Division; Bon Accord Community School (grades K-4) and Lilian Schick School (grades 5 to 9); grades 10-12 are bused to Sturgeon Composite High School in Namao or to Redwater High School. In the 2016 Census the Town of Bon Accord recorded a population of 1,529, a 4.4% change from its 2021 population of 1,461. We currently have 19 students from Bon Accord who travel to Morinville to attend a school in our Division.

3. ENROLMENT AND UTILIZATION

3.1 Assessment

ST. ALBERT

Based on Alberta Education's Area Capacity and Utilization Report for the 2023/2024 school year, the average utilization in schools in the City of St. Albert is **75.7%** (22-23 – 66%).

MORINVILLE Based on Alberta Education's Area Capacity and Utilization Report for the 2023/2024 school year, the average utilization in schools in the Town of Morinville is **68.5%** (22-23 – 70%).

LEGAL Based on Alberta Education's Area Capacity and Utilization Report for the 2023/2024 school year, the average utilization of the school in the Town of Legal is **41.5%** (22-23 – 40%).

A breakdown of the 2023-2024 Area Capacity Utilization, generated internally, is provided in attachment 6.1..

4. 2025-2028 CAPITAL PRIORITIES

At their regular board meeting, on March 18, 2024, the Board of Trustees approved its **2025-2028 Three Year Capital Plan** with the following capital priorities:

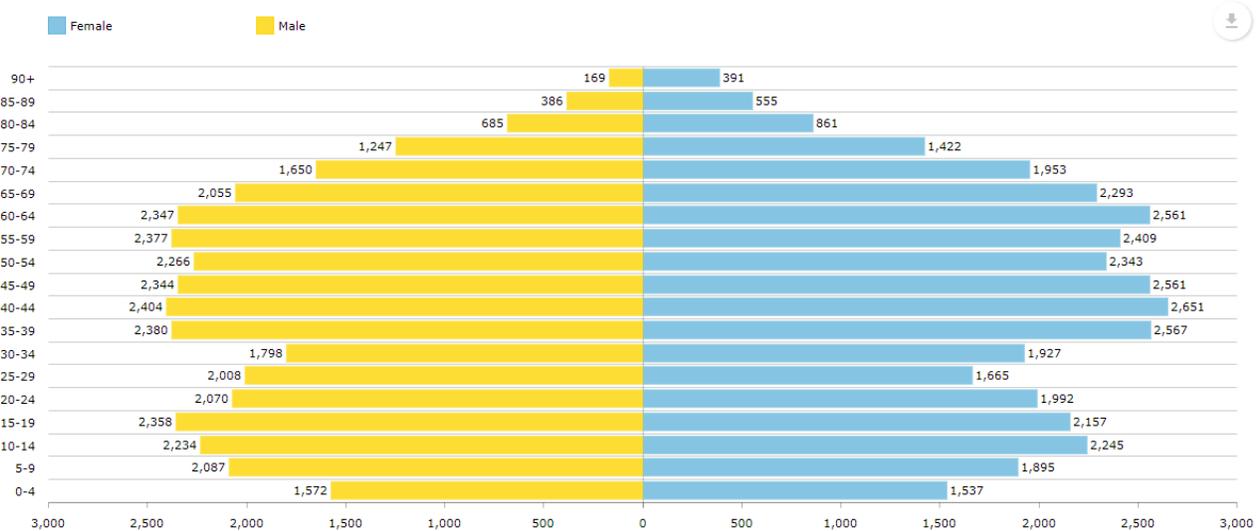
1. New School in Riverside (K-9)
2. Modernization of Legal School (K-9)
3. Modernization of Bertha Kennedy School (K-6)
4. New School in Cherot (10-12)
5. Modernization of École Notre Dame (K-5)

4.1. New School in Riverside

K-9 School in Riverside (St. Albert)

The City of St Albert continues to grow at a steady pace. In 2022, St Albert’s population reached 70,422. The population in St Albert increased 0.94% year-over-year, and increased 3.54% in the last five years.

In November 2022, the federal government announced their Immigrations Levels Plan which calls for an average of 485,000 new immigrants each year for the next three years. The plan will focus on long term economic growth and an increase in regional programs to address targeted local labour market needs. Many of these newcomers will choose to reside in Edmonton and surrounding areas.



Age Range	Male	Female	Total
0-4	1,572	1,537	3,109
5-9	2,087	1,895	3,982
10-14	2,234	2,245	4,479
15-19	2,358	2,157	4,515
			16,085

Based on the above 2022 population distribution for St. Albert, 3,109 children in the 0-4 age range will be entering the school system in the next 3-4 years. Based on an approximate market share of 30% of students in St. Albert currently attending Greater St. Albert Catholic Schools, at least 933 are destined for our division. The most recent developments in Erin Ridge North, Jensen Lakes, North Ridge and Riverside are attributing to new growth in St Albert. In 2022, the City of St Albert annexed 1558 hectares (3,580 acres) of land and related roads from the municipality of Sturgeon County on the north side of St Albert. St Albert has also commenced the new development in Cherot, situated in the northwest quadrant of St Albert.

The last new school that opened in Jensen Lakes in 2019 was Sister Alphonse Academy, K-9, with the net student capacity of 395. It is presently utilized at 83%. This facility has no room for additional modular classrooms. School's utilization rate is anticipated to be at 91% in 2024-2025 and 93% in 2025-2026 and 95% in 2026-2027. Within the next 3 to 5 years, the school will reach its capacity. Given new residential development and population growth in Jensen Lakes, Riverside, Erin Ridge North and Cherot, St. Albert will require new schools in the near future.

As Greater St. Albert Catholic Schools continues to grow and thrive, it is imperative to strategically address the increasing demand for Catholic education in emerging communities, such as Riverside in St. Albert. The proposed establishment of a new school in Riverside aligns with our commitment to providing accessible and high-quality Catholic education to families in burgeoning areas.

Project Drivers

Rapid Population Growth:

Riverside is experiencing rapid population growth, driven by residential development and urban expansion. This demographic shift underscores the need for an educational infrastructure that caters to the growing number of families seeking Catholic education for their children. Establishing a school in Riverside will not only accommodate the current demand but will also serve as a foundation for future educational requirements.

Enhanced Accessibility to Ensure Choice in Education:

Choice in education is a priority within the province and access to Catholic education is a fundamental right for families seeking a faith-based learning environment for their children. By situating a school in Riverside, we aim to remove geographical barriers and make Catholic education more accessible to families in this developing community. This aligns with our mission to provide a nurturing environment that fosters spiritual, academic, and personal growth.

Community Integration and Cohesion:

The establishment of a new school in Riverside contributes to the formation of a strong, connected community. Schools are not just centers for learning but also hubs for community engagement. By creating a local Catholic school, we promote a sense of belonging and unity among residents, strengthening the social fabric of Riverside.

Proactive Planning for Future Needs:

Anticipating the educational needs of Riverside's expanding population is essential for maintaining the quality of Catholic education. Establishing a school now demonstrates foresight and proactive planning, ensuring that as the community continues to grow, there will be ample educational resources to support the evolving needs of students and families.

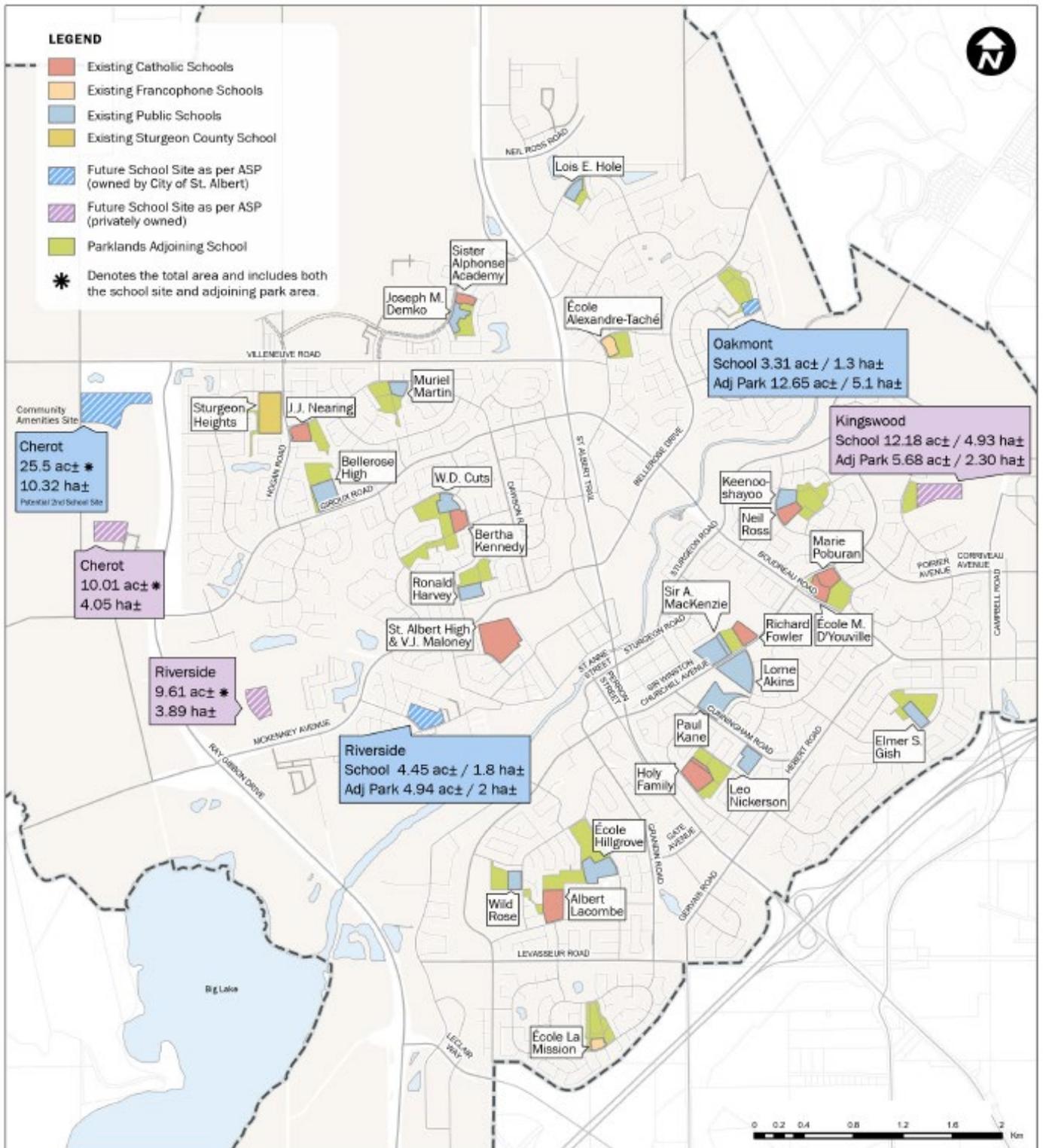
Cultural and Spiritual Enrichment:

A Catholic education is not just about academics; it is about imparting values, ethics, and a sense of spirituality. By introducing a school in Riverside, we create an environment where students can not only excel academically but also receive a holistic education that nurtures their faith and moral compass.

Summary:

In summary, the establishment of a new school in Riverside is a strategic and necessary step in responding to the educational needs of the growing Catholic community in St. Albert. This initiative aligns with our commitment to excellence in education, community building, and ensuring that every family who so chooses has the opportunity to access Catholic education. By investing in the future of Riverside through education, we are not only supporting parent choice in education and fostering academic growth but also cultivating a community rooted in faith, compassion, and shared values.

Riverside is a new development in west St. Albert that is slated to be home to approximately 9900 residents. There are two school sites designated in Riverside, a 4.45 acre and a 9.61-acre site. The 4.45-acre site has been serviced and is currently ready and this is the site that Greater St. Albert Catholic Schools will seek the construction of an elementary-junior high school to serve families seeking Catholic education for their children in this new growth area of St. Albert.



City of St. Albert
Existing and Potential School Sites

As of January 1, 2024



For more information contact:
Director of Planning & Development:
Email: aslaght@stalbert.ca

The approved Riverside Area Structure Plan (ASP) (Bylaw 2/2012 as amended March 16, 2020-Bylaw 2/2020) key objectives are to:

- create a land use plan that maximizes the amenity value of a location near the Sturgeon River;
- integrate the land use and circulation pattern with Ray Gibbon Drive;
- offer a wide range of housing options reflecting present and future market and demographic conditions in St. Albert;
- create a satisfactory interface with Red Willow Park, Grey Nuns White Spruce Park, and Heritage Park;
- provide a framework for an innovative neighbourhood development that will anticipate future demographic, market, and economic factors;
- incorporate the natural areas as a place for nature-lovers and future generations;
- develop a strong pedestrian orientation and linked network of walkways, trails, and public green spaces; and
- establish a neighbourhood activity centre that will provide a safe, accessible, focal point of commercial and higher density nodes in the heart of the neighbourhood.

Bylaw 2/2020 amended the Riverside ASP to improve the road network, adding a second school site, relocating medium/high density land uses, and adding a commercial site north of McKenney Avenue. The number of low density residential units anticipated is 2,522 dwelling units.

Medium density land uses include the development of three or more attached units that may include housing types such as townhouses and apartment buildings with density range of 40 to 94 dwelling units per net residential hectare. The number of units anticipated is 652 units.

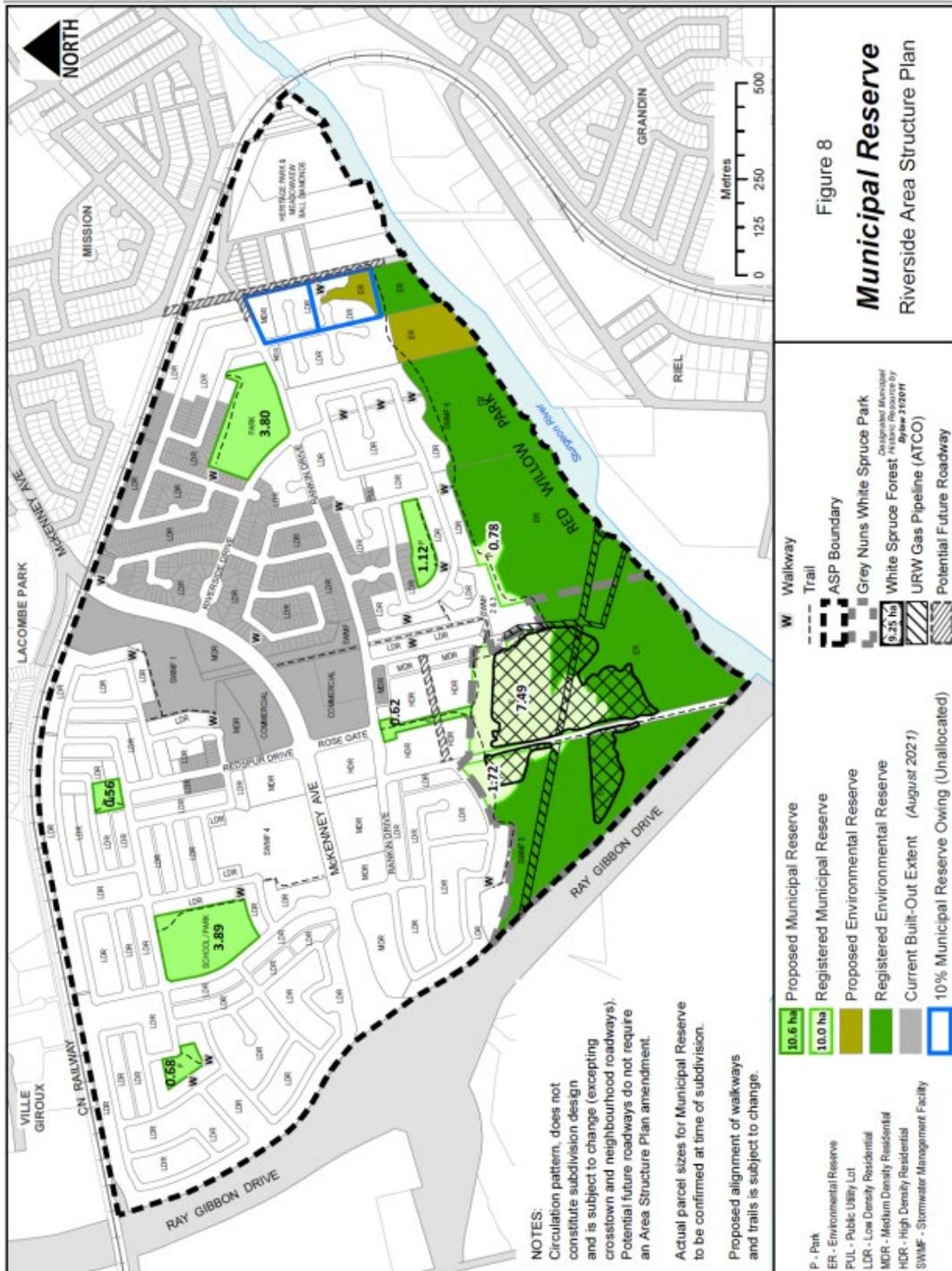
Three high density residential areas are proposed within the Neighbourhood Activity Centre. These sites are located south of McKenney Avenue on either side of Rankin Drive. High Density residential developments include housing types such as townhouses and typically include apartments style development with densities above 94 dwelling units per net residential hectare. The number of dwelling units proposed is 780 units, which would comprise of approximately 20% of the total number of residential units in the Plan Area.

Two school/park sites are proposed within the Plan Area as part of the required Municipal Reserve dedication. A school/park site of 3.89 hectares± is proposed north of McKenney Avenue. Two neighbourhood roadways are adjacent to the school site with a proposed pedestrian linkage on the south-east corner.

A second school/park site of 3.8 hectares± is proposed east of the Neighbourhood Activity Center. This school/park site will have frontage onto both Riverside Drive and Rankin Drive. Low density residential developments will back onto this site.

The anticipated number of students in the Riverside neighbourhood at full build-out is approximately 1,980 students between the ages of 5 to 19 years. This is based on the City of St. Albert 2018 Census Age Composition population of 62,842, the anticipated population of 9,861 for Riverside, and the percentage of each age/grade category.

Age	Grades	% of 2018 City of St. Albert Census age composition population 62,842	Student Generation Riverside Population 9,887
5-9	K-4	6.5%	643
10-14	5-9	6.9%	683
15-19	10-12	6.6%	653
Total			1,979



Further developments are occurring in St. Albert in Avenir and Cherot as well as NE St. Albert.

As per St Albert Area Structure Plan Bylaw 23/2024 (**Avenir and Cherot East**) amended July 5, 2021 – Bylaw 28/2021, the objectives for each area within this ASP are specific to that portion:

Avenir

- build a range of housing options to meet a wide spectrum of homeowners;
- develop mixed-use opportunities with ground level commercial and dwelling units above;
- provide active living with access to Carrot Creek and the linear recreational feature; and
- enhance stormwater pond as a wetland feature.

