



GREATER ST. ALBERT CATHOLIC SCHOOLS

Capital Plan 2019-2022

**Presented to the Board of Trustees and
Approved
March 19, 2018**

Previously Approved for 2018-2021 on
March 20, 2017

Previously Approved for 2017-2020 on
March 21, 2016

Deb Schlag, Secretary-Treasurer
dschlag@gsacrd.ab.ca

Capital Plan 2019-2022 – Project 1

Capital Plan Submission 2019-2022

Year:

Capital Program: School Facilities

Title: Modernization to meet School Program Needs

Key Driver(s): Technological changes

Alberta Infrastructure & Morinville Community High School

Transportation Asset Name:

Location: Morinville

Cost: \$1.85 M

Morinville Community High School (MCHS) is a Catholic School in the community of Morinville serving approximately 550 students from grades 9 to 12. MCHS is currently seeking a renovation of the career and technology studies areas. Specifically, an upgrade to the current food studies area, cosmetology area, fashion studies area, and student gathering space is required to address student needs.

The current Food Studies lab is over-taxed and out-dated for the demands expressed by students for the course at the high school level. There are two kitchen spaces that serve the 200+ students enrolled in our Food Studies program. With class sizes between 25 and 28 students, two kitchen spaces allows for less than half the students to participate in the foods labs per block. When not in the lab, the other students work on the foods modules while the classroom instructor moves from space to space monitoring the students. The renovation will move the Food Studies lab into a consolidated area where the rest of the CTS courses take place and provide enough kitchen space for more students to participate in the foods labs during class time.

The cosmetology area in MCHS has an annual enrollment of 75 - 90 students. The current location of the cosmetology lab is not conducive to effective student instruction. The classroom space cannot accommodate the salon sinks. The sinks are across the CTS area within the Fashion Studies lab. Students that need to use the sinks are not in the lab where the other students are working. This creates both supervision and instruction chaos in the class for the students and instructor.

The overall effect of moving the foods lab and the renovating the cosmetology lab has some residual effects on the school. The foods lab move would relocate the fashion area to the proposed mezzanine space, which would also serve as a student gathering space for lunch time, which is currently non-existent. The movement of the sinks within the cosmetology teaching space would benefit both the program and the students due to supervision and functionality consideration.

The building envelope would be impacted by these renovations, and modifications to plumbing, HVAC, electrical and fire protection would also be required, as would an elevator and lifts to the mezzanine area to provide barrier free access for students.

As the final destination in Morinville and Legal for K-12 Catholic Education, MCHS students would benefit from the proposed CTS renovations.

ONPA Architects have been engaged to supply a preliminary study and drawings are attached as well as a preliminary costing of \$1.85 Million.

Capital Plan 2019-2022 – Project 2

Capital Plan Submission 2019-2022

Year:

Capital Program: School Facilities

Title: Modernization to meet Health & Safety Needs

Key Driver(s): Environmental changes – Health & Safety

Alberta Infrastructure & Bertha Kennedy Catholic Elementary School

Transportation Asset Name:

Location: St. Albert

Cost: \$1.4 M

Bertha Kennedy Catholic Elementary School was built in 1976 and still operates with the original heating and ventilation system. Over the past few years there have been several complaints from the teaching staff regarding air quality throughout the school. Independent testing has been performed on several occasions with negative results each time, but the air quality concern remains suspect.

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 headaches.

It is Operations recommendation, and fully supported by the Secretary-Treasurer, to remove the four (4) gas fired, air handling units and replace them 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 not to have an Automated Building Management System for heating and ventilation, and that should be added at the same time.

The total estimated cost for these improvements is approximately \$1.4 Million. It is extremely unlikely that the district can support this magnitude of a project through IMR, as this would consume more than one year of IMR funding, leaving all other facilities with no funding at all.

If the project is approved, the District would manage it by hiring an engineering consulting firm to draw up specifications and project costs and have the consultant tender and manage the project.

