



Greater St. Albert Catholic Schools

CAPITAL PLAN 2024-2027

Approved by the Board of Trustees
On March 13, 2023

Approved by the Board of Trustees
March 14, 2022

Approved by the Board of Trustees
March 22, 2021

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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 most recent Ten-Year Capital Plan was developed in 2021.

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 Father Jan School (EFJ) – Kindergarten to Grade 6 (Single Track French Immersion)
- École Marie Poburan (EMP) – Kindergarten to Grade 6 (Single Track French Immersion)
- Ecole Secondaire St. Albert Catholic High School (ESSACS) – Grades 10-12 (English and French Immersion)
- École Secondaire Sainte Marguerite d'Youville (ESSMY) – Grades 7-9 (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 (opened September 2018)
- 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 (opened September 2020)

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 three 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 last two years, the Division has focused on addressing low utilization in several schools by removing old surplus portables.

- In May of 2022, the Board of Trustees requested approval from the Minister of Education to remove old surplus portables in our Division, using Division dollars, in 3 of our schools (VJM, END and GHP). The request was granted in July of 2022. The Division removed 12 portables, which resulted in lower net capacity in those impacted schools and therefore improved overall utilization of the affected schools.
- In addition, the Division was approved through the Modular Classroom Program for a removal of 7 old portables from RSF and an addition of 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 are as follows:

Scenario 1: French Immersion Campus

This scenario would decommission École Father Jan (EFJ) and consolidate École Marie Poburan (EMP) and École Father Jan (EFJ), turning the current sites of:

- EMP 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 would rightsize Holy Family Catholic School through redesignating spaces for alternate use (Division, collaborative and meeting) 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 Schools 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.

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 approximately 5,500 students in the municipalities of Morinville, St. Albert, Legal, and other parts of Sturgeon County.
- Currently there are 18 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 recently 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.

3. ENROLMENT AND UTILIZATION

3.1 Assessment

ST. ALBERT

Based on Alberta Education's Area Capacity and Utilization Report for the 2022/2023 school year, the average utilization in schools in the City of St. Albert is **66.40%** (21-22 - 62.35%)

MORINVILLE Based on Alberta Education's Area Capacity and Utilization Report for the 2022/2023 school year, the average utilization in schools in the Town of Morinville is **70%** (68%).

LEGAL Based on Alberta Education's Area Capacity and Utilization Report for the 2022/2023 school year, the average utilization of the school in the Town of Legal is **40%** (21-22 – 40%)

A breakdown of the [2022-2023 Area Capacity Utilization](#), generated internally, is provided in attachment 6.1..

4. 2024-2027 CAPITAL PRIORITIES

At their regular board meeting, on March 13, 2023, the Board of Trustees approved its **2024-2027 Three Year Capital Plan** with the following capital priorities:

1. French Immersion Campus Solution
2. Modernization of Legal School
3. Modernization of Bertha Kennedy School

4.1. French Immersion Campus Solution

Background

As mentioned previously, on January 9, 2023, the Board of Trustees passed a resolution to permanently close École Father Jan School (EFJ) in St. Albert. The decision resulted from a nearly year-long community engagement - Capital Plan: Moving Forward Together – A Partnership in What’s Possible. Since March 2022, the Division undertook two phases of public engagement relative to possible solutions that might be considered in addressing aging infrastructure and school utilization. This public engagement included a Community Working Group (CWG) comprised of parents, staff, and members of Division Administration. The CWG analyzed feedback received from the public in the first phase of engagement and generated several scenarios to address aging infrastructure and school utilization which were brought to the public in a second phase of engagement in the fall of 2022. The public engagement process was led by a third party consultant, Tannis Topolnisky and resulted in 3 scenarios brought forward, one of which, **French Immersion Campus**, was approved by the Board of Trustee. This scenario includes:

- **Closure and Demoliton of École Father Jan (EFJ)**
- **Consolidation of Single Track French Immersion Programming** at the current École Marie Poburan (EMP) and École Secondaire Ste. Marguerite d’Youville (ESSMY) site.

At the new consolidated campus, EMP will house the K-4 (previously K-6) students in the French Immersion program and ESSMY will house the 5-9 (previously 7-9) students. The French Immersion Campus, which includes the closure of École Father Jan was identified due to the following reasons:

- EFJ school has reached the end of its life and requires significant capital upgrades.
- The school was built in 1955, with an addition in 1982.
- 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%.
- The school is wood-frame construction with a crawl space below.
- The mechanical and ventilation systems and building envelope are well past their life expectancy.
- The school has no ancillary or flexible, multipurpose space.
- 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.
- The school is currently underutilized at 51% and was anticipated to be utilized at 45% next school year based on 2023-2024 student projections if the school remained open.
- In 2021, Group 2 Architecture recommended that the jurisdiction consider the option of relocating the existing students to other schools offering French Immersion and replacing the existing school on an alternate site in the future. The future relocated K-9 replacement school would assist the jurisdiction in increasing utilization at other schools in the jurisdiction and provide a new school in a newly developing neighborhood.
- In a consolidated French Immersion campus, opportunities exist for greater collaboration and planning among grade-level colleagues.
- Single-track French Immersion opportunities would be maintained with enhanced sustainability due to economies of scale.

The following resolutions relative to the French Immersion Campus and Closure of École Father Jan were passed by the Board of Trustees on January 9, 2023:

THAT the Board of Trustees transfer the Kindergarten through Grade Four students and program from École Father Jan to École Marie Poburan, effective at the beginning of the 2023-2024 school year.

THAT the Board of Trustees transfer the Grade Five and Six students from École Father Jan and École Marie Poburan, respectively, to École Secondaire Ste. Marguerite d'Youville, effective at the beginning of the 2023-2024 school year.

THAT the Board of Trustees close École Father Jan effective June 30, 2023 and direct administration to notify the Minister, on behalf of the Board, forthwith.

THAT the Board of Trustees direct administration to notify families and staff of the aforementioned transfer of students and forthcoming school closure and work with the administration from all three.

On January 17, 2023, in her letter, the Minister of Education informed the Board of Trustees that she accepted the Board's letter as notification of the closure of EFJ Community School, as required under Section 62 of the *Education Act*. **Furthermore, she acknowledged that she was looking forward to receiving the 2024-2027 capital plan that would include capital project(s) proposed by the Division to best address its student accommodation needs in St. Albert.**

The following three charts indicate changes in improved utilization by closing EFJ and consolidating ECS to Grade 4 students from EFJ and EMP at EMP site and all single French Immersion students in grades 5-9 at ESSMY site. The overall utilization of all three single track French Immersion schools is estimated to go up from 51% or less to 64% in 2023-2024. The utilization could further increase to approximately 84% with additional space designated for daycare and with several old surplus portables being removed.

22-23 Utilization Report with August 30, 2022 Enrolment Count

	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 22-23	Utilization 21-22
EFJ	21	33	17	32	15	21	28							167	146	0	1	313	158.5	51%	52%
EMP	35	38	33	44	45	47	59							301	266	1	8	434	300.5	69%	72%
ESSMY								66	76	77				219	219		5	602	229	38%	42%
																		1349	688	51%	54%

23-24 Utilization Report - Estimated Projections and Revised Grade Configuration

	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 23-24	Utilization 21-22
EFJ														0	0	0		0	0		52%
EMP	56	52	66	45	70									289	233	1	7	434	276	64%	72%
ESSMY						57	64	86	66	76				349	349		6	563	361	64%	42%
																		997	637	64%	54%

Utilization Report - Estimated Projections, Additional leased space and removal of portables

	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	Utilization 21-22
EFJ														0	0	0		0	0		52%
EMP	56	52	66	45	70									289	233	1	7	315	276	88%	72%
ESSMY						57	64	86	66	76				349	349		6	439	361	82%	42%
																		754	637	84%	54%

French Immersion Recommendations:

The Division endeavours to address multiple challenges and seek possible opportunities by submitting a capital project request in the SOLUTION category. The key project drivers will:

- Address building infrastructure and health and safety of EFJ,
- Remove excess space in a matured neighbourhood with declining enrolment and low utilization,
- Increase efficiencies and reducing operational costs by consolidating students from three to two school facilities,
- Improve programming in the newly reconfigured and consolidated French Immersion Campus,
- Save on deferred maintenance of EFJ,
- Evergreen old portables / remove old surplus portables at ESSMY and EMP

More specifically, the **SOLUTION** can address the following distinct components:

- A. **Demolition of EFJ School and Reclamation of the School Site**
- B. **Reconfiguration of Grades Within the Existing EMP and ESSMY Schools and Evergreening/Removing Old Portables at EMP and ESSMY**
- C. **Modernization of the French Immersion Campus - EMP and ESSMY site**

Demolition of EFJ School and Reclamation of the School Site

EFJ School will be closed on June 30, 2023. All students will be transferred to the newly consolidated French Immersion Campus located at EMP and ESSMY site in St. Albert. To this end, the Division is requesting to demolish EFJ school facility. This facility consists of the core building plus seven (7) portables.