Cherot East

- enable land uses that promotes access to neighbourhood amenities, such as, public open space, school sites, recreation, and commercial uses;
- create aesthetically pleasing residential areas that offers a range of housing options;
- create pedestrian friendly linkages of walkways and trails; and
- provide a City-wide Community Amenities Site that accommodates civic needs and recreational activities.

The combination of Avenir and Cherot East will have a total number of 1,499 low density residential units, which is approximately 45% of all residential units.

The anticipated number of medium density units between Avenir and Cherot East 789 units, which is approximately 24% of all residential dwelling units.

The total number of high-density dwelling units proposed in Cherot East is 308 units, which would comprise approximately 9% of the total number of residential units in the Plan Area.

Approximately 731 residential dwelling units are proposed in the mixed-use portion of Avenir, which is 22% of the overall residential units, with a density of 94 dwelling units per hectare.

A school/community park site with an area of 4.1 hectares± is proposed within the Plan Area. A second school site with an area of 10.32 ha is within the Community Amenities Site and is serviced, ready and designated by the City for a future high school (approved by the City Council in September 2023).

Age	Grades	% of 2018 City of St. Albert Census Age Composition Population of 62,842	Student Generation Cherot Population 7,935
5-9	K-4	6.5%	516
10-14	5-9	6.9%	548
15-19	10-12	6.6%	524
Total			1,588

The anticipated number of students for Cherot at full build-out is approximately 1,588 students between the ages of 5 to 19 years. This is based on the City of St. Albert 2018 Census Age Composition population of 62,842, the anticipated population of 7,935 for Cherot, and the percentage of each age/grade category.

NE St. Albert Area Structure Plan

NE St. Albert's residential development is expected to provide a variety of housing forms, and residential development at varying density. This equates to approximately 8,673 people living in the Plan Area. The anticipated number of students in the NE St. Albert neighbourhood at full build-out is around **1,757** students between the ages of 5 to 19 years.

AGE	GRADES	% OF 2018 CITY OF ST. ALBERT CENSUS AGE COMPOSITION POPULATION 62,842	STUDENT GENERATION NE ST. ALBERT POPULATION 8,784
5-9	K-4	6.5%	571
10-14	5-9	6.9%	606
15-19	10-12	6.6%	580
Total Student Population			1,757

In order to accommodate the student population project, it is anticipated that a minimum of 2 schools will be required to accommodate the student population, with the possibility of a high school, subject to the development of school sites in adjacent areas within the City and needs of the school boards. While NE St. Albert covers a large area, the majority of the land is designated for non-Neighbourhood land uses. There are no school sites approved in this area at this time. Students residing in the new residential development in NE St. Albert area may need to attend existing schools in St. Albert until such time, the new school sites are approved and schools built, which further supports an immediate need for a new Catholic school in St. Albert.

4.2. Modernization of Legal School

Background

Legal School is underutilized at **42%** in 23-24 (40% in 22-23; 40% in 21-22). The school is a two-story facility and was built in 1952 with additions in 1958, 1973, 1984 and 1993. The school was originally a K-12 school and with regionalization in 1994, students in Grades 10-12 we moved to Morinville to get a most robust program.

The last facility audit was in 2018 and the facility condition index identified was **42.34%** indicating the school is in poor condition. The most recent Facility Conditions Report does not accurately reflect the condition of the school as the mechanical and electrical systems are dated and well past their life expectancy. The mechanical/ventilation system, hot water heaters, boilers, air-handling units, heat exchangers, exhaust fans and humidifiers all require immediate replacement.

The Facility Conditions Assessment completed in 2018 by Wade Engineering Ltd. identified overdue and current maintenance and life cycle replacement costs in excess of \$6.7 million dollars. These items range from small items such as flooring and window coverings to larger, integral systems such as replacement of domestic hot water distribution piping at \$902,441. See Attachment 6.3 Deferred Maintenance – Legal School.

The report also projected which components would need replacement/repair in the next 5 years. These immediate need items would be funded out of IMR and CMR dollars or alternatively through capital dollars. The Division Operations and Maintenance Facility has identified three primary projects from this list. These immediate projects include exterior windows and door replacement estimated at \$247,000, roof replacement estimated at \$1.2 million, and HVAC upgrade including boilers and pumps at \$2.5 million.

This FCA Report is completed every 5 years, and is overseen by Alberta Infrastructure and is available upon request.

The school, which is a two-storey structure, is not barrier free and although ramps have been added, they are not built to code and are steep.

The washrooms have been modernized. There is one barrier free washroom stall; however, the entrance to the stall is very tight.

The administration office area does have views to outside and main entrance and although it is fairly large, it is extremely dated. The staff room is poorly located across the hall from the administration offices with no visibility, which limits supervision. The original administration area is located on the second floor and is used as a resource area, which does not have barrier-free access.

The library is located in the interior of the school, and although the space is in good condition, there are no windows or skylights.

The classrooms are very dated. The millwork is in poor condition and there are vents through millwork base. The floors in the classrooms are typically carpet.

The CTS space is undersized for a K-9 school of this capacity and the spaces are very dated for today's programming, teaching requirements and student learning opportunities.

There is no 21st century learning space to accommodate today's educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-space.

The original 1952 building is located in the middle of the school. It is not functional space and should be demolished.

Project Drivers

Building Condition and Efficiency Solutions:

- The school is in very poor shape, dated and is not barrier-free. As indicated in the 2018 FCA report, the mechanical/ventilation system, hot water heaters, boilers, air-handling units, heat exchangers, exhaust fans and humidifiers all require replacement. There is indication of building envelope issues and potential structural/foundation concerns.
- Although the two wings on either side of the original 1952 core have the potential for modernization, the core itself is well past its life expectancy and is in such poor condition that it would be more feasible to demolish rather than modernize this section of the building. This would sever the east and west wings of the existing school.

- Demolition of the 1952 core and reconnection of the two wings with an addition may provide:
 - new centrally located front entrance that could address the safety issues in the existing school,
 - new and functional administration space,
 - gathering area opening into a new learning commons, and
 - ancillary space.
- The modernization would also support 21st century teaching and learning opportunities, address issues of relating to barrier – free access and demonstrate “good stewardship” in maintaining the two wings that are in good shape. This option would also reduce the school’s current capacity of 451 and consequently increase utilization.
- The school is underutilized; however, enrolment is anticipated to remain stable as provided further below. Considering bussing requirements and ride-times, there are no other schools within the jurisdiction that would be feasible in supporting a consolidation of the Legal students.

Functionality and Programming requirements in support of a modernization are:

- Overall, the school is very dated and does not provide many of the spaces required to meet today’s programming guidelines and requirements.
- A major modernization of the existing school with an addition would be designed and built in accordance with Alberta Education’s design standards and right size the school appropriately for the student enrolments. Additionally, it would ensure appropriate modern spaces are available for staff and students to accommodate today’s educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-space. As this is a rural school, the community uses the facility and it would continue to provide a place for the community to engage in life-long learning opportunities.

Although, the Division believes that a modernization of Legal School is the preferred option, the Division acknowledges that Alberta Education and Alberta Infrastructure may consider a replacement school instead of modernization, should the overall costs of modernization exceed the cost of the new build.

To this end, the Division is interested and would like to request planning dollars for the Legal School capital project to explore and determine the best viable option moving forward.

Area Comparison

The following chart shows a comparison of the existing facility capacity with the provincial guidelines for a smaller school that would better reflect the actual student population. The modernized/remodeled school with the 235 capacity would result in 76 – 80% utilization of Legal School.

AREA COMPARISON CHART

**Legal School
K-9**

#	Existing School (451 Capacity)	#	Provincial Guidelines (235 Capacity K-9 School)	VARIANCE
Instructional Space Total Area		Instructional Space Total Area		
16	Classrooms 1,179.7	4	Classrooms @ 80m2 320.0	859.7
1	Science Classrooms @ 120m2 105.9	1	Science Classrooms @ 120m2 120.0	(14.1)
1	Science Classrooms @ 95m2 95.6	0	Science Classrooms @ 95m2 -	95.6
1	Large Ancillary 133.5	1	Large Ancillary @ 130m2 130.0	3.5
0	Small Ancillary -	1	Small Ancillary @ 90m2 90.0	(90.0)
1	Gymnasium 533.7	1	Gymnasium 430.0	103.7
1	Gym Storage 104.6	1	Gym Storage @ 10% Gym Size 43.0	61.6
1	Library 168.7	1	Library 88.0	80.7
1	CTS 146.4	1	CTS @ 142 m2 142.0	4.4
0	Info Services @ 115m2 -	1	Info Services @ 115m2 115.0	(115.0)
Subtotal: 2,468.1		Subtotal: 1,478.0		990.1
Total Instructional 2,468.1		Total Instructional Area: 1,478.0		990.1
Number of Instructional Spaces: 23.0		Number of Instructional Spaces: 12.0		11.0
Non-Instructional Space Total Area		Non-Instructional Space Total Area		
	Admin & Staff Areas 323.8		Admin & Staff Areas 150.0	173.8
	Wrap & Collaboration Space -		Wrap & Collaboration Space 20.0	(20.0)
	Mechanical & Meter 103.9		Mechanical & Meter 108.0	(4.1)
	Recycle Room -		Recycle Room (LEED) 11.0	(11.0)
	Physical Education 77.0		Physical Education 75.0	2.0
	Circulation 665.8		Circulation 370.0	295.8
	Wall Area 332.9		Wall Area 177.0	155.9
	Storage Area 180.0		Storage Area 52.0	128.0
	Washroom Area 94.5		Washroom Area 26.0	68.5
	Accessible Washroom Facility 12.0		Accessible Washroom Facility 12.0	-
	Flexible Space -		Flexible Space 53.0	(53.0)
	Wiring/Network -		Wiring/Network 40.0	(40.0)
	Subtotal 1,789.9			
	Total Non-Instructional 1,789.9		Total Non-Instructional 1,094.0	695.9
Total Area 4,258.0		Total Area 2,572.0		1,686.0

Enrolment and Utilization Information

Although the school is underutilized, enrolment is anticipated to remain stable with approximately 160 to 170 students (adjusted enrolment between 170 to 180 students).