Morinville High School Planning Study

9506 100 Ave
Morinville, AB T8R 1P6

Greater St. Albert Catholic Schools
6 St. Vital Avenue
St. Albert, AB T8N 1K2

Project Number:Project Number

Issue:PRELIMINARY

Date:FEBRUARY 9, 2016

NOT FOR CONSTRUCTION

ARCHITECTURAL

ONPA Architects



NUMBER	NAME
A000	COVER SHEET
A001	DEMOLITION PLANS
A001	MAIN FLOOR PLAN
A002	SECOND FLOOR PLAN
A002	ENLARGED PLANS

STRUCTURAL

Structural Consultant Name

MECHANICAL

Mechanical Consultant Name

ELECTRICAL

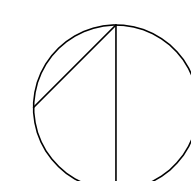
Electrical Consultant Name

CIVIL

Civil Consultant Name

LANDSCAPE

Landscape Consultant Name



9431 - 41st Avenue, Edmonton, AB T6E 5X7
T 780.482.4813 F 780.488.4566
E studio@onpa.ca W www.onpa.ca

consultants

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Morinville High School Planning Study

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Project Number

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Morinville High School Planning Study

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Drawing

MAIN FLOOR PLAN

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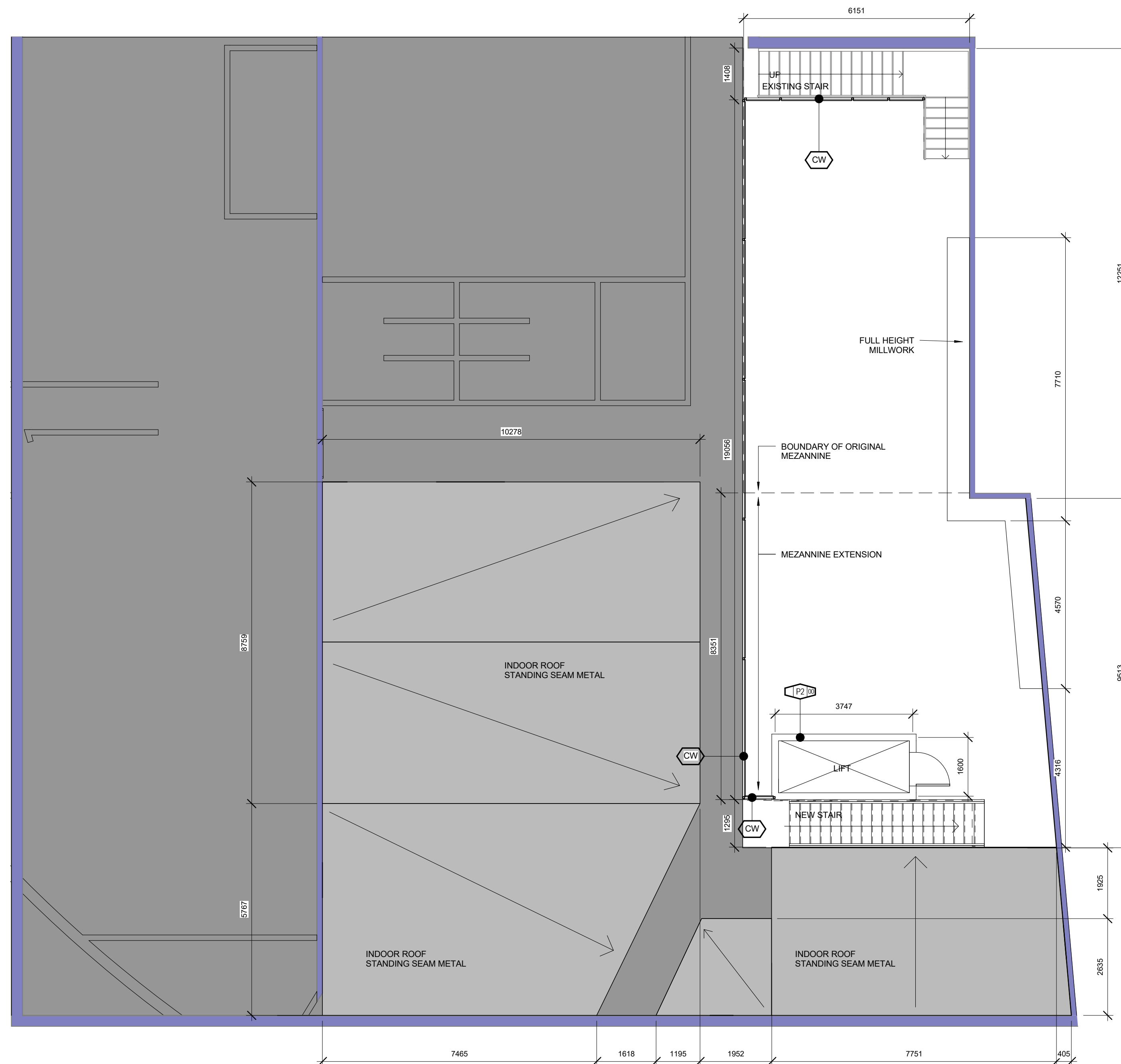
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ONPA ARCHITECTS