Demolition of EFJ will result in the following savings:

- a) Deferred Maintenance of the core building and portables (as per the 2018 FCA Report) - \$4,419,000.00
- b) Operational Expense savings - \$236,000.00 per annum

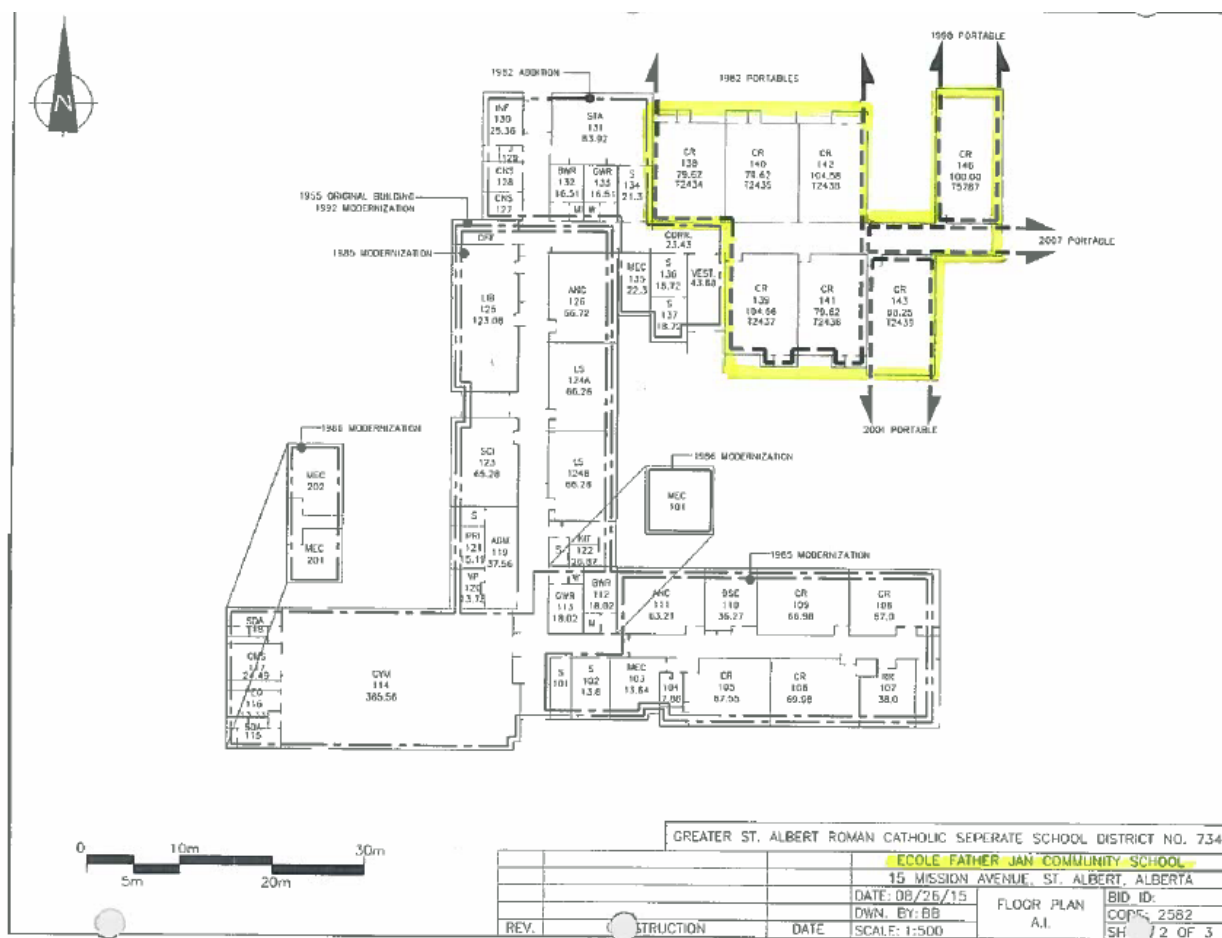
Of important note, should the EFJ building remain vacant for an extended period of time, the Division will still be responsible for the insurance and utilities costs until such time it is demolished. There is no funding available to cover this cost as the school has been decommissioned.

The Division currently owns the land on which EFJ is situated. We are excited about the opportunities that may be explored together with our community in the future for this site. At the time of this report, no specific plans have been identified. The EFJ school site after the school is demolished needs to be reclaimed.

Aerial View of EFJ



Additionally, the small-scale plan of EFJ is shown below with the portables highlighted in yellow.



Reconfiguration of Grades Within the Existing EMP School and Evergreening/Removal of Old Portables

Starting September 1, 2023, EMP will house K – 4 students. Below is a chart with the 2023-2024 projected enrolment consisting of current EMP student population in grades K-4 along with the transferred students from closed EFJ compared to previous years where EMP was designated as K- 6 (excluding EFJ).

As indicated in the chart below, the consolidated EMP and EFJ K- 4 site is projected to be utilized at 64% in 2023-2024 with no changes to the current building and 2 spaces leased out to SIGIS daycare, non-for profit organization.

Starting 2022-2023, Tree House, another day care organization, obtained a non-for profit status. Given this change, in 2023-2024, along with additional space provided to SIGIS, EMP, with five leased spaces to non for profit daycare programs, could see an estimated utilization of 76%.

Furthermore, with a removal of 2 old surplus portables, the Division estimates the anticipated utilization for the 2024-2025 school year and beyond to be approximately 88%.

Enrolment and Utilization Information

The following chart shows past and projected enrolment and utilization information for EMP as K-6 (2019-2020 to 2022-2023) and consolidated EMP as K-4 (2023-2024 to 2026-2027) respectively:

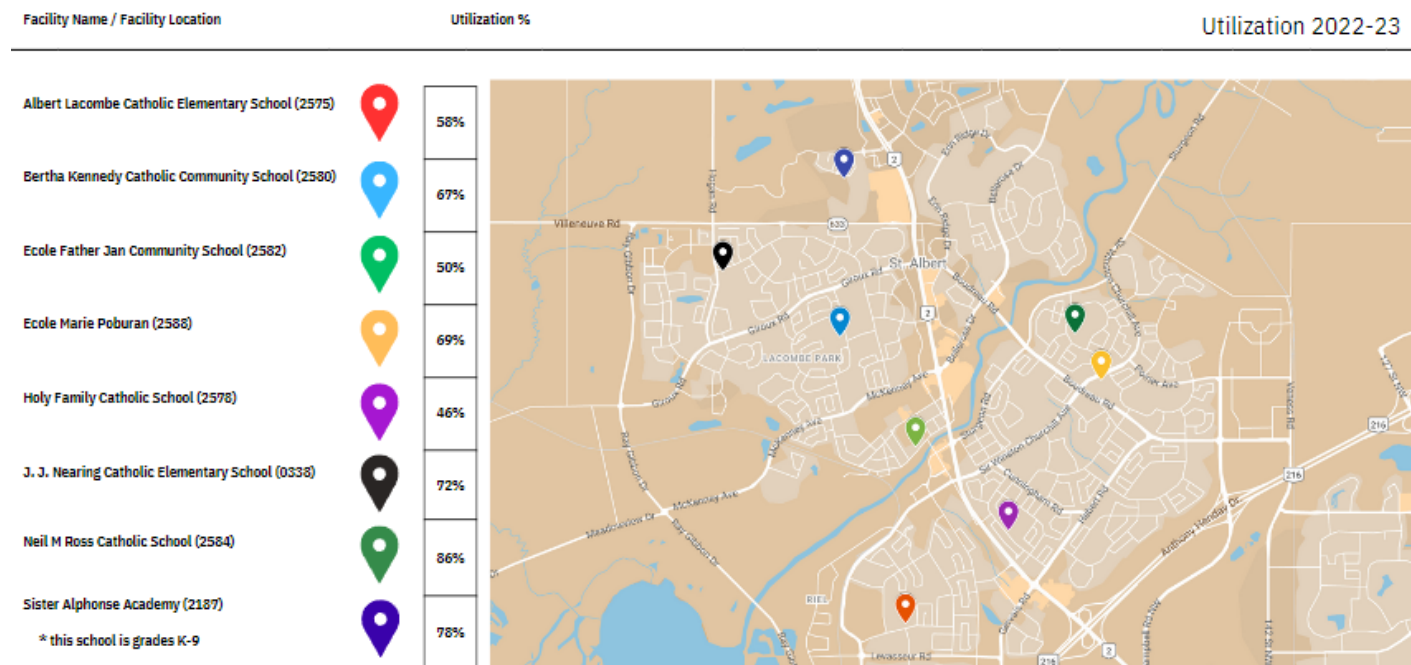
French Immersion Campus Transition for EMP														
	Funded ECS	1	2	3	4	5	6	Total K- 12	Total 1- 12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment for years 2-4 at French Immersion Campus- 2 Portables Removed														
2026-27	51	54	56	53	49			263	212	3	5	315	250.5	80%
2025-26	55	57	54	50	63			279	224	1	6	315	264.5	84%
2024-25	58	55	51	64	44			272	214	2	7	315	259	82%
Projected Enrolment for 1st year at French Immersion Campus - No Portables Removed, 5 NFP Leased Spaces														
2023-24	56	52	66	45	70			289	233	1	7	364	276	76%
Projected Enrolment for 1st year at French Immersion Campus - No Portables Removed, 2 NFP Leased Spaces														
2023-24	56	52	66	45	70			289	233	1	7	434	276	64%
Current EMP Enrolment														
2022-23	35	38	33	44	45	47	59	301	266	1	7	434	298.5	69%
Past EMP Enrolments														
2021-22	38	32	46	52	50	59	39	316	278	5	6	434	314	72%
2020-21	33	53	54	51	60	41	50	342	309	2	6	457	339.5	74%
2019-20	57	63	54	67	46	53	47	387	330	2	7	457	374.5	82%