Legal School - Enrolment Data and Utilization

	Funded ECS	1	2	3	4	5	6	7	8	9	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment																	
2027-28	20	20	17	17	17	15	17	8	18	15	164	144	6	9	420	178	42%
2026-27	21	18	18	18	16	18	9	19	16	13	166	145	6	9	420	179.5	43%
2025-26	19	19	19	17	19	10	20	17	14	13	167	148	5	7	420	176.5	42%
2024-25	20	20	18	20	11	21	18	15	14	6	163	143	3	10	420	176	42%
Current Year Enrolment																	
2023-24	21	19	21	12	20	20	16	15	7	12	163	142	6	8	420	174.5	42%
Past Years Enrolment																	
2022-23	21	22	11	20	17	15	16	10	20	3	155	134	5	9	420	167.5	40%
2021-22	25	12	17	14	14	15	12	25	11	13	158	133	5	9	420	168.5	40%
2020-21	16	19	14	14	18	11	20	10	15	4	141	125	7	6	460	152	33%
2019-20	25	15	13	18	12	23	11	15	10	11	153	128	7	13	451	173.5	38%
2018-19	25	14	16	11	20	14	13	8	16	4	141	116	10	11	451	160.5	36%

IMR and CMR Spending

In the last 5 years, the following IMR/CMR funds were expended on Legal School:

Year	Cost	Description of Work
2018-2019	\$103,792	Renovation of first set of washrooms, Replacement of exterior lighting to LED
2019-2020	\$72,152	Renovation of 2nd set of washrooms, Upgrade to front door security and DVR, addition of camera
2020-2021	\$47,161	Replacement of 2 boilers, Removal of lockers to add seating
2021-2022	\$1,863	Additional Security Cameras
2022-2023	\$12,000	Asbestos testing, recoat gym floor
Total	\$236,968	

If the capital project be not approved in the near future, the Division will need to spend their limited IMR/CMR funds in the following areas:

- Main heating plant that is roughly 40 years old and will need to be replaced in the next 5 years including associated piping (\$450,000).
- Major repair of the gymnasium roof in 5 years or so (\$200-300K); although a replacement roof is needed for the whole building with an estimated cost in 2023 of \$1.2M.
- Building management system (\$230,000).
- Parking lot replacement (\$250,000).

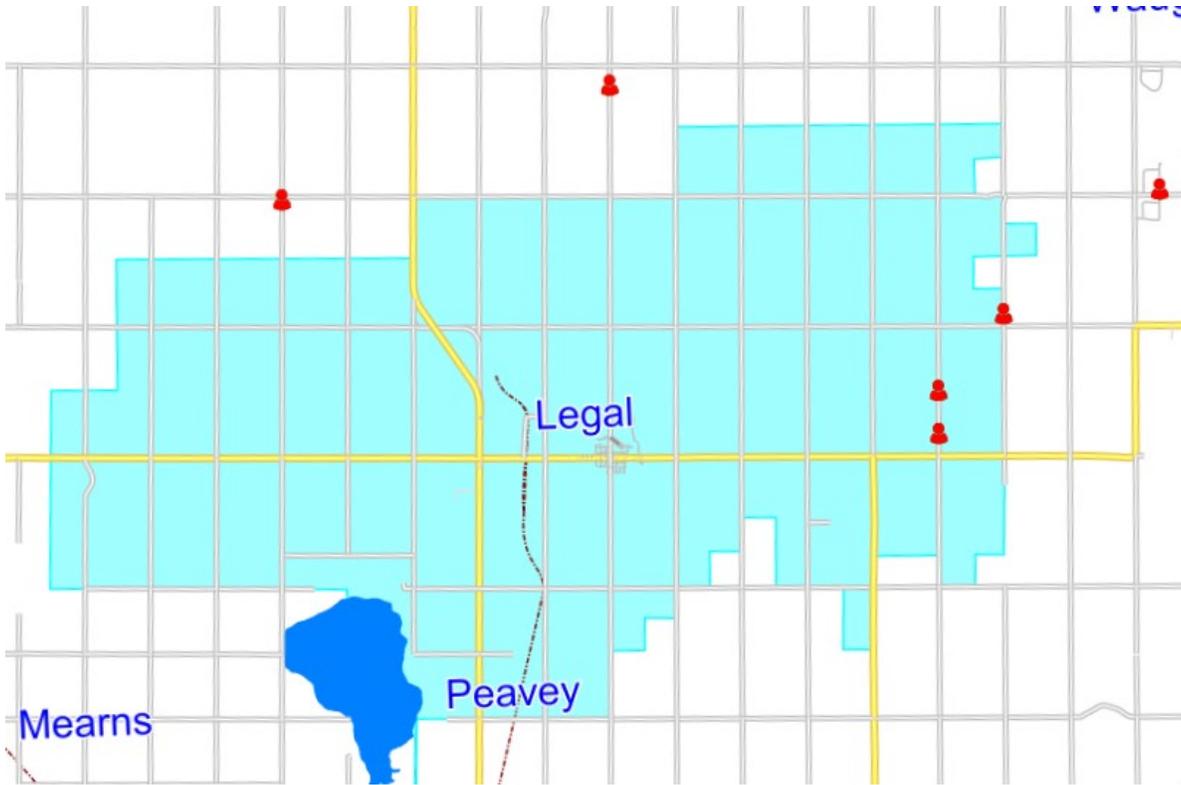
Additionally, the Division will need to spend extra operational dollars on maintaining a larger than required footprint of what is a very aged school facility. Reduction of surplus space is extremely important considering school jurisdictions do not receive a full Operations and Maintenance funding envelope when underutilized.

The estimated savings for the reduced space (approximately 40%) is \$106,400 annually which is achieved through lower electricity, natural gas, water, insurance, custodial and maintenance costs.

School Catchment Area and Busing Ride Times

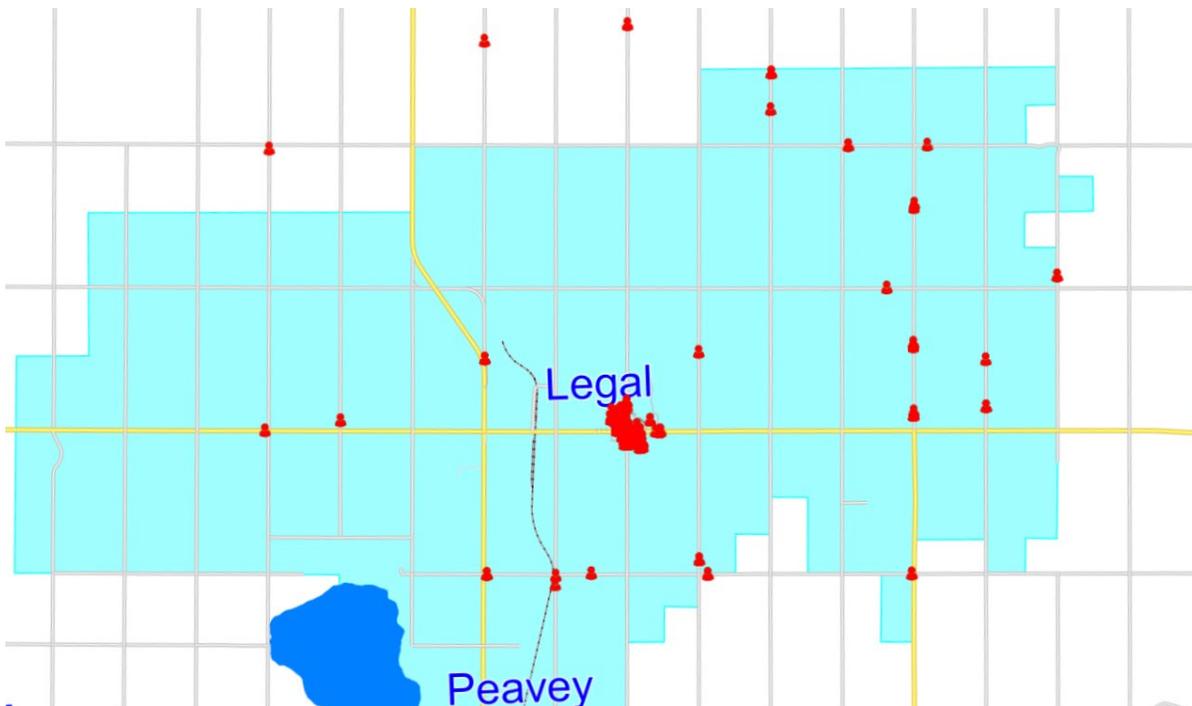
Catchment Area and Busing Ride Times for all current students

- Current 2023-2024 enrolment for K-9 is 166;
- 113 students live in Legal and walk to school;
- 41 students live in Sturgeon County;
- 12 students reside outside of the Division's boundaries (5 of which are on a bus for bus pick up and have signed the funding to GSACRD);
- 39 students including 5 Out of Division (OOD) students are bused to school with an average daily ride time of 33 minutes including OOD students, without OOD students an average ride time of 28 minutes;
- 72 minutes is the longest ride time and 4 minutes is the shortest ride time;
- 11 students have a ride time longer than 100 minutes per day including the 5 OOD students. This equates to 6 families as shown on the map below



If Legal School were not operational, students would be bussed to Morinville, which would add an additional daily travel time of 20 minutes; however all students would be funded and need to be bussed from Ward 3 to Ward 2.