Assembly - Interior Partitions		
Type	Description	Fire Rating (hr.)
P2	16mm Gypsum Board, finish as scheduled 152mm Steel Studs at 400mm o.c. 16mm Gypsum Board, finish as scheduled	00
P3	16mm Fire Rated Gypsum Board, finish as scheduled 52mm Steel Studs at 400mm o.c. 89mm Blanket Insulation 16mm Fire Rated Gypsum Board, finish as scheduled	60
P4	140mm Concrete Block	60

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PRELIMINARY

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—ONPA ARCHITECT



Assembly - Interior Partitions		
Type	Description	Fire Rating (hr.)
P2	16mm Gypsum Board, finish as scheduled 152mm Steel Studs at 400mm o.c. 16mm Gypsum Board, finish as scheduled	00
P3	16mm Fire Rated Gypsum Board, finish as scheduled 92mm Steel Studs at 400mm o.c. 89mm Blanket Insulation 16mm Fire Rated Gypsum Board, finish as scheduled	60
P4	140mm Concrete Block	60

NOT FOR CONSTRUCTION

Unifmat II Construction Cost Summary

Project: Morinville High School

Report Status: Design Development Estimate

Date: February 17, 2015

Location: Morinville, Alberta

GFA: 879 m2

ELEMENT			Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		%
				Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	Total
A SUBSTRUCTURE						-		\$ -	-	
A10	Foundation					-		\$ -	-	
	A1010	Standard Foundations	0.00	-	-	-	0.00			
	A1020	Special Foundations	0.00	-	-	-	0.00			
	A1030	Slab on Grade	0.00	-	-	-	0.00			
A20 Basement Construction						-		\$ -	-	
	A2010	Basement Excavation	0.00	0 m2	-	-	0.00			
	A2020	Basement Walls	0.00	0 m2	-	-	0.00			
B SHELL						28,000		\$ 31.85	1.81	
B10 Superstructure						19,000		\$ 21.62	1.23	
	B1010	Floor Construction	0.08	71 m2	267.61	19,000	21.62			
	B1020	Roof Construction	0.00	-	-	-	0.00			
B20 Exterior Enclosures						9,000		\$ 10.24	0.58	
	B2010	Exterior Walls	0.00	-	-	-	0.00			
	B2020	Exterior Windows	0.00	-	-	-	0.00			
	B2030	Exterior Doors	0.00	1 leaf	9,000.00	9,000	10.24			
B30 Roofing						-		\$ -	-	
	B3010	Roof Coverings	0.00	-	-	-	0.00			
	B3020	Roof Openings	0.00	-	-	-	0.00			
C INTERIORS						350,000		\$ 398.18	22.57	
C10 Interior Construction						242,000		\$ 275.31	15.61	
	C1010	Partitions	0.56	489 m2	464.21	227,000	258.25			
	C1020	Interior Doors	0.01	5 leaf	2,200.00	11,000	12.51			
	C1030	Fittings	1.00	879 m2	4.55	4,000	4.55			
C20 Stairs						9,000		\$ 10.24	0.58	
	C2010	Stair Construction	1.00	879 m2	10.24	9,000	10.24			