The exhibit below shows utilization of the remaining Division elementary schools in St. Albert:

School Authority: The Greater St. Albert Roman Catholic School Division (4077)

St. Albert, Grade K-6

Utilization 2022-23



Area Comparisons

Area comparisons have been provided for the school, based on the current configuration of the school, leased space to non-for-profit organizations and the proposed renovations.

In comparison of an anticipated adjusted enrolment of 276 students for 2023-2024 and a proposed capacity of 315 students based on 2 old surplus portables removed and 5 spaces designated as exempt space (for day cares), the school is approximately 415m² above the Alberta Education Guidelines. For instructional space, the school is deficient in ancillary space but this is offset by the excess of classroom space. Of further note is the lack of Flexible Space within the school for informal gathering and breakout sessions.

As shown in the provided floor plan, EMP would be able to house the anticipated students in the new school year with no modifications to the school.

The following is an area comparison chart of the existing school with the Alberta Education Guidelines:

AREA COMPARISON CHART

Ecole Marie Poburan GRADES K-4

#	Existing School (480 Capacity)	#	Provincial Guidelines (300 Capacity K-6 School)	VARIANCE
Instructional Space		Instructional Space		
	Total Area		Total Area	
17	Classrooms 1,251.2	8	Classrooms @ 80m2 640.0	611.2
0	Science Classrooms @ 120m2 -	0	Science Classrooms @ 120m2 -	-
1	Science Classrooms @ 95m2 94.7	1	Science Classrooms @ 95m2 95.0	(0.3)
0	Large Ancillary -	1	Large Ancillary @ 130m2 130.0	(130.0)
2	Small Ancillary 148.8	2	Small Ancillary @ 90m2 180.0	(31.2)
1	Gymnasium 414.3	1	Gymnasium 430.0	(15.7)
1	Gym Storage 46.4	1	Gym Storage @ 10% Gym Size 43.0	3.4
1	Libraries 132.3	1	Library 120.0	12.3
0	CTS -	0	CTS @ 142m2 -	-
1	Info Services @ 115m2 84.5	0	Info Services @ 115m2 -	84.5
	Subtotal: 2,172.2		Subtotal: 1,638.0	534.2
	Total Instructional 2,172.2		Total Instructional Area: 1,638.0	534.2
	Number of Instructional Spaces: 24.0		Number of Instructional Spaces: 15.0	9.0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
	Admin & Staff Areas 202.8		Admin & Staff Areas 227.0	(24.2)
	Wrap & Collaboration Space 17.8		Wrap & Collaboration Space 20.0	(2.2)
	Mechanical & Meter 116.6		Mechanical & Meter 108.0	8.6
	Recycle Room(LEED) -		Recycle Room (LEED) 11.0	(11.0)
	Physical Education 61.0		Physical Education 50.0	11.0
	Circulation -		Circulation -	-
	Wall Area -		Wall Area -	-
	Storage Area 15.2		Storage Area 57.0	(41.8)
	Washroom Area 90.0		Washroom Area 36.0	54.0
	Accessible Washroom Facility -		Accessible Washroom Facility 12.0	(12.0)
	Flexible Space -		Flexible Space 72.0	(72.0)
	Wiring/Network -		Wiring/Network 30.0	(30.0)
	Subtotal 503.4			
	Total Non-Instructional 503.4		Total Non-Instructional 623.0	(119.6)
Total Area 2,675.6		Total Area 2,261.0		414.6

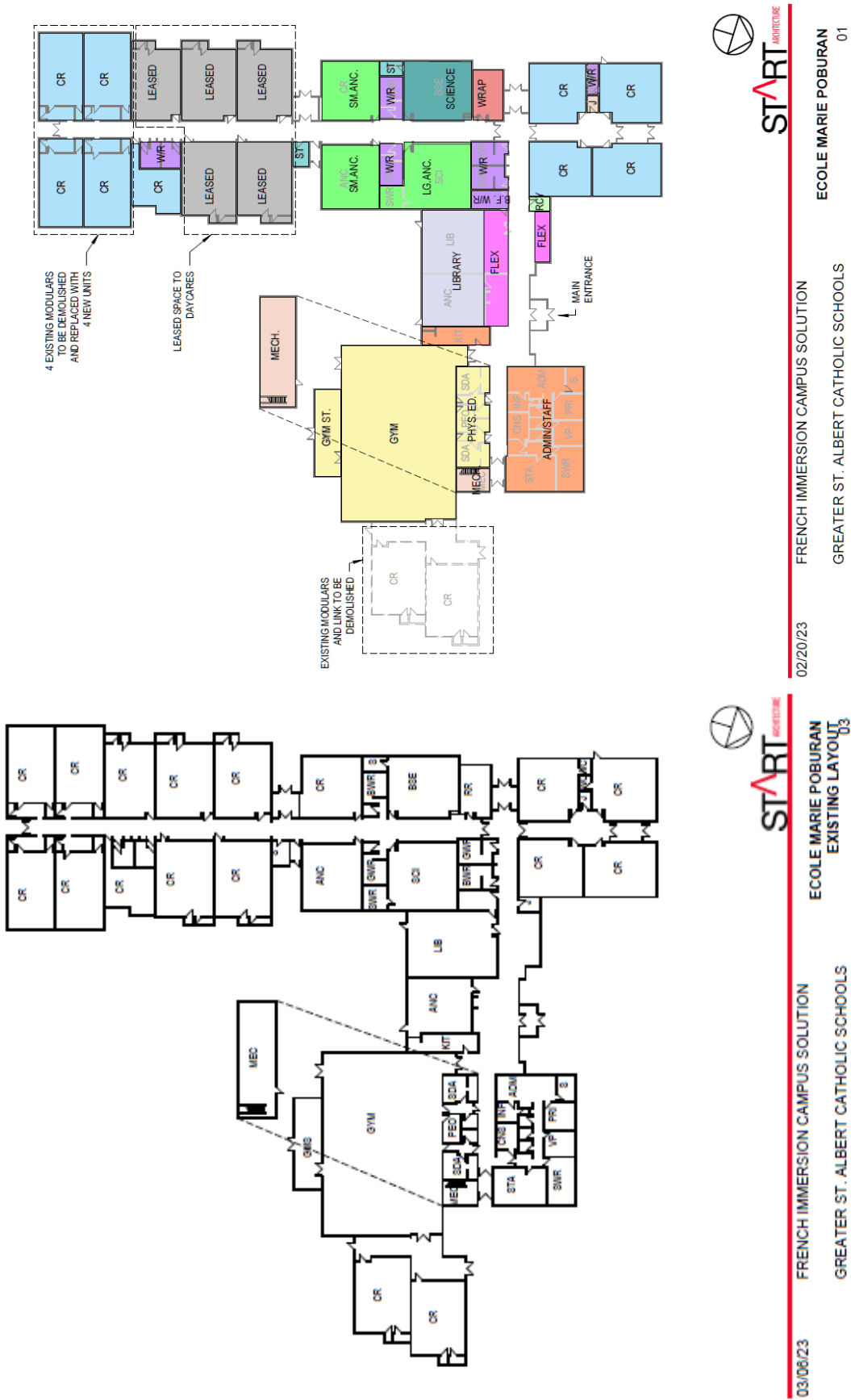
The following is an area comparison chart of the **proposed** school with the Alberta Education Guidelines:

AREA COMPARISON CHART

Ecole Marie Poburan GRADES K-4

#	Proposed School (315 Capacity)	#	Provincial Guidelines (300 Capacity K-6 School)	VARIANCE
Instructional Space		Instructional Space		
	Total Area		Total Area	
9	Classrooms 626.7	8	Classrooms @ 80m2 640.0	(13.3)
0	Science Classrooms @ 120m2 -	0	Science Classrooms @ 120m2 -	-
1	Science Classrooms @ 95m2 84.5	1	Science Classrooms @ 95m2 95.0	(10.5)
1	Large Ancillary 113.0	1	Large Ancillary @ 130m2 130.0	(17.0)
2	Small Ancillary 159.0	2	Small Ancillary @ 90m2 180.0	(21.0)
1	Gymnasium 414.3	1	Gymnasium 430.0	(15.7)
1	Gym Storage 46.4	1	Gym Storage @ 10% Gym Size 43.0	3.4
1	Libraries 163.0	1	Library 120.0	43.0
0	CTS -	0	CTS @ 142m2 -	-
0	Info Services @ 115m2 -	0	Info Services @ 115m2 -	-
	Subtotal: 1,606.9		Subtotal: 1,638.0	(31.1)
	Total Instructional 1,606.9		Total Instructional Area: 1,638.0	(31.1)
	Number of Instructional Spaces: 16.0		Number of Instructional Spaces: 15.0	1.0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
	Admin & Staff Areas 202.8		Admin & Staff Areas 227.0	(24.2)
	Wrap & Collaboration Space 34.0		Wrap & Collaboration Space 20.0	14.0
	Mechanical & Meter, Janitor 116.6		Mechanical & Meter 108.0	8.6
	Recycle Room(LEED) 6.1		Recycle Room (LEED) 11.0	(4.9)
	Physical Education 61.0		Physical Education 50.0	11.0
	Circulation -		Circulation -	-
	Wall Area -		Wall Area -	-
	Storage Area 14.7		Storage Area 57.0	(42.3)
	Washroom Area 118.0		Washroom Area 36.0	82.0
	Accessible Washroom Facility 15.0		Accessible Washroom Facility 12.0	3.0
	Flexible Space 80.0		Flexible Space 72.0	8.0
	Wiring/Network (Included in MECH) -		Wiring/Network 30.0	(30.0)
	Subtotal 648.2			
	Total Non-Instructional 648.2		Total Non-Instructional 623.0	25.2
Total Area 2,255.1		Total Area 2,261.0		(5.9)

The following chart shows the proposed school layout along with the current school floor plan.



Removal of Surplus Portables / Evergreening of Old Portables - EMP

Presently, EMP school has 12 portables. Of these 12 portables, 11 units are over 40 years old. Only one unit, placed on the east side of the school is from 1995.

The removal of the units would be part of the overall plan in place to increase utilization at the school in conjunction with the reconfiguration of the grades to K-4. The current request is the removal of two existing units which would increase the utilization to 88%. The request is to remove the 1980 and 1995 portables from East side of the school.

The remaining 10 units are from 1980 (4 units) and 1982 (6 units, one of which partially used as washroom). The existing units are over 40 years old. Evergreening of these units is based on the latest FCA Report from 2013 and a recent review of the units. The request is to replace the existing 1980 and 1982 units with new modular classrooms (of which one would a wet unit). This is due to both the age and configuration of the units.

The four existing units (from 1980) are configured to have interior corridors for coats and access to services spaces. The existing doorways and configuration of the corridors do not meet the barrier-free guidelines.

The latest FCA report from 2013 identifies a number of items as being at the end of their design life within the next 7 to 10 years:

Exterior:

- Joint sealant
- Aluminum Windows
- Roofing

Interior:

- Visual Display Boards

Mechanical:

- Furnaces

Electrical:

- Electronic Controls
- Electrical Panel Boards
- Interior Fluorescent Fixtures
- Detection and Fire Alarm
- Millwork
- Blinds

Aerial View of EMP and ESSMY



Modernization of the Existing School - EMP

In addition to the reconfiguration of the grades, various upgrades have been identified as required for the school. The most recent FCA report provided for the school indicated an FCI rating of 9%. However, it should be noted that the report was provided in 2013 and changes to the school have taken place over the last 10 years so that the FCA does not accurately reflect the condition of the school.

Project Drivers

Building Condition

A number of items are identified as being near or at the end of their design life expectancy in the near future. Items identified as being at the end of their design life within the next 7 to 10 years include the following:

Exterior:

- Joint sealant
- Aluminum Windows
- Aluminum Framed Store Fronts
- Cedar Wood Shakes
- SBS Roofing
- Metal Gutters and Downspouts
- Skylights
- Asphalt Paving for Access Roads and Parking

Interior:

- Operable Folding Panel Partitions
- Washroom Partitions
- Visual Display Boards
- Tile Wall Finishes
- Acoustic Wall Finishes
- Carpet Tile
- Gym Wood Flooring
- Resilient Sheet Flooring
- Carpet Flooring
- Acoustic Ceiling Tile
- Millwork
- Blinds

Mechanical:

- Washroom Fixtures
- Sinks
- Showers
- Drinking Fountains
- Domestic Water Valves
- Backflow Preventers
- Boilers and Accessories
- Air Handling Units
- Exhaust Fans
- Hot Water Distribution
- Air Coils
- Fan Coil Units
- Finned Tube Radiation
- Unit Heaters
- Building Systems Controls

Electrical:





- Electronic Controls
- Pneumatic Controls
- Main Electrical Switchboards and Panelboards
- Motor Starters
- Interior Fluorescent Fixtures
- Public Address System
- Security System
- Emergency Lighting Battery Packs







Functionality and Programming requirements of the modernization are:




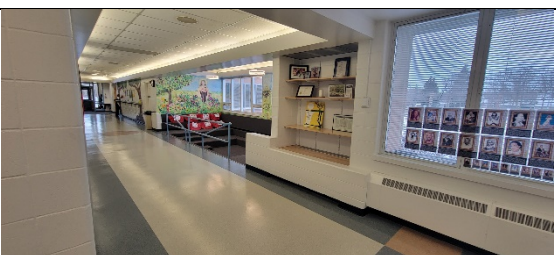

The proposed programmatic changes would include reconfiguring the existing library, ancillary, and washroom space to provide a new Learning Commons with Flex Space to address the deficiencies of those spaces within the existing school.

The existing spaces are traditional and the school does not provide 21st century learning spaces which requires teaching and learning spaces to be flexible, adaptable, and multi-purpose. Instructional spaces are required for a variety of student group sizes and learning opportunities. The reconfiguration of the spaces would be achieved through the use of moveable partitions, informal teaching pods in communal areas, group learning in the learning commons space and creative studios with makerspaces.

Although the school is currently underutilized, the consolidation of the EMP and EFJ K-4 students along with a reduction of portable classrooms and leased space will see the utilization climb to 88% for the 2024-2025 school year.

ITEM:	DESCRIPTION:	IMAGE:
1	Gym divider curtain is required to accommodate a 2-station configuration of the gym.	
2	Access to the portable classrooms on the East side of the school are not barrier-free due to the floor transitions and width of doors.	
3	Removal of the 1980 and 1995 units from the East side of the site would address any drainage issues in this location.	
4	The existing change rooms are not used and are utilized for storage. The location and size would lend the spaces to administration, counselling, and appropriate storage spaces.	

ITEM:	DESCRIPTION:	IMAGE:
5	The existing mechanical units are nearing the end of their design life expectancy but were noted by the School Division's Facilities Services as running satisfactorily.	
6	The staff room was noted as being too small to accommodate the number of staff in the building.	
7	A recessed reading area was noted near the main entrance.	
8	Existing planters have been infilled and are used as seating.	
9	The library is a conventional layout with access directly to the exterior. The space should be renovated to provide flexible spaces for a variety of instructional programs in keeping with current education practices.	
10	Skylights are present throughout the school and are nearing the end of the design life expectancy. Some leaking around the units has been noted in the past.	