The following chart illustrates the sparsity and distance of current student populations and bus pick ups.



Partnerships

The Division transferred 0.894 acres more or less to the Town of Legal for their expansion and renovation of the Town Arena. Their project will be mostly funded by the federal Green and Inclusive Communities Building Program grant. The project required an increased footprint of their current facility by 18%. The additional lands provided by the Division will allow the Town to have a larger hockey ice surface, additional dressing room space, ice resurface room and additional storage.

- The Town of Legal would like to rebuild an outdoor rink/pickleball/outdoor sports field with a 200 m track in the future. At this time, there is no funding for this future project. The outdoor facility would need to be placed on the Division property, north of the upgraded town arena. The Board of Trustees would likely consider entering into a long-term land lease agreement for the use of the Division land when the time comes. The Division and school administration believe that the new outdoor rink/outdoor sports field would bring new opportunities and benefits for our school community. This may include the use of the new outdoor rink/outdoor sports field, access to the arena and curling rink for the Division sports and rec academy programs and potentially other benefits that might still be identified and mutually agreed to by both the Division and the Town. The Division further believes that the newly upgraded arena and curling rink facility will positively impact the Town of Legal school community and student enrolment in Legal.

Aerial View of Legal School



4.3. Modernization of Bertha Kennedy School

Background

Bertha Kennedy Catholic Elementary School was built in 1976, with portables added in 1981, 1982 and 2001. This school site has 6 portables; 4 from 1981 and 2 from 1982.

The Facility Condition Index (FCI) determined by the Alberta Infrastructure in the latest audit (2018) was 34.69% indicating that the school is in fair condition.

Bertha Kennedy has an adjusted enrolment of **247** students in 2023-2024, which translates to a utilization rate of **71%** (up from 67.15% in 22-23 and 61% in 21-22).

The school is non-sprinklered.

The school still operates with the original heating and ventilation system.

The current ventilation system consists of four (4) separate gas fired, air handling units which supply fresh tempered air to the building. Due to the age and design of the gas fired units, they can occasionally omit a flue gas smell into the school causing concern for staff members. Although the levels are undetectable on a carbon monoxide monitor, it is still a foul odor that affects more sensitive people, which may result in headaches.

It is recommended that the four (4) gas fired, air handling units be removed and replaced with a fan coil unit that uses hot water with a glycol heat exchanger to heat the school, eliminating the flue gas smell and any chance of carbon monoxide build up within the building.

Along with the replacement of the four (4) air handling units, the boiler system would also have to be replaced in order to increase capacity to handle the extra heat load placed on them. Bertha Kennedy is also one of the few schools without an Automated Building Management System (ABMS) for heating and ventilation.

The modulators are dated and as the utilization of the school is 71%, consideration will be given to removing all six of the old units and replacing them with 2 new modular units. This would increase school utilization and bring more efficiencies.

In addition to the replacement of the mechanical/ventilation and electrical systems, the school should be equipped with sprinklers to meet code. Lastly, doors are original to the building and require replacement.

The school's administration area is undersized by 68m² and although instructional/classroom space is adequate, there is currently limited ancillary and student gathering space. This does not allow for any multi-purpose space for 21st century learning which requires learning spaces to be flexible and adaptable to allow for interactive learning (examples are movable walls and maker spaces).

In 2019-2020, the asbestos in the hallway flooring was removed and the flooring was replaced.

The roof was completely replaced in the summer of 2021.

The Division changed the exterior windows in the main core of the school in the summer of 2021. However, the exterior doors will remain until the Division receives approval for a modernization.

The total estimated cost for deferred maintenance due now, according to the latest FCA Report is approximately \$3.1 million. Approval of this modernization would eliminate these upcoming costs that IMR/CMR funds are not able to cover. See Attachment 6.4 Deferred Maintenance – Bertha Kennedy.

Project Drivers

Building Condition

- The replacement of the mechanical/ventilation and electrical systems which are well passed their life expectancy and the addition of a sprinkler system to the building would be required to meet code. The replacement of the mechanical system will result in new ceilings and hazardous materials abatement would be required.

Functionality and Programming requirements of the modernization are:

- If not already done when project approval is secured, the removal of all six existing portables and replacement with two new modular units would right size the school and increase utilization. The reconfiguration of the existing space would allow for the creation of three ancillary/flex spaces for students. The project would result in a capacity of approximately 300 student places.
- The administration area is small with poor visibility of the front entrance and needs to be modernized to provide a safe and secure entrance with supervisory capability.
- Classrooms can be reconfigured to ancillary/flex space, as maker space, spilling from the Learning Commons, creating a multi-purpose space. The reconfiguration of space, will provide ancillary and multipurpose space and support 21st century learning which requires flexible and adaptable learning spaces: movable walls, informal teaching pods in communal areas, group learning in libraries with interactive walls and state-of-the-art creative studios, and makerspaces.

Enrolment and Utilization Information

The following is a summary of school enrolment trends, the adjusted enrolment for the last four years along with the corresponding utilization rates:

Bertha Kennedy Catholic Elementary School Enrolment Data and Utilization

	Funded ECS	1	2	3	4	5	6	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment with Removal of all Portables and Addition of Two New Portables														
2027-28	53	40	37	41	31	43	25	270	217	16	14	310	287.5	93%
2026-27	50	38	42	32	44	26	31	263	213	22	9	310	278	90%
2025-26	48	42	33	45	27	32	26	253	205	16	14	310	273	88%
Projected Enrolment with Removal of all Portables														
2027-28	53	40	37	41	31	43	25	270	217	16	14	258	287.5	111%
2026-27	50	38	42	32	44	26	31	263	213	22	9	258	278	108%
2025-26	48	42	33	45	27	32	26	253	205	16	14	258	273	106%
Projected Enrolment for 2024-2025														
2024-25	54	34	46	28	33	27	26	248	194	17	13	347	264	76%
Current BK Enrolment														
2023-24	54	46	28	33	27	26	25	239	185	22	6	347	246	71%
Past BK Enrolments														
2022-23	56	26	33	27	26	24	34	226	170	15	10	347	233	67%
2021-22	37	34	26	22	22	33	21	195	158	14	11	347	213	61%
2020-21	45	27	28	23	34	19	26	202	157	23	12	347	227	65%

*all scenarios include 2 leased spaces

IMR and CMR Spending

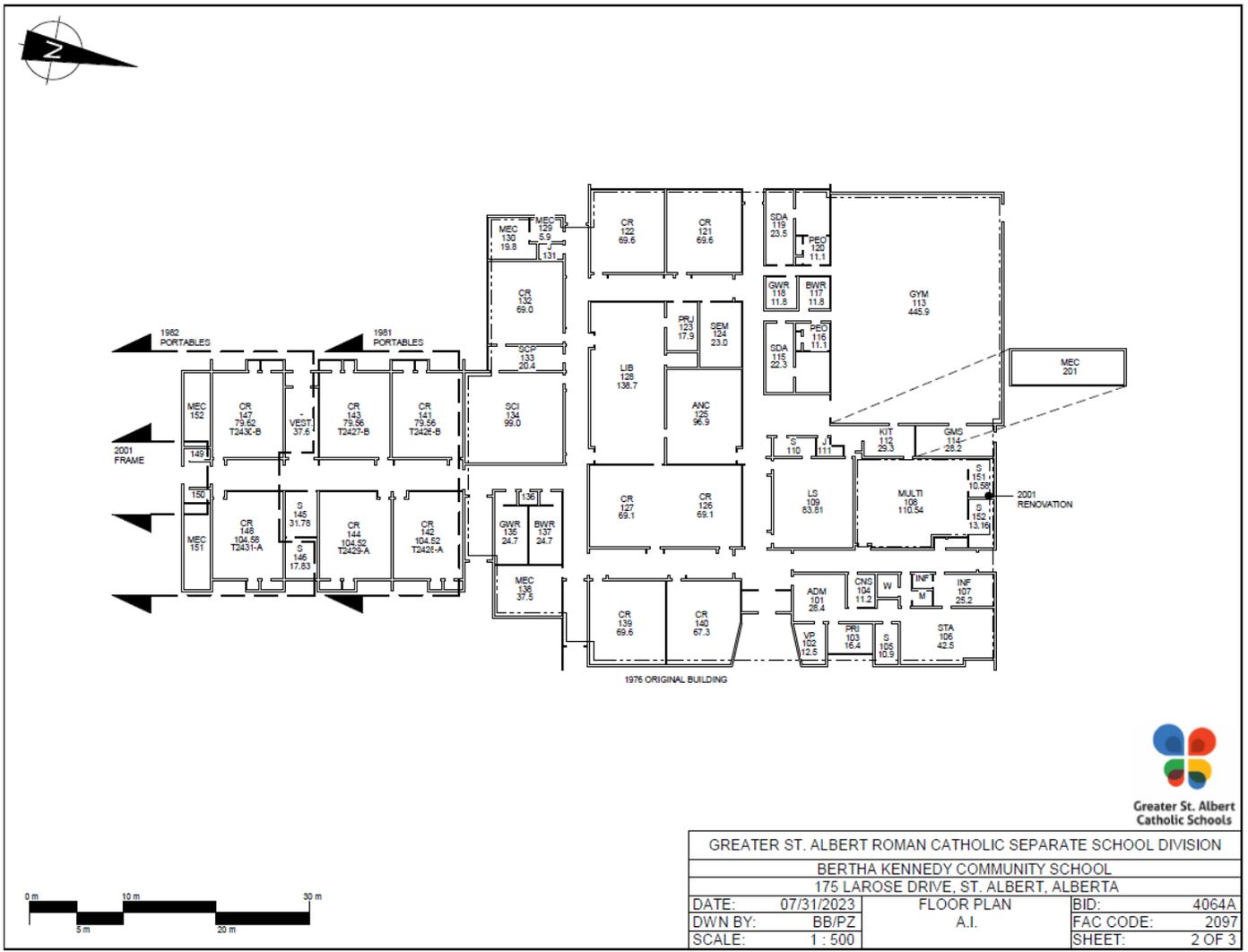
In the last 5 years, the following IMR/CMR funds were expended on Bertha Kennedy School:

Year	Cost	Description of Work
2018-2019	\$91,000	Replace DHW tank, new millwork in office, replace t-bar and lighting in 5 classrooms, replace supply burners
2019-2020	\$8,000	Replace DVR
2020-2021	\$528,000	Flooring replacement in classrooms, replace gym bleachers, regrade site with new sidewalks and planters, roof replacement, reno staff washroom
2021-2022	\$127,000	Paint portable classrooms, duct cleaning, replace exterior windows, replace phone/ PA system
2022-2023	\$33,900	Cameras, Asbestos testing, sidewalk, lights in main office, recoat gym floor.
	\$787,900	

Aerial View of Bertha Kennedy



Small Scale Plan of Bertha Kennedy



4.4 New School in Cherot

High School & Community Amenities Concept in Ch erot (St. Albert)

On September 19, 2023 the City of St. Albert approved a concept plan for the development of a 25-acre site which would include a high school as well as a community recreation/amenities centre, known as the community amenities campus, in the northwest development of Ch erot. The 10-acre high school site within the community amenities campus has been serviced to the property line and will be fully serviced and ready for construction in three to five years. Greater St. Albert Catholic Schools will seek an opportunity to build a new high school in Ch erot to replace the current high school, which was built in 1966, in order to better serve the needs of students.

Ch erot is a new development in northwest St. Albert that is anticipated to be home to nearly 8000 residents. The development contains a 25.5 acre school/community amenities site, which has been designated to hold a future high school. We see a wonderful opportunity to collaborate with the City of St. Albert regarding this site and the opportunities that a high school, in concert with a community facility, would hold for both students and residents.

The proposal to construct a new high school in the developing community of Ch erot aligns with the Greater St. Albert Catholic Schools' commitment to providing innovative and comprehensive Catholic education. This initiative is a response to the changing landscape of education, the need for modern facilities, and the provincial mandate to offer diverse opportunities for career preparation and trades skill development.

Growing Community and Educational Demands:

Ch erot is experiencing significant growth, with families seeking quality education for their children. As the population increases, there is a pressing need for a high school that caters to the educational requirements of the community. A new high school in Ch erot would ensure that families choosing Catholic education have access to a state-of-the-art facility with diverse learning opportunities.

Responsiveness to Provincial Mandate:

Premier Smith's mandate to the Minister of Education emphasizes the importance of providing students with diverse opportunities for career preparation and trades training. The proposed high school in Ch erot aims to align with this directive by integrating specialized programs, workshops, and partnerships with local industries to prepare students for future careers. This facility will contribute to the province's vision of a skilled and adaptable workforce.

Outdated Infrastructure of the Current High School:

The current high school, built in 1966 with a wood-framed structure, poses challenges in meeting modern educational standards and safety regulations. The age of the existing facility limits the incorporation of contemporary technologies, energy-efficient systems, and specialized spaces for career-focused programs. A new high school in Ch erot ensures that students have access to cutting-edge infrastructure conducive to optimal learning experiences.

Equity in Educational Opportunities:

While public schools in St. Albert have recently undergone expansions and modernizations, it is crucial to ensure that families choosing Catholic education have equitable access to similar opportunities. The proposed high

school in Chérot is an investment in providing Catholic students with the same advantages as their counterparts in public education, fostering a sense of equality and inclusivity within the educational landscape of the region.

Addressing Capacity Issues and Modernization Trends:

The recent construction of a large public high school and the ongoing modernization of another public high school in St. Albert indicate a commitment to addressing capacity issues and modernization trends in the region. To maintain parity and offer families a choice in education, it is essential that a new high school in Chérot provides a modern and well-equipped facility for those families who choose a Catholic education for their children. It is imperative that students in Catholic schools have equitable access to diverse learning opportunities in a fully modern facility.

Current Capacity:

The Division has only one high school in the City of St. Albert and one outreach location that serves high school students. The current utilization of École Secondaire St. Albert High School is 83%. With all new residential development, the need for a replacement high school with larger student capacity is warranted in the future.

Summary:

To summarize, the construction of a new high school in Chérot serves as a strategic response to the educational needs of a growing community and school division, aligns with provincial directives on career preparation, and addresses the age-related challenges of the current high school. This initiative reflects our commitment to providing Catholic students with access to state-of-the-art facilities, diverse educational opportunities, and a foundation for future success in an evolving workforce.

Greater St. Albert Catholic School Division would like to seek partnership opportunities, which could be explored through early planning stages.

Chérot Area Structure Plan:



4.5 Modernization of École Notre Dame

Background

École Notre Dame Elementary School (END), built in 1976, has fifteen (15) remaining portables; five (5) built in 1977, two (2) built in 1978, two (2) built in 2011, five (5) built in 2012, and one (1) built in 2014. Three (3) portables (1 from 1977 and 2 from 1980) were demolished and removed in August 2022. END offers both French and English programming options for grades K-5, and is one of two Elementary schools in Morinville, acting as a feeder school for Georges H Primeau Middle School.

The Facility Condition Assessments completed by Alberta Infrastructure reveal the following highlights:

- Last Audit completed January 23, 2017
- 2017 Facility Condition Index (FCI) – **36.52%**.
- Total Maintenance Needs Next 5 Years (2018-2023): **\$3,313,069**
- Replacement Cost (2017): **\$9,070,759**

In 2023-24, École Notre Dame has an adjusted student enrolment of **335.5**, which translates into a utilization rate of **69%** (up from 67% when the school still had 18 portables).

Highlights from the most recent Facility Audit

Description:

The original single storey 2255 sq.m school was constructed in 1976. In 1977, a pod of 6 portable classrooms was added to the east with an additional area of 550 sq.m.

In 1978 this pod was extended eastward with two more portable classrooms with an area of 165 sq.m. In 1980, there was a further expansion to the east with two more portable classrooms, with an area of 195 sq.m. From 2010 to 2012, 8 more portables were added to northeast side of the building with a total area of 756 sq.m including circulation space. The total gross building area is 3,921 sq.m.

Mechanical Summary:

The Hot water boilers are Raypak Model# 1353WTD. Original to construction (1976). Hot water is distributed throughout the building to perimeter radiation, force flow heaters and unit heaters.

There are two (2), packaged air handling units, These AHU's service the gymnasium, and the main area of the school respectively. They are original to the building, installed in 1976.

The Domestic Water Heater is an Bradford White model# D65T3703N, installed in 2006, serving the building. Plumbing fixtures are a mixture of original (1976) WCs, Lavs and Urinals. There were some upgrades to stainless steel lavs (2000-present). These are generally in acceptable condition.

The building controls consists mainly of Pneumatic controls (1976).

Fire protection is attained by a distribution of wall hung, portable, dry chemical and water pumper fire extinguishers located throughout the facility.

Recommendations:

All **exterior caulking** needs to be replaced as it is cracking. It might cause compromise of building envelope and indoor thermal value because of barrier leakage. Replacement is recommended.

All **utility doors** need to be replaced. All doors show signs of threshold leakage, chipping paint, exterior damage and deterioration. Some doors have started rusting and will continue to rust with time. Replacing doors is recommended.

The **HVAC, Boilers, Electrical, and Building Management System (BMS)** are all past their life expectancy and will need to be replaced as soon as possible.

The building exterior needs multiple upgrades; the **Roof** (2003) needs to be replaced, both **windows and doors** need replacement, as does the **siding** need to be upgraded. The exterior alone is estimated to cost **\$1M**.

The **Modular Furnaces** in seven (7) units are obsolete and will need full replacement, sooner, if a failure is encountered. These units are estimated at \$20 K each for a total of **\$140,000**.

Since the 2017 Facility Audit, the following items have been addressed:

- In 2017, the hallways were repainted and the floors re-done with non-asbestos tiles.
- The girls' and boys' washrooms were completely modernized in 2018 and are barrier free.
- In 2021-22, new millwork was installed in the core
- New t-bar ceilings and LED lighting have been installed in the core and the staff room has been renovated
- The gymnasium floor was recently sanded and painted and is in excellent condition.
- New cameras have been installed for improved security

Other items of note for END:

- The administration area has no windows and consequently has very poor visibility of the front entrance.
- Staff washrooms are barrier free.
- The staff workroom has been transformed into learning support space.
- There are open webbed steel joists with metal deck roofing.
- The student dressing areas are used primarily as storage or a special needs change room.
- The designated storage room is currently being used as counseling office.
- The library storage has been partitioned from library and is being used as student help area.
- There is a standard learning common with an area for books and another with group seating and computers.
- The modular section, with units from 1977 to 1980, are worn and dim as they have only one small window per classroom. The 2012 units are in acceptable condition and include barrier-free washrooms and a ramp for handicapped accessibility.
- The school's roof was replaced in 2003 and the modular roofs were replaced in 2013.
- The school currently has a high special needs enrollment.
- In comparison to Alberta Education's design guidelines, overall the school is undersized by approximately 1,194 m². The school lacks 232 m² of ancillary space, and a science classroom (97 m²).