	C2020	Stair Finishes	0.00	0 m2	-	-	0.00			
C30 Interior Finishes						99,000		\$ 112.63	6.39	
	C3010	Wall Finishes	0.53	469 m2	27.72	13,000	14.79			
	C3020	Floor Finishes	1.00	879 m2	56.90	50,000	56.88			
	C3030	Ceiling Finishes	1.00	879 m2	40.96	36,000	40.96			
D SERVICES						503,200		\$ 572.47	32.46	
D10 Conveying						21,000		\$ 23.89	1.35	
	D1010	Elevators & Lifts	1.00	879 m2	23.89	21,000	23.89			
	D1020	Escalators and Moving Walks	1.00	879 m2	-	-	0.00			
	D1090	Other Conveying Systems	1.00	879 m2	-	-	0.00			
D20 Plumbing						345,300		\$ 392.83	22.27	
	D2010	Plumbing Fixtures	1.00	879 m2	392.83	345,300	392.83			
	D2020	Domestic Water Distribution	1.00	879 m2	-	-	0.00			
	D2030	Sanitary Waste	1.00	879 m2	-	-	0.00			
	D2040	Rain Water Drainage	1.00	879 m2	-	-	0.00			
	D2090	Other Plumbing Systems	1.00	879 m2	-	-	0.00			
D30 Heating Ventilating and Air Conditioning (HVAC)						-		\$ -	-	
	D3010	Energy Supply	1.00	879 m2	-	-	0.00			
	D3020	Heat Generation	1.00	879 m2	-	-	0.00			
	D3030	Refrigeration	1.00	879 m2	-	-	0.00			
	D3040	HVAC Distribution	1.00	879 m2	-	-	0.00			
	D3050	Terminal and Packaged Units	1.00	879 m2	-	-	0.00			
	D3060	HVAC Instrumentation and Controls	1.00	879 m2	-	-	0.00			
	D3070	Testing, Adjusting, and Balancing	1.00	879 m2	-	-	0.00			
	D3090	Other Special HVAC Systems and Equip	1.00	879 m2	-	-	0.00			
D40 Fire Protection						-		\$ -	-	
	D4010	Sprinklers	1.00	879 m2	-	-	0.00			
	D4020	Standpipes	1.00	879 m2	-	-	0.00			
	D4030	Fire Protection Specialities	1.00	879 m2	-	-	0.00			
	D4090	Other Fire Protection Systems	1.00	879 m2	-	-	0.00			
D50 Electrical						136,900		\$ 155.75	8.83	
	D5010	Electrical Service and Distribution	1.00	879 m2	155.75	136,900	155.75			
	D5020	Lighting and Branch Wiring	1.00	879 m2	-	-	0.00			
	D5030	Communications and Security	1.00	879 m2	-	-	0.00			
	D5090	Other Electrical Systems	1.00	879 m2	-	-	0.00			
E EQUIPMENT AND FURNISHINGS						101,000		\$ 114.90	6.51	
E10 Equipment						-		\$ -	-	
	E1010	Commercial Equipment	1.00	879 m2	-	-	0.00			
	E1020	Institutional Equipment	1.00	879 m2	-	-	0.00			
	E1030	Vehicular Equipment	1.00	879 m2	-	-	0.00			
	E1090	Other Equipment	1.00	879 m2	-	-	0.00			
E20 Furnishings						101,000		\$ 114.90	6.51	
	E2010	Fixed Furnishings	1.00	879 m2	114.90	101,000	114.90			
	E2020	Moveable Furnishings	1.00	879 m2	-	-	0.00			