ITEM:	DESCRIPTION:	IMAGE:
11	Exterior windows are in acceptable condition but are not energy efficient and are nearing the end of their design life expectancy.	
12	Upgrades are currently underway for the washrooms to update finishes. Upgrades are required in some washrooms to meet current barrier-free requirements.	
13	Upgrades are required at entrances to meet barrier-free guidelines.	
14	The school has areas that do not meet barrier-free requirements. This includes washroom areas, sunken reading pit, and the 1980 portable classrooms.	
15	The administration office area does have views to the outside and main entrance but are fairly limited and supervision of the main entrance is a concern. The staff room and staff workroom are on the East side of the school and are remote from the classrooms, making passive supervision and travel distances undesirable.	

IMR and CMR Spending

In the past 5 years, the following IMR/CMR funds were expended on École Marie Poburan School.

Year	Cost	Description of Work
2017-2018	\$90,100	Paint doors and frames and gym, replace carpet in pit, replace millwork and countertops
2018-2019	\$41,000	Replace cameras, recoat gym floors, replace exit lights, replace door locks, install new DHW tank
2019-2020	\$8,000	Upgrade DVR
2020-2021	\$251,300	Replace fire alarm system, grind and cap parking lot, replace matting, entry glass and install retaining wall
2021-2022	\$112,000	Paint and replace millwork and flooring in 6 portables and hallways, duct cleaning, replace countertops
Total	\$502,400	

Reconfiguration of Grades Within the Existing ESSMY School and Removal of Old Portables at ESSMY

The newly consolidated ESSMY 5 - 9 site will include Gr. 5 and Gr. 6 students transferred from EMP and EFJ in 23-24. ESSMY grade configuration will change from current 7-9 to 5-9. The projected enrolment of consolidated reconfigured grades will result in the 64% utilization.

The table below also shows a change to the instructional space at the ESSMY school. The school will be granting two leased spaces to SIGIS, a daycare non for profit provider. This proposed change will improve the overall utilization to 67%.

The table further shows changes to utilization with a removal of surplus portables ranging from one to six. The Division feels that a reduction of four (4) surplus portables from ESSMY school may result in an 82% utilization. It is important to note that presently there are 10 portables situation on ESSMY site.

Enrolment and Utilization Information

The following chart shows past and future enrolment and utilization information for ESSMY as 7-9 and ESSMY as 5-9 respectively.

French Immersion Campus Transition for ESSMY

	5	6	7	8	9	10	11	12	Total K-12	Total 1-12	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment for years 2-4 at French Immersion Campus - 4 Portables Removed, 2 NFP Leased Spaces														
2026-27	62	42	67	54	61				286	286	6	439	298	68%
2025-26	43	68	55	62	84				312	312	6	439	324	74%
2024-25	69	56	63	85	65				338	338	6	439	350	80%
Projected Enrolment for 1st year at French Immersion Campus - No Portables Removed, 2 NFP Leased Spaces														
2023-24	57	64	86	66	76				349	349	6	564	361	64%
Current ESSMY Enrolment														
2022-23			66	76	77				219	219	5	602	229	38%
Past ESSMY Enrolments														
2021-22			80	76	84				240	240	5	602	250	42%
2020-21			80	94	89				263	263	2	602	267	44%
2019-20			103	92	64	12	18	9	298	298	1	602	300	50%

Portable Classrooms Removal - ESSMY

As part of the modernization, it was noted that four of the existing portable classrooms on the North side of the school require removal and relocation / demolition.

The removal of the units would be part of the overall plan in place to increase utilization at the school in conjunction with the reconfiguration of the grades to 5-9. The current request is the removal of four existing units which would increase the utilization to 82%. The request is to remove the 1988 portables from the North side of the school and relocate the remaining 1994, 1995, and 2000 portables to be reattached to the core school.

Area Comparisons

Area comparisons have been provided for the school based on the current configuration of the school and the proposed renovations.

In comparison of an anticipated enrolment of 361 students and a proposed capacity of 439 students, the school is approximately 413m² above the Alberta Education Guidelines. For instructional space, the school is deficient in classroom space but this is offset by the use of ancillary and CTS spaces as teaching spaces.

As shown in the provided floor plan, ESSMY would be able to house the anticipated students in the new school year with minor modifications to the school to return existing CTS spaces to classrooms and multi-purpose ancillary spaces.

Aerial View of ESSMY



The following is an area comparison chart of the existing school with the Alberta Education Guidelines:

AREA COMPARISON CHART

Ecole Secondaire Sainte Marguerite d'Youville GRADES 5-9

#	Existing School (602 Capacity)	#	Provincial Guidelines (435 Capacity 5-9 School)	VARIANCE
Instructional Space		Instructional Space		
	Total Area		Total Area	
15	Classrooms 1,121.7	9	Classrooms @ 80m2 720.0	401.7
2	Science Classrooms @ 120m2 224.6	2	Science Classrooms @ 120m2 240.0	(15.4)
0	Science Classrooms @ 95m2 -	0	Science Classrooms @ 95m2 -	-
1	Large Ancillary 125.8	1	Large Ancillary @ 130m2 130.0	(4.2)
3	Small Ancillary 283.4	2	Small Ancillary @ 90m2 180.0	103.4
1	Gymnasium 534.4	1	Gymnasium 595.0	(60.6)
1	Gym Storage 57.0	1	Gym Storage @ 10% Gym Size 60.0	(3.0)
1	Library 210.7	1	Library 168.0	42.7
2	CTS 420.7	1	CTS @ 142m2 142.0	278.7
1	Info Services @ 115m2 80.8	2	Info Services @ 115m2 230.0	(149.2)
	Subtotal: 3,059.1		Subtotal: 2,465.0	594.1
	Total Instructional 3,059.1		Total Instructional Area: 2,465.0	594.1
	Number of Instructional Spaces: 27.0		Number of Instructional Spaces: 20.0	7.0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
	Admin & Staff Areas 310.7		Admin & Staff Areas 227.0	83.7
	Wrap & Collaboration Space 21.2		Wrap & Collaboration Space 20.0	1.2
	Mechanical & Meter 306.9		Mechanical & Meter 162.0	144.9
	Recycle Room -		Recycle Room (LEED) 11.0	(11.0)
	Physical Education 132.0		Physical Education 130.0	2.0
	Circulation -		Circulation -	-
	Wall Area -		Wall Area -	-
	Storage Area 36.2		Storage Area 86.0	(49.8)
	Washroom Area 80.5		Washroom Area 50.0	30.5
	Accessible Washroom Facility -		Accessible Washroom Facility 12.0	(12.0)
	Flexible Space 119.1		Flexible Space 101.0	18.1
	Wiring/Network 5.0		Wiring/Network 40.0	(35.0)
	Subtotal 1,011.6			
	Total Non-Instructional 1,011.6		Total Non-Instructional 839.0	172.6
Total Area 4,070.7		Total Area 3,304.0		766.7

The following is an area comparison chart of the proposed school with the Alberta Education Guidelines:

AREA COMPARISON CHART

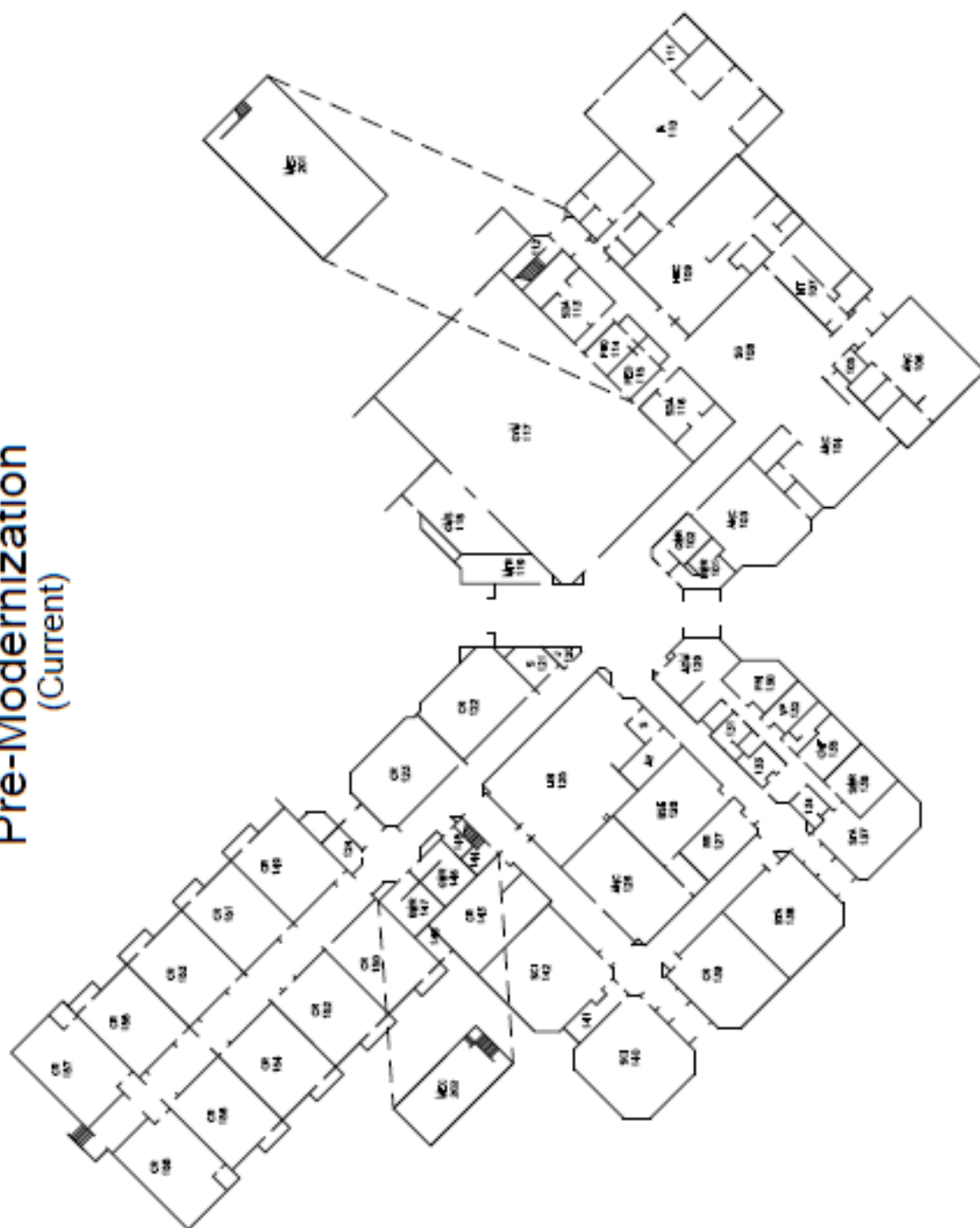
Ecole Secondaire Sainte Marguerite d'Youville GRADES 5-9

#	Proposed School (439 Capacity)	#	Provincial Guidelines (435 Capacity 5-9 School)	VARIANCE
Instructional Space		Instructional Space		
	Total Area		Total Area	
11 Classrooms	820.3	9 Classrooms @ 80m2	720.0	100.3
2 Science Classrooms @ 120m2	224.6	2 Science Classrooms @ 120m2	240.0	(15.4)
0 Science Classrooms @ 95m2	-	0 Science Classrooms @ 95m2	-	-
1 Large Ancillary	170.0	1 Large Ancillary @ 130m2	130.0	40.0
2 Small Ancillary	223.8	2 Small Ancillary @ 90m2	180.0	43.8
1 Gymnasium	534.4	1 Gymnasium	595.0	(60.6)
1 Gym Storage	57.0	1 Gym Storage @ 10% Gym Size	60.0	(3.0)
1 Library	196.0	1 Library	168.0	28.0
1 CTS	216.0	1 CTS @ 142m2	142.0	74.0
2 Info Services @ 115m2	218.0	2 Info Services @ 115m2	230.0	(12.0)
Subtotal:	2,660.1	Subtotal:	2,465.0	195.1
Total Instructional	2,660.1	Total Instructional Area:	2,465.0	195.1
Number of Instructional Spaces:	22.0	Number of Instructional Spaces:	20.0	2.0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
Admin & Staff Areas	310.7	Admin & Staff Areas	227.0	83.7
Wrap & Collaboration Space	20.0	Wrap & Collaboration Space	20.0	-
Mechanical & Meter, Janitor	306.9	Mechanical & Meter	162.0	144.9
Recycle Room	14.0	Recycle Room (LEED)	11.0	3.0
Physical Education	132.0	Physical Education	130.0	2.0
Circulation	-	Circulation	-	-
Wall Area	-	Wall Area	-	-
Storage Area	68.2	Storage Area	86.0	(17.8)
Washroom Area	80.5	Washroom Area	50.0	30.5
Accessible Washroom Facility	12.0	Accessible Washroom Facility	12.0	-
Flexible Space	113.0	Flexible Space	101.0	12.0
Wiring/Network (Included in MECH)	-	Wiring/Network	40.0	(40.0)
Subtotal	1,057.3			
Total Non-Instructional	1,057.3	Total Non-Instructional	839.0	218.3
Total Area		Total Area		
3,717.4		3,304.0		413.4

The following is a layout of the existing Alberta Education Guidelines within the existing school with proposed modifications:



Pre-Modernization (Current)



Modernization of the Existing School – ESSMY

In addition to the reconfiguration of the grades, various upgrades have been identified as required for the school. The most recent FCA report provided for the school indicated an FCI rating of 9%. However, it should be noted that the report was provided in 2013 and changes to the school have taken place over the last 10 years so that the FCA does not accurately reflect the condition of the school.

IMR and CMR Spending

In the last 5 years, the following IMR/CMR funds were expended on ESSMY.

Year	Cost	Description of Work
2017-2018	\$169,000	Replace 4 portable roofs, replace hallway ceiling tiles, replace lockers and countertops, paint 6 portables, replace exterior P/A systems
2018-2019	\$41,000	Roof and parapet repairs, Convert storage room to gender neutral washroom, recoat gym floor
2019-2020	\$12,500	Replace boiler water treatment, replace change room lockers
2020-2021	\$338,000	Roof repairs, cap and grind parking lot with minor repairs, Replace unistone with concrete
2021-2022	\$116,700	Fire Alarm Replacement with sprinkler and hydraulic plates added, replace basketball winches, replace exterior benches
Total	\$677,200	

Project Drivers

Building Condition:

A number of items are identified as being near or at the end of their design life expectancy in the near future. Items identified as being at the end of their design life within the next 7 to 10 years include the following:

Exterior:

- Prefinished Metal Siding
- Joint Sealant
- Aluminum Windows
- Aluminum Framed Store Fronts
- Exterior Utility Doors
- SBS Roofing
- Skylights
- Asphalt Paving for Access Roads and Parking

Interior:

- Operable Folding Panel Partitions
- Washroom Partitions
- Lockers
- Visual Display Boards
- Carpet Stair Finishes
- Tile Wall Finishes
- Acoustic Wall Finishes
- Gym Wood Flooring
- Resilient Sheet Flooring
- Carpet Flooring
- Acoustic Ceiling Tile
- Millwork
- Blinds, Curtains, and Drapes
- Bleachers

Mechanical:

- Washroom Fixtures
- Sinks
- Showers
- Drinking Fountains
- Domestic Water Heaters
- Domestic Water Valves
- Backflow Preventers
- Boilers and Accessories
- Air Handling Units
- Exhaust Fans
- Hot Water Distribution
- Air Coils
- Fan Coil Units
- Finned Tube Radiation
- Unit Heaters
- Building Systems Controls
-

Electrical:

- Electronic Controls
- Pneumatic Controls
- Main Electrical Switchboards and Panelboards
- Motor Starters
- Interior Fluorescent Fixtures
- Public Address System
- Detection and Fire Alarm
- Security System
- Emergency Lighting Battery Packs



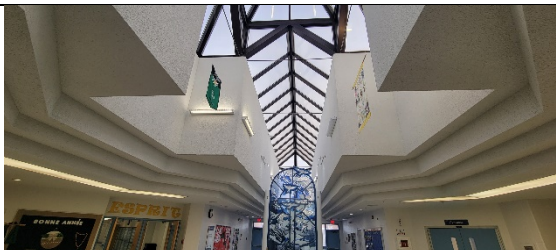
Functionality and Program requirements of the modernization are:




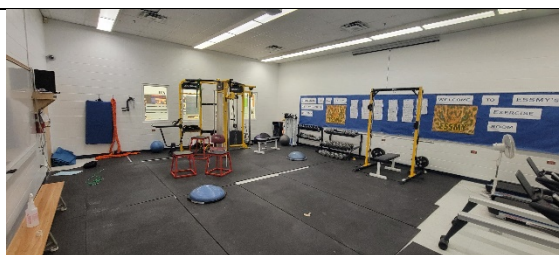
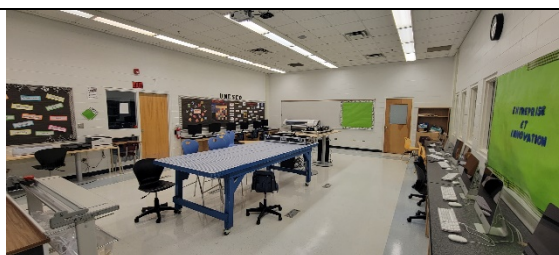

The proposed programmatic changes would include reconfiguring the existing library and adjacent teaching spaces to provide a new Learning Commons to provide a variety of instructional spaces for a range of student group sizes.