- Also, the administrative area is 139 m2 short which is further compromised as a result of the current high utilization (within the usable space) and the need to use some of this space for other uses. The lack of space overall, does not allow for the required program space
- 21st century learning space to accommodate today's educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-spaces.
- Further to the removal of 3 of the 18 modulares in August 2021, consideration should be given to removing another 2 modulares which will further increase the utilization of the school.

The total estimated cost for overall deferred maintenance due now, according to the latest FCA Report is approximately **\$3.3 million**.

Approval of this modernization would eliminate these upcoming costs. Based on the expected funding levels, IMR/CMR funds are not able to cover costs of this magnitude on a single building. Should any of the building envelope components fail, current projects for all schools would need to be postponed to address the replacements as required.

A cost summary of the major components required for END, is estimated at nearly **\$2.6 M**; see table below:

Qty	Component	Estimated Renewal Cost	Lifecycle Replacement Yr
	Total Renewal Estimate Cost:	\$2,582,621	
260	Caulking- Joint Sealers	\$18,058	2019
40	Exterior Windows	\$58,620	2021
4	Exterior Doors	\$34,523	2019
7	Exterior Utility Doors	\$14,354	2019
1	Siding Upgrade	\$500,000	***
1	Roof	\$656,230	2021
1	Water Heaters	\$27,302	2026
100	Water Valves	\$55,261	2021
2	Boilers	\$104,849	2021
10	Bolier Chimney	\$25,794	2021
2	Air Handling Units	\$92,513	2021
3	Exhaust Fans	\$11,102	2021
2353	Hot Water Distribution Systems	\$582,772	2021
20	Air Coils	\$74,011	2021
4	Hot Water Heating Convector	\$13,441	2021
2	Finned Tube Radiation	\$1,851	2021
2353	Pneumatic Controls	\$23,177	2021
1	Main Electrical Switchboards	\$61,676	2021
8	Electrical Circuit Panelboards	\$85,995	2021
1	Electrical Panelboards (Motor)	\$19,150	2021
7	Mod Furnaces (obsolete) @\$20K e	\$140,000	***

Recommendation: Modernization

The interpretation of facility condition index (FCI) values for building infrastructure is as follows¹:

Condition	FCI Definition	CPI Definition
One	Facilities with an FCI of less than or equal to 15%	Adequate for intended use and expected to provide continued service life with average maintenance.
Two	Facilities with an FCI that is greater than 15% or equal to or less than 40%	Aging components are nearing the end of their life cycle and require additional expenditures for renewal or refurbishing.
Three	Facilities with an FCI of greater than 40%	Many major components have exceeded their useful life and significant repairs or replacements are necessary.

Alberta Infrastructure used a Facility Condition Index (FCI) methodology for the evaluations, which expressed the cost of possible maintenance and renewal over the next five-year period as a percentage of the building replacement cost. Effective April 1, 2017 three measures for Condition (“One”, “Two” and “Three” – outlined above) are used.

Essentially, the higher the FCI value the more urgent the project. These evaluations provide information on the condition of school facilities and are used as the basis for the prioritization and implementation of school modernization projects completed across the province. In January 2017, when the most recent Facility Audit was completed, the FCI was 36.52%, indicating a high “Two”. Today, as demonstrated in the renewal cost summary, many of the major components have exceeded their lifecycle. This would suggest today’s expected FCI score may well meet condition “Three”.

The main three drivers for this modernization are:

Building Condition:

These are demonstrated and documented deficiencies in the major building components; structural deficiencies; building envelope issues; deficiencies and/or issues with the interior mechanical and/or electrical components; building code and/or standards compliance issues that could not be resolved with available Infrastructure Maintenance and Renewal (IMR) funding and/or Capital Maintenance and Renewal (CMR).

Health and Safety:

Projects that address risks to the health, safety, or security of the students or staff either immediately or in the longer term; projects that address compliance issues with federal or provincial legislation or municipal bylaws.

A new front entrance and the reconfiguration and enlargement of the administration area to meet the safety requirement of clear visibility and student safety in the school with the necessary space to accommodate administration offices, staff room and work space.

The replacement of the mechanical/ventilation system, electrical system and building envelope are all well past their life expectancy and will involve hazardous abatement and the sprinkling of building which would be required to meet code.

Functionality and Programming:

Projects provide new and/or improved program space functionality through reconfiguration, relocation, or technology. Examples of issues may include the lack of functional capacity to deliver the curriculum in the intended manner, ease of supervision, lockdown capability, sound, and light quality, etc.

Overall, the school is dated, undersized by approximately 1,194 m² and does not allow for the mandated program space, particularly ancillary and gathering spaces and 21st century learning spaces to accommodate today's educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-spaces.

A modernization and the reconfiguration of the existing space would create ancillary space to meet program requirements and provide 21st century learning experiences for students.

Enrolment and Utilization Information

Ecole Notre Dame Catholic Elementary School Enrolment Data and Utilization

	Funded ECS	1	2	3	4	5	6	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment with Removal of 7 Portables														
2027-28	41	41	42	35	37	51		247	206	16	14	340	270.5	80%
2026-27	42	43	36	38	52	48		259	217	22	9	340	278	82%
2025-26	44	37	39	53	49	59		281	237	16	14	340	303	89%
Projected Enrolment for 2024-2025														
2024-25	38	40	54	50	60	60		302	264	17	13	484	326	67%
Current BK Enrolment														
2023-24	41	56	52	61	61	62		333	292	1	11	484	335.5	69%
Past END Enrolments														
2022-23	47	53	62	58	62	66		348	301	15	10	484	359.5	74%
2021-22	51	62	63	59	68	62		365	314	14	11	484	376	78%
2020-21	57	57	64	65	64	63		370	313	23	12	484	389	80%

Aerial View of École Notre Dame



5. FUTURE CAPITAL NEEDS AND PLANNING

5.1. Modernizations

Further to the above mentioned top five (5) capital priorities, the Division has the following long-term projects identified in its **Ten Year Capital Plan**:

- École George H. Primeau School (Morinville) modernization – 70%
- Holy Family Catholic School (St. Albert) modernization – 75%
- Albert Lacombe Catholic Elementary School (St. Albert) modernization – 63%
- Neil M. Ross Catholic School (St. Albert) modernization – 86%
- Richard S. Fowler Catholic Junior High School (St. Albert) modernization – 76%
- J.J. Nearing Catholic Elementary School (St. Albert) modernization – 64%

5.2. Future Priorities Pre-Planning

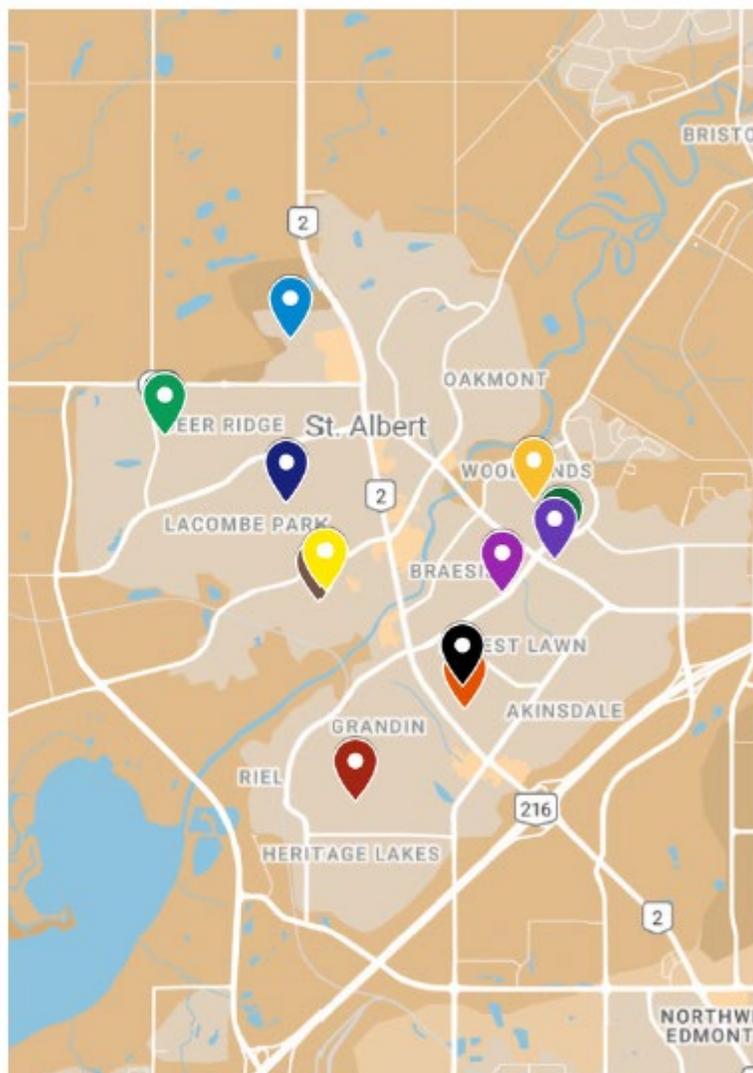
Provincial pre-planning funding is intended for projects that are anticipated to be high priorities in the coming years. It includes projects in new or developing neighbourhoods or projects that are still reasonably affordable to maintain but have systems nearing the end of their lifespan. The goal of pre-planning funding is to support school jurisdictions with identifying the best value options for meeting their long-term needs. Greater St. Albert Catholic Schools seeks pre-planning funding to assist with planning and community engagement relative to current capital priorities as well as the building of new schools in future growth areas, including grade configurations and managing school utilization and populations.

