



# Greater St. Albert Catholic Schools

## CAPITAL PLAN 2022-2025

Approved by the Board of Trustees  
March 22, 2021

Approved by the Board of Trustees  
March 30, 2020

Previously Approved as Revised for 2020-2023  
on September 30, 2019

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on March 18, 2019

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Capital Plan Submission Year:	2022-2025
Capital Program:	School Facilities
Title:	Modernization/or Replacement of <b>Legal School</b>
Key Driver(s):	Health & Safety/Downsizing/Functionality and Programming
Alberta Infrastructure Name:	<b>Legal School Solution</b>
Location:	Legal
Cost:	TBD

Legal School is very under-utilized at **34%** in 2020-2021. The school was built in 1952 with additions in 1958, 1973, 1984 and 1993.

The last facility audit was in 2018 and the facility condition index identified was **18.78%** indicating the school is in acceptable condition. The most recent Facility Audit 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 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 recently 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.

Although the school is under-utilized, enrollment is anticipated to remain stable with approximately 140 to 150 students. Presently there is no other school within its vicinity to consider the option of the relocation of students. Of note, the Greater North Central Francophone Education Region No. 2 will open a new school in 2022.

The main drivers for the replacement school are:

### **Building Condition and Declining Demographics:**

- The school is in very poor shape, dated and is not barrier-free. The most recent Facility Audit Report does not accurately reflect the condition of the school. 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.
- The school is very under-utilized; however, enrollment is anticipated to remain stable. 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 Program** requirements in support of a new, replacement school or 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 new, replacement school or 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 enrollments. 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.

There are three options for consideration:

- A new 200 capacity K-9 replacement school and demolition of the existing facility. A 200 capacity school would be approximately 76% utilized.
- Demolition of the 1952 core and reconnection of the two wings with an addition that provides a new centrally located front entrance which addresses the safety issues in the existing school, new and functional administration space, a gathering area opening into a new learning commons, and ancillary space and the repurposing and re-imagining of existing 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 schools current capacity of 451 and increase the utilization accordingly. There is room on the site to accommodate a replacement school or addition and modernization.
- The third option is the possibility of partnering with the Francophone School which is currently under construction. At this time it may be too late for consideration and the window for achieving cost savings is probably gone.
- The school board is pursuing the potential interest of the Town of Legal to consider partnership arrangements; specifically an arena.

Note: A Value Scoping Session for the exploration of all potential options for the accommodation of students in Legal would be beneficial.

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

2015-2016	\$14,002
2016-2017	\$60,957
2017-2018	\$32,752
2018-2019	\$103,792
2019-2020	\$72,152
	\$283,653

If a replacement project is not approved, the division will need to spend their limited IMR 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 (\$200,000).
- Major Repair of the roof in 5 years or so (\$200-300K).

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

**Legal School Enrolment Data and Utilization**

	Funded ECS	1	2	3	4	5	6	7	8	9	10	11	12	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Legal 2020-21	16	19	14	14	18	11	20	10	15	4				141	125	7	6	451	152	33.70%
Legal 2019-20	25	15	13	18	12	23	11	16	10	11				154	129	7	14	451	176.5	39.14%
Legal 2018-19	25	14	16	11	20	14	13	8	16	4				141	116	10	11	451	160.5	35.59%
Legal 2017-18	21	16	8	20	13	13	9	17	8	17				142	121	11	6	451	167	37.03%
Legal 2016-17	31	12	20	19	17	17	18	9	22	17				182	151	10	7	451	201	44.57%





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<b>Capital Plan Submission Year:</b>	2022-2025
<b>Capital Program:</b>	School Facilities
<b>Title:</b>	<b>Replacement School</b> to meet Health and Safety/Programming Needs
<b>Key Driver(s):</b>	Health & Safety – Building Condition - Programming
<b>Alberta Infrastructure Name</b>	<b>Ecole Father Jan - K – 9 Solution</b>
<b>Location:</b>	St. Albert, Fully Serviced Designated School Site
<b>Cost:</b>	\$19 million

École Father Jan (EFJ) was built in 1955, with an addition in 1982 and portables and link space added in 1981, 1982 and 2001. The Facility Condition Index (FCI) determined by the Alberta Infrastructure Audits are as follows:

- 2010 Facility Audit - 18.82%
- 2017 Facility Audit - 21.00%.

EFJ hosts a 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 2020-2021 adjusted enrolment of **205** students, and a utilization rate of **65%**. This school site has 7 portables, 5 are from 1982, one from 1998 and 1 from 2001.

The 10 Year Capital Plan demonstrates that the school has undergone extensive maintenance through the years, but, at sixty plus years, it is nearing the end of its life cycle and is in most need of repair and attention of all schools in the division.

There is no visibility of the main entrance from the administration area. The school is not barrier-free and handicapped access is not possible at the front entrance.

The school is wood-framed construction and has needed to be regraded around the school to help alleviate water volume in the crawl space. Floors are sloped in rooms 112/113 and the Boys' and Girls' "gender-neutral" washrooms. As well, the spring wood floor is warped in the gymnasium.

The staff lounge is segregated from main administration area (located at the back of the school) and does not provide any ability to provide supervision

The gymnasium is dated and undersized.

The school is lacking ancillary and multipurpose space to 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 maker-spaces.