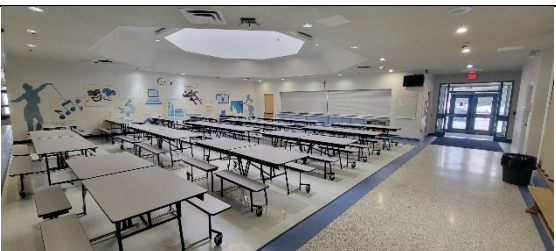
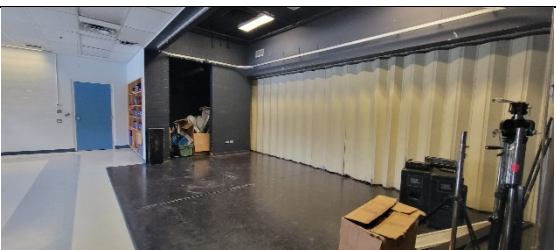
The existing school provides nine separate CTS spaces; however, based on the projected enrolment and grade configuration, the school would be allotted a single CTS space. The reconfiguration of the school would involve the renovation of a number of spaces to classroom space to serve the new grades.


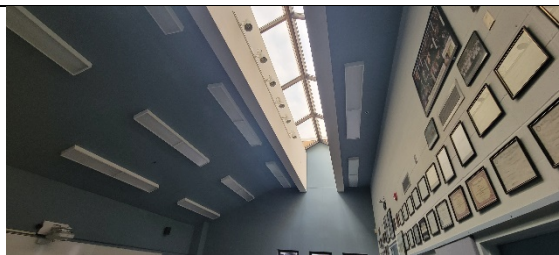
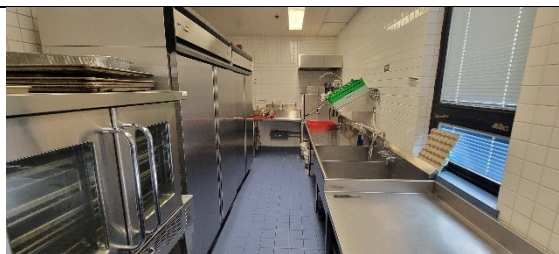
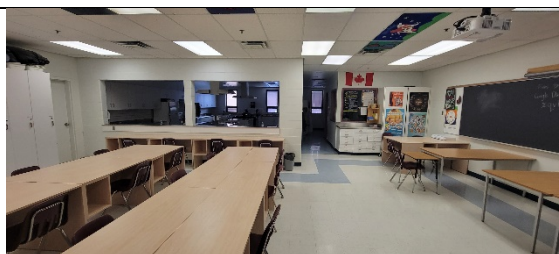
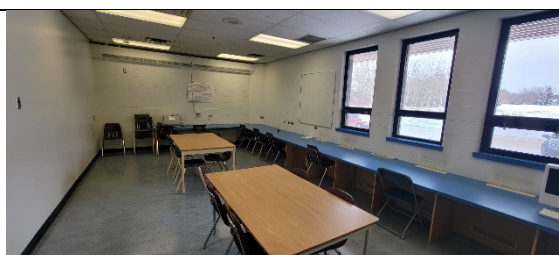
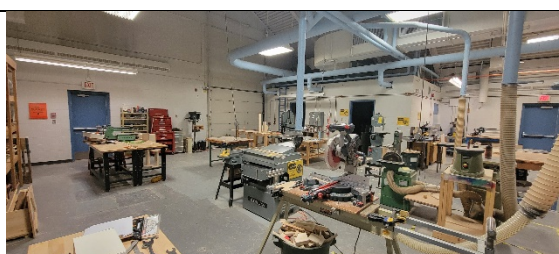
The existing spaces are traditional and the school does not provide 21st century learning spaces which requires teaching and learning spaces to be flexible, adaptable, and multi-purpose. Instructional spaces are required for a variety of student group sizes and learning opportunities. The reconfiguration of the spaces would be achieved through the use of moveable partitions, informal teaching pods in communal areas, group learning in the learning commons space and creative studios with makerspaces.



Although the school is currently underutilized, the consolidation of the ESSMY and EFJ 5-9 students along with a reduction of portable classrooms and leased space will see the utilization climb to 82% for the 2024 -2025 school year.

ITEM:	DESCRIPTION:	IMAGE:
1	Painting of the main entrance columns is required.	
2	Existing planters have been infilled and are used as seating.	
3	Skylights are present throughout the school and are nearing the end of the design life expectancy. Some leaking around the units has been noted in the past.	

ITEM:	DESCRIPTION:	IMAGE:
4	A staff work room is not provided in the school. A small copy area is available adjacent to the main office.	
5	The staff room was noted as being too small to accommodate the number of staff in the building.	
6	A dedicated server room is not provided. The server rack is located in a storage room with electrical panels.	
7	An existing classroom in the central core of the school is being used as a fitness area.	
8	An existing classroom in the central core of the school is being used as a digital arts lab.	
9	The library is a conventional layout in the central core of the school. The space should be renovated to provide flexible spaces for a variety of instructional programs in keeping with current education practices.	

ITEM:	DESCRIPTION:	IMAGE:
10	A chapel space is provided in the central core of the school and is adjacent to the administration area. The space would benefit from a more central location that is adjacent to a larger gathering area to allow for larger celebrations and ceremonies.	
11	Existing planters have been infilled and are used as seating.	
12	A number of the portable classroom units are currently used as storage.	
13	One of the portable classroom units are being used as a CTS Fashion space.	
14	A large gathering area is provided adjacent to the commercial kitchen and stage area.	
15	A dedicated stage is provided for drama productions.	

ITEM:	DESCRIPTION:	IMAGE:
16	An ancillary space is being used for the music program.	
17	Skylights are present throughout the school and are nearing the end of the design life expectancy. Some leaking around the units has been noted in the past.	
18	A large commercial kitchen space is provided adjacent to the gathering area. This area is separate from the CTS Foods lab.	
19	An ancillary space is being used as a dedicated CTS Foods lab. The space includes both a theory area and practical area.	
20	A dedicated seminar lab is provided in the CTS Woods shop.	
21	A dedicated CTS Woods shop is provided.	

ITEM:	DESCRIPTION:	IMAGE:
22	The vehicle and bus circulation of the site requires reconfiguration to improve student safety and traffic flow. The desire is to provide vehicle circulation on the South side of the school with improves site access from Boudreau Road.	
23	Visitor parking is remote from the main entrance.	

Deferred Maintenance

Deferred maintenance and five-year maintenance costs for ESSMY and EMP within the campus has been identified at over \$5.5 million (as per the 2013 FCA Report). Approval of the Solution Project would eliminate these upcoming costs. See Attachment 6.5 Deferred Maintenance – ESSMY/EMP.

4.2. Modernization of Legal School

Background

Legal School is very under-utilized at **40%** in 22-23 (40 % in 21-22; 34% in 20-21). 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 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 \$7.2 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 6.4 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 \$240,000, 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.