6.2. Maps of Schools in St. Albert, Morinville and Legal

Greater St. Albert Catholic Schools

St. Albert

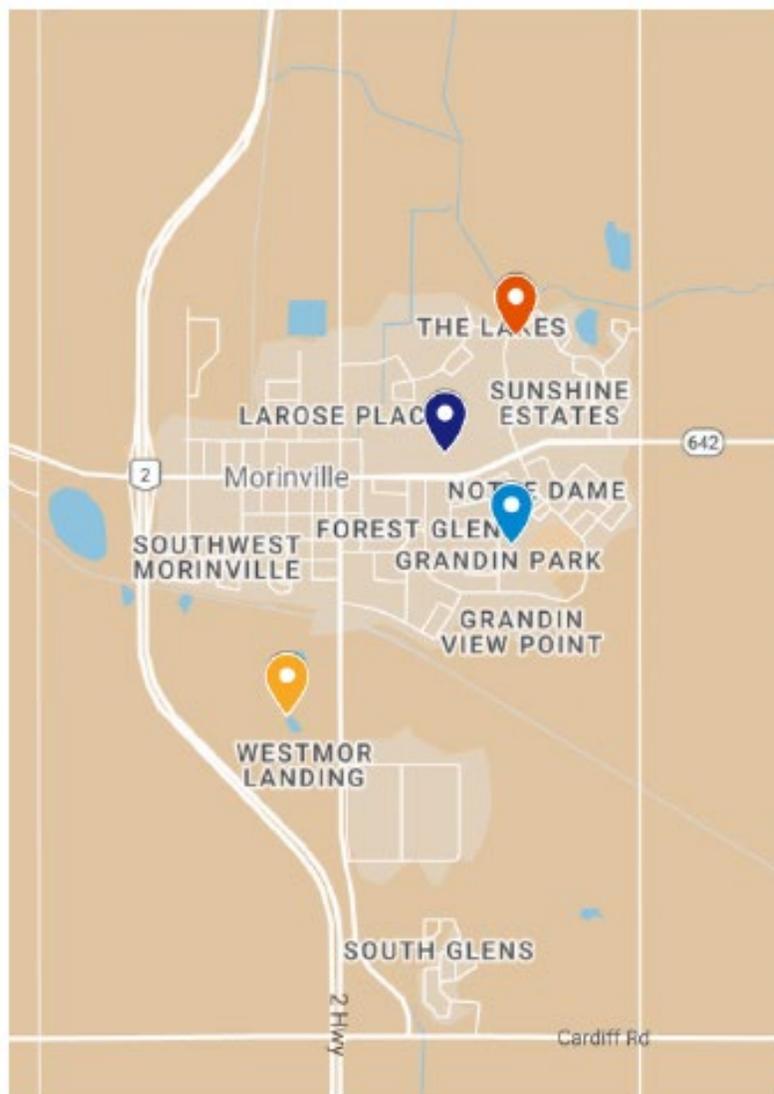
-  Albert Lacombe Catholic Elementary School
-  Bertha Kennedy Catholic Community School
-  École Sacré Coeur
-  École Secondaire Sainte Marguerite d'Youville
-  École Secondaire St. Albert Catholic High School
-  Holy Family Catholic School
-  J. J. Nearing Catholic Elementary School
-  Neil M. Ross Catholic Elementary School
-  Richard S. Fowler Catholic Junior High School
-  Sister Alphonse Academy
-  St Gabriel Education Centre
-  Vincent J. Maloney Catholic Junior High School



Greater St. Albert Catholic Schools

Morinville

-  École Notre Dame Elementary School
-  Georges H Primeau School
-  Morinville Community High School
-  St. Kateri Tekakwitha Academy



Greater St. Albert Catholic Schools Legal

 Legal School



6.3 Deferred Maintenance – Legal School

Legal School (main school) Constructed 1952		
Facility Condition Assessment (FCA) 2018		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Siding	51,103.00	2023
Joint Sealers	25,207.00	2023
Windows	274,232.00	2023
Roofing	474,661.00	2023
Skylights	509,518.00	2023
Lockers	235,402.00	2023
Vinyl Display Boards	171,855.00	2023
Gym panels	185,382.00	2023
Unfinished tiled walls	12,753.00	2023
Folding Partitions	47,894.00	2023
Gym Floor	157,616.00	2023
Hallway Floors	122,230.00	2023
Library Flooring	155,285.00	2023
Music Flooring	82,286.00	2023
Classroom T-Bar	74,731.00	2023
Sinks	31,186.00	2023
Shower Rooms	62,128.00	2023
Domestic Hot Water Heaters	85,809.00	2023
Isolation Valves	40,172.00	2023
Back Flow Valves	7,180.00	2023
Boilers	85,220.00	2023
Piping	79,146.00	2023
Chimney's	66,675.00	2023
Air Supply #1	112,334.00	2023
Air Supply #2	156,247.00	2023
Air Supply #3	64,917.00	2023
Air Supply #4	112,334.00	2023
Exhaust Fans	14,070.00	2023
DHW Distribution	902,441.00	2023
Fan Coils	4,467.00	2023
Fan Coils Entrance	31,272.00	2023
Fin Radiation	550,905.00	2023
Unit Heaters	69,615.00	2023
1993 Section Building Management System	37,643.00	2023
Building Management System (rest of the school)	200,000.00	2023
Electrical Main Panel	45,867.00	2023
Branch Circuits	69,710.00	2023
Motor Starters	25,796.00	2023
Interior Lighting	399,930.00	2023
P/A System	105,704.00	2023
Fire Alarm	204,249.00	2023
Intrusion Alarm	69,433.00	2023
Emergency Lights	6,248.00	2023
Fixed Case Work	399,720.00	2023
Bleachers	102,365.00	2023
School Total	\$ 6,722,938.00	
*note: work above is based on life expectancy of equipment and years of service		

6.4 Deferred Maintenance – Bertha Kennedy

Bertha Kennedy Modernization Costs		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2018		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Wall Joint Sealers	25,748	2024
Exterior Doors	18,252	2024
Locker Replacement	69,783	2024
Visual Display Boards	80,199	2024
Stair Flooring	2,698	2024
Library Wall Panels	101,599	2024
Library wall Treatment	4,914	2024
Gym Floor Replacement	120,185	2024
Music Room Floor	3,586	2024
Office Flooring	53,535	2024
Hallway T-Bar Replacement	121,744	2024
Staff Shower Phys Ed.	1,363	2024
Drinking Fountains	6,021	2024
Domestic Water Valves	22,658	2024
Back Flow Preventer	2,832	2024
Boiler	113,289	2024
Chimney	16,444	2024
Duct Furnace	24,490	2024
Air Handlers	460,000	2024
Hot Water Distribution	588,203	2024
Air Coils	26,510	2024
Fan Coils	16,245	2024
Fin Tube Radiation	462,613	2024
Unit Heaters	21,428	2024
Force Flow Control	7,990	2024
Pneumatic Control	127,886	2024
Main Electrical Switch	73,638	2024
Branch Circuit	42,249	2024
Motor Starters	10,196	2024
Basketball Court	141,225	2024
Remaining LED Lights	30,000	2024
School Total	\$2,797,523	
<p>Note: Work above is based on life expectancy of equipment and years of service</p>		

Bertha Kennedy - 4 Portable (Constructed 1981: T2426 to T2429)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2018		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Steel Siding	2,788	2024
Wood Siding	1,548	2024
Painted Exterior Skirting	464	2024
Visual Display Boards	33,328	2024
T-Bar	42,936	2024
One Heating Boiler	11,329	2024
Furnaces	60,000	2024
Branch Circuit	21,124	2024
Light Fixtures	26,048	2024
Fixed Case Work	11,472	2024
Windows	10,072	2024
School Total	\$211,109	
<p>Note: Work above is based on life expectancy of equipment and years of service</p>		

Bertha Kennedy - 2 Portable (Constructed 1982: T2430 & T2431)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2018		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Steel Siding	1,394	2024
Wood Siding	774	2024
Painted Exterior Skirting	232	2024
Visual Display Boards	16,664	2024
Furnaces	30,000	2024
Branch Circuit	10,562	2024
Light Fixtures	13,024	2024
Fixed Case Work	5,736	2024
Windows	3,000	2024
School Total	\$81,386	
<p>Note: Work above is based on life expectancy of equipment and years of service</p>		

6.5 Deferred Maintenance - École Notre Dame

Ecole Notre Dame Modernization Costs (Original Building 1976)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Exterior Wall Sealer Joints	18,058	1996
Exterior Wall Paint	2,883	1991
Entrance Doors	34,523	2016
Exterior Utility Doors	14,354	2016
Lockers	213,778	2021
Tackboards	117,156	2021
Acoustical Wall Treatment	43,172	2021
Replace Gym Floor	136,639	2006
Drinking Fountains	7,023	2011
Domestic Water Valves	55,261	2016
Back Flow Preventer	3,059	2015
Domestic Water Pumps	1,110	2021
Boilers	104,849	2011
Chimney	25,794	2011
Air Handlers #1 and #2	92,513	2006
3 Exhaust Fans	11,102	2006
Hot Water Distribution	582,772	2016
Air Coils	74,011	2006
Hallway Convectors	13,441	2016
Mechanical Room Fin Tube	1,851	2016
Pneumatic Controls	23,177	2016
Main Electrical Switch	61,676	2016
Branch Circuits	85,995	2006
Branch Panel Boards	10,747	2006
Motor Control Boards	19,150	2006
Motor Starters	6,197	2006
P/A and Sound Systems for Gym	24,670	2024
P/A Main System	19,740	2003
Intrusion Detection	14,053	2016
Emergency Lights	11,071	1996
Blinds	4,946	2006
Concrete Basketball Court	18,504	2001
School Total	\$ 1,853,264	
<p>Note: Work above is based on life expectancy of equipment and years of service</p>		