The main drivers for the replacement of EFJ School are:

#### **Building Condition:**

- Age: The school was built in 1955.
- Security: The front entrance does not allow for visibility and student safety and the staff room is segregated from the main administration area (located at the back of the school).
- The school is wood frame construction with crawl spaces. Main floor construction is a grade beam with concrete pilings with 2x10 wood floor construction. This type of construction is also in the gym and the gym floor is non-repairable due to the construction techniques that were used back in the 1950's.
- The site does not allow for the construction of an addition to the existing school or a replacement school.
- In the early 80's the school went through a modernization and all asbestos pipe coverings were left behind in the crawl space making it hazardous for maintenance personnel to enter the space.
- The mechanical/ventilation system, electrical system and building envelope, which are all well passed their life expectancy, require replacement and would entail new ceilings and Hazmat abatement would be required.
- The roof has been maintained; however it needs to be completely redone.
- There are ongoing water concerns due to the position of the school (located at the bottom of the hill). The school has moisture issues year round in the crawl space.
- There are multiple areas that need to be addressed in the near future. Since the overall cost of modernization would likely exceed 75% of the replacement school, a replacement school would be warranted.
- If the school were to continue to be repaired without injecting adequate capital dollars for modernization or replacement, the immediate IMR costs for the roof replacement, 2 heating boilers and associated piping would amount to \$400K.

#### **Functionality and Programming:**

- The existing school which is sixty plus years old, when compared to Alberta Education's guidelines for a 350 capacity K-6 school is short 167m<sup>2</sup> in instructional space and 708m<sup>2</sup> overall. It does not have ancillary or flexible, multipurpose space. A new, replacement school would be designed and built in accordance with Alberta Education's design standards and ensure appropriate modern spaces are available for staff and students. The new school would have 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 maker spaces.

### Recommendation:

The school is located in the middle of St. Albert more closely located to commercial development than residential and there is no new residential growth or development anticipated.

Modernization would be more expensive than replacement and there is no room on the site to build a replacement school or addition.

A relocation of the K-9 replacement school in conjunction with a review of current student boundaries would assist the division in increasing utilization at other schools in the jurisdiction and provide a new school in a newly developing neighborhood, possibly in the south west, Riverside Community which has new development and anticipated student growth.

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

2015-2016	\$46,839
2016-2017	\$70,951
2017-2018	\$127,432
2018-2019	\$56,898
2019-2020	\$19,516
	\$321,636

The following chart shows historical adjusted enrolment and utilization rates:

	Funded ECS	1	2	3	4	5	6	7	8	9	10	11	12	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
EFJ 2020-21	18	37	20	29	35	27	41							207	189	1	3	313	205	65.50%
EFJ 2019-20	34	23	37	41	32	40	48							255	221	2	3	313	246	78.59%
EFJ 2018-19	28	34	37	34	38	49	38							258	230	2	3	320	252	78.75%
EFJ 2017-18	34	41	39	43	60	41	56							314	280	4	2	320	307	95.94%
EFJ 2016-17	50	39	42	56	41	55	28							311	261	1	0	320	288	90.00%





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<b>Capital Plan Submission Year:</b>	2022-2025
<b>Capital Program:</b>	School Facilities
<b>Title:</b>	<b>Modernization</b> to meet Health & Safety Needs
<b>Key Driver(s):</b>	Environmental changes – Health & Safety
<b>Alberta Infrastructure Name:</b>	<b>Bertha Kennedy</b> Catholic Elementary School (K- 6)
<b>Location:</b>	St. Albert
<b>Cost:</b>	\$3.0 M

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 Audits are as follows:

- 2008 Facility Audit - 25%
- 2018 Facility Audit – 28.26%.

Bertha Kennedy has an adjusted enrolment of **227** students enrolled, which brings a utilization rate of **65%** to the school for the 2020-2021 school year.

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 only 65%, consideration will be given to removing all six of the old units and replacing them with 4 new ones. This would increase the utilization and bring more efficiencies.

In addition to the replacement of the mechanical/ventilation and electrical systems, 60 % of roof still needs to be replaced as it is past its life expectancy and the school should be equipped

with sprinklers to meet code. Lastly, exterior windows and doors are original to the building and require replacement.

The school's administration area is undersized by 68m<sup>2</sup> 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 21<sup>st</sup> 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 total estimated cost for these improvements is approximately \$3.0 million. It is extremely unlikely that the division can support the magnitude of this project through IMR or CMR, as this would consume more than one year of IMR funding, leaving all other facilities with no funding at all.

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

2015-2016	\$255,659
2016-2017	\$116,673
2017-2018	\$67,852
2018-2019	\$76,741
2019-2020	\$485,679
	\$1,002,604

The main drivers for the modernization of this school are:

#### **Building Condition:**

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

#### **Functionality and Program** requirements of the modernization are:

- If not already done when project approval is secured, the removal of all six existing modulares and replacement with four new modulares 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 reduced capacity of 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.

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

**Bertha Kennedy Catholic Elementary School Enrolment Data and Utilization**

	Funded ECS	1	2	3	4	5	6	7	8	9	10	11	12	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
BK 2020-21	45	27	28	23	34	19	26							202	157	23	12	347	226.5	65.27%
BK 2019-20	54	29	23	37	22	26	28							219	165	15	11	347	229	65.99%
BK 2018-19	56	22	37	23	33	28	36							235	179	14	10	355	247	69.58%
BK 2017-18	40	37	21	35	23	35	33							224	184	17	7	340	250	73.53%
BK 2016-17	57	21	35	29	39	35	37							253	196	15	5	340	262	77.06%

**Bertha Kennedy Catholic Elementary School Enrolment Data and Utilization**

	Funded ECS	1	2	3	4	5	6	7	8	9	10	11	12	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization	Notes
BK 2020-21	45	27	28	23	34	19	26							202	157	23	12	258	226.5	87.79%	Removal of all portables
BK 2020-21	45	27	28	23	34	19	26							202	157	23	12	310	226.5	73.06%	Remove all portables and add two new





