



Greater St. Albert Catholic Schools

CAPITAL PLAN 2020-2023

Approved Amendment
September 30, 2019

Previously Approved for 2020-2023
March 18, 2019

Previously Approved for 2019-2022
on March 19, 2018

Previously Approved for 2018-2021
on March 20, 2017

Iva Paulik, Secretary-Treasurer
ipaulik@gsacrd.ab.ca

Capital Plan 2020-2023 – Project 1

Capital Plan Submission 2020-2023

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 2020-2023 – Project 2

Capital Plan Submission 2020-2023

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.

Capital Plan 2020-2023 – Project 3

Capital Plan Submission 2020-2023

Year:

Capital Program: School Facilities

Title: Replacement School to meet Health & Safety / Programming Needs

Key Driver(s): Environmental changes – Health & Safety / Fiscal Efficiency through Capital Planning

Alberta Infrastructure & École Father Jan 900 Student, K – 9 Dual Track French Immersion / English Programming School

Transportation Asset Name:

Location: Fully Serviced Designated School Site in St. Albert - West

Cost: \$19 Million

École Father Jan (EFJ) was built in 1955 and hosts a vibrant Single Track, K – 6 French Immersion Program for families within the entire service area of the west side of St. Albert. École Marie Poburan complements this programming need on the east side of the City. EFJ has an adjusted enrolment of 307 students enrolled, which brings an extremely healthy utilization rate of 96% to the school. The recently conducted 10 Year Capital Plan of the Board reveals that the school has undergone extensive maintenance through the years, but, at sixty plus years, the school is in poor condition, the worst condition of all schools in the jurisdiction.

The current *Faith in Our Future* five-year capital restructuring plan in St. Albert is driven by compelling health and safety, and fiscal stewardship components. The plan relies upon repurposing buildings to consolidate and relocate programming so that financial efficiencies can be realized. But the plan, through the sale of redundant sites, will also enable the Board to finance the reduction of the overall footprint of schools (through paying for the removal of portables). This strategy will significantly increase the utilization of our District and reduce overall infrastructure maintenance costs.

The demolition, relocation, and enhanced grade configuration of École Father Jan School essentially fulfills four important outcomes:

- It optimizes safe learning environments for students and staff going forward;
- The land sale of the existing EFJ site provides resourcing to remove unused portables in the Division and enhance the repurposing of other sites addressed within the *Faith in Our Future* initiative;
- The newly designated and relocated K – 9 French and English Program within EFJ will provide enhanced choice in language learning pedagogy, while providing for richer CTS programming for all students;
- Through acquiring only one site in a new growth area, opportunity is created for other school jurisdictions to acquire school sites allocated to the new service area.

The *Faith in Our Future* business plan, which is accessible at www.gsacrd.ab.ca, determines 2022 – 2024 to be the preferred construction timeline for the new École Father Jan K – 9 School.