Unifomat II Construction Cost Summary

Project: Morinville High School

Report Status: Design Development Estimate

Date: February 17, 2015

Location: Morinville, Alberta

GFA: 879 m2

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
F SPECIAL CONSTRUCTION AND DEMOLITION					25,000		\$ 28.44	1.61
F10 Special Construction					-		\$ -	-
F1010 Special Structures	1.00	879 m2	-	-		0.00		
F1020 Integrated Construction	1.00	879 m2	-	-		0.00		
F1030 Special Construction Systems	1.00	879 m2	-	-		0.00		
F1040 Special Facilities	1.00	879 m2	-	-		0.00		
F1050 Special Controls and Instrumentation	1.00	879 m2	-	-		0.00		
F20 Selective Building Demolition					25,000		\$ 28.44	1.61
F2010 Building Elements Demolition	1.00	879 m2	28.44	25,000		28.44		
F2020 Hazardous Components Abatement	1.00	879 m2	-	-		0.00		
G BUILDING SITEWORK					-		\$ -	-
G10 Site Preparation					-		\$ -	-
G1010 Site Clearing	1.00	879 m2	-	-		0.00		
G1020 Site Demolition and Relocations	1.00	879 m2	-	-		0.00		
G1030 Site Earthwork	1.00	879 m2	-	-		0.00		
G1040 Hazardous Waste Remediation	1.00	879 m2	-	-		0.00		
G20 Site Improvements					-		\$ -	-
G2010 Roadways	0.00	-	-	-		0.00		
G2020 Parking Lots	0.00	-	-	-		0.00		
G2030 Pedestrian Paving	0.00	-	-	-		0.00		
G2040 Site Development	0.00	-	-	-		0.00		
G2050 Landscaping	0.00	-	-	-		0.00		
G30 Site Civil / Mechanical Utilities					-		\$ -	-
G3010 Water Supply	1.00	879 m2	-	-		0.00		
G3020 Sanitary Sewer	1.00	879 m2	-	-		0.00		
G3030 Storm Sewer	1.00	879 m2	-	-		0.00		
G3040 Heating Distribution	1.00	879 m2	-	-		0.00		
G3050 Cooling Distribution	1.00	879 m2	-	-		0.00		
G3060 Fuel Distribution	1.00	879 m2	-	-		0.00		
G3090 Other Site Mechanical Utilities	1.00	879 m2	-	-		0.00		
G40 Site Electrical Utilities					-		\$ -	-
G4010 Electrical Distribution	1.00	879 m2	-	-		0.00		
G4020 Site Lighting	1.00	879 m2	-	-		0.00		
G4030 Site communication and Security	1.00	879 m2	-	-		0.00		
G4090 Other Site Electrical Utilities	1.00	879 m2	-	-		0.00		
G90 Other Site Construction					-		\$ -	-
G9010 Service Tunnels	1.00	879 m2	-	-		0.00		
G9090 Other Site Systems	1.00	879 m2	-	-		0.00		
Z GENERAL					435,000		\$ 494.88	28.06
Z10 General Requirements					378,000		\$ 430.03	24.38
Z1010 Administration	13.60%			137,000		155.86		
Z1015 Design Services	0.00%			-		0.00		
Z1020 Quality Requirements	2.48%			25,000		28.44		
Z1030 Temporary Facilities	14.30%			144,000		163.82		
Z1040 Project Closeout	3.77%			38,000		43.23		
Z1050 Permits, Insurance & Bonds	3.38%			34,000		38.68		
					57,000		\$ 64.85	3.68
Z1060 Fee	5.66%			57,000		64.85		
ESTIMATED CONSTRUCTION COST (Excluding Construction Allowances)					1,442,200		\$ 1,640.73	93.02
Z20 Contingencies					108,200		\$ 123.09	6.98
Z2010 Scope Contingency	7.50%			108,200		123.09		
Z2016 Cash Allowances	0.00%			-		0.00		
Z2017 Phasing Allowance	0.00%			-		0.00		
Z2020 Escalation Allowance	0.00%			-		0.00		
ESTIMATED TENDER COST (Excluding Construction Allowance)					1,550,400		\$ 1,763.82	100.00
Z2030 Construction Contingency	5.00%				77,500			
ESTIMATED CONSTRUCTION COST (Excluding GST)					1,627,900		\$ 1,851.99	
ESTIMATED CONSTRUCTION COST (Including GST)					1,627,900		\$ 1,851.99	