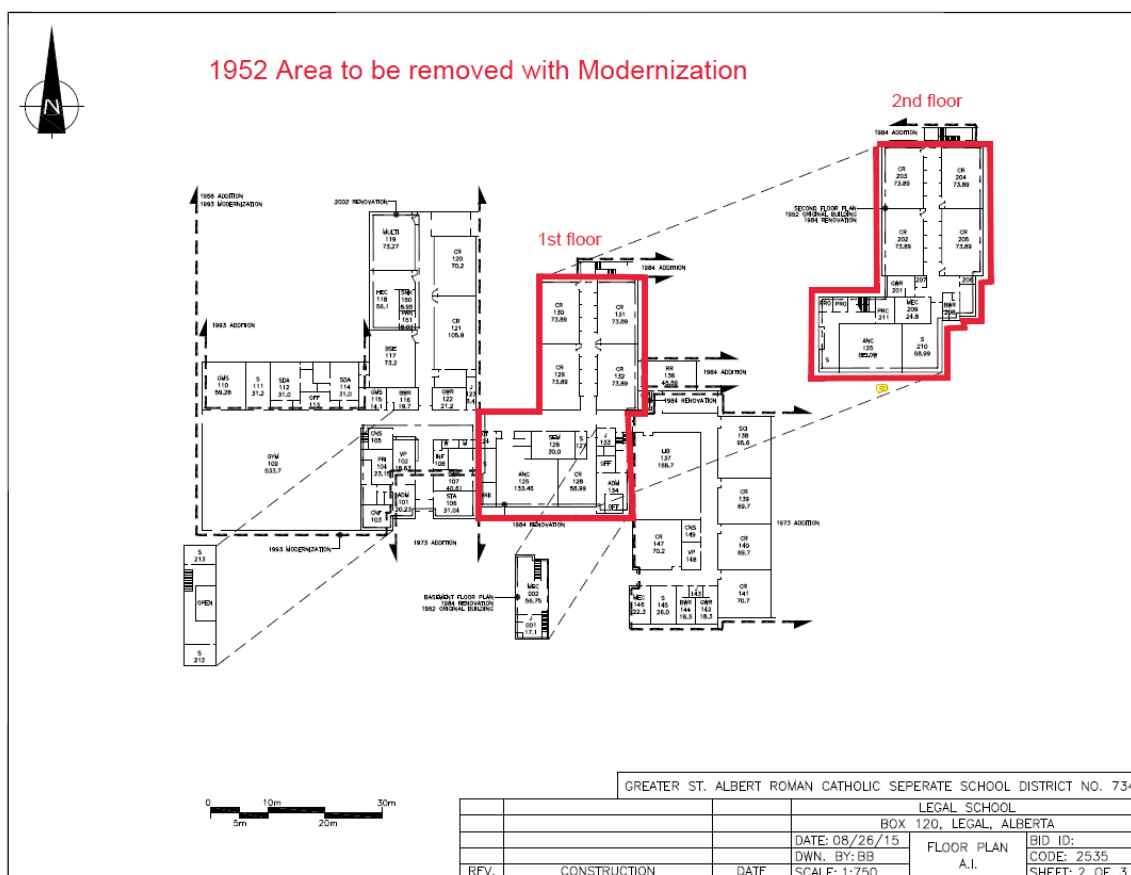
There is no 21st century learning space to accommodate today's educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-space.

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 very under-utilized; 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		Instructional Space		
	Total Area		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		Non-Instructional Space		
	Total Area		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		Subtotal 1,094.0	695.9
	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

IMR and CMR Spending

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

Year	Cost	Description of Work
2017-2018	\$32,752	Renovation of staffroom, Recoating of gym floor
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
Total	\$257,720	

If the capital project is 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 roof in 5 years or so (\$200-300K); although a replacement roof is needed 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.

Enrolment and Utilization Information

Although the school is under-utilized, enrolment is anticipated to remain stable with approximately 150 to 160 students (adjusted between 160 to 170 students).

Legal School - Enrolment Data and Utilization

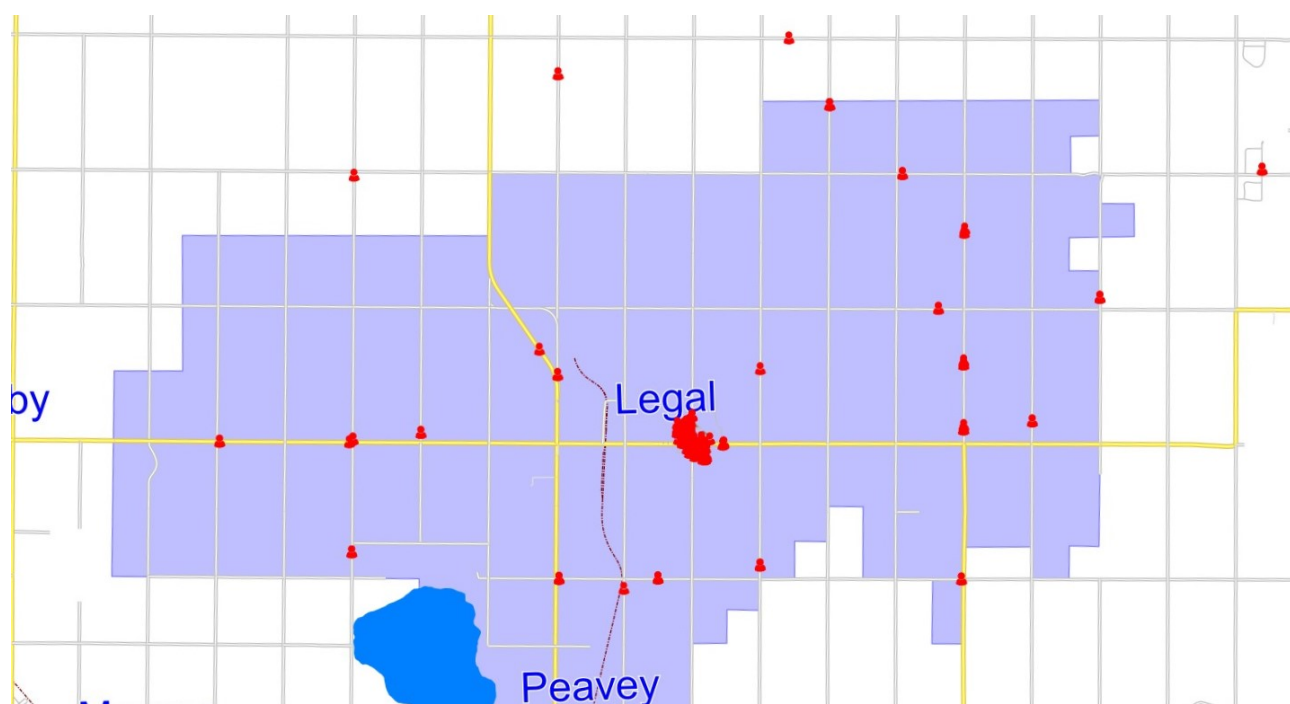
	Funded ECS	1	2	3	4	5	6	7	8	9	Total K- 12	Total 1- 12	Severe ECS	Severe 1- 12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment																	
2026-27	21	18	23	9	13	19	9	17	15	12	156	135	6	9	420	169.5	40.36%
2025-26	19	24	10	14	20	10	18	16	13	13	157	138	5	7	420	166.5	39.64%
2024-25	25	11	15	21	11	19	17	14	14	7	154	129	3	10	420	164.5	39.17%
2023-24	12	16	22	12	20	18	15	15	10	19	159	147	4	6	420	169	40.24%
Current Year Enrolment																	
2022-23	21	22	11	20	17	15	16	10	20	3	155	134	5	9	420	167.5	39.88%
Past Years Enrolment																	
2021-22	25	12	17	14	14	15	12	25	11	13	158	133	5	9	420	168.5	40.12%
2020-21	16	19	14	14	18	11	20	10	15	4	141	125	7	6	460	152	33.04%
2019-20	25	15	13	18	12	23	11	15	10	11	153	128	7	13	451	173.5	38.47%
2018-19	25	14	16	11	20	14	13	8	16	4	141	116	10	11	451	160.5	35.59%
2017-18	21	16	8	20	13	13	9	17	8	17	142	121	11	6	451	167	37.03%

School Catchment Area and Busing Ride Times

- 2022-2023 enrolment for K-9 is 158 students (adjusted 168.5)
- 96 students live in Legal and walk to school;
- 48 students live in Sturgeon County;
- 14 students reside outside of the Division's boundaries (2 of which are driven to the boundary line for bus pick up); and
- 39 students are bused to school with an average daily ride time of 39 minutes;
- 82 minutes is the longest ride time and 4 minutes is the shortest ride time;
- 15 students have a ride time longer than 100 minutes per day.

If Legal School were not operational, students would be bussed to Morinville, which would add an additional daily travel time of 20 minutes.

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



Partnerships

After extensive discussions, the Division agreed to transfer 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 to be 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.

- On December 13, 2022, the Minister of Education provided the Board of Trustees with a letter confirming the approval of the land transfer. The Division is responsible for ensuring that the final agreement, at minimum, releases the school board from any obligation or liability regarding the property after the transfer of ownership and indemnify the school board from any future liabilities

related to any environmental condition of the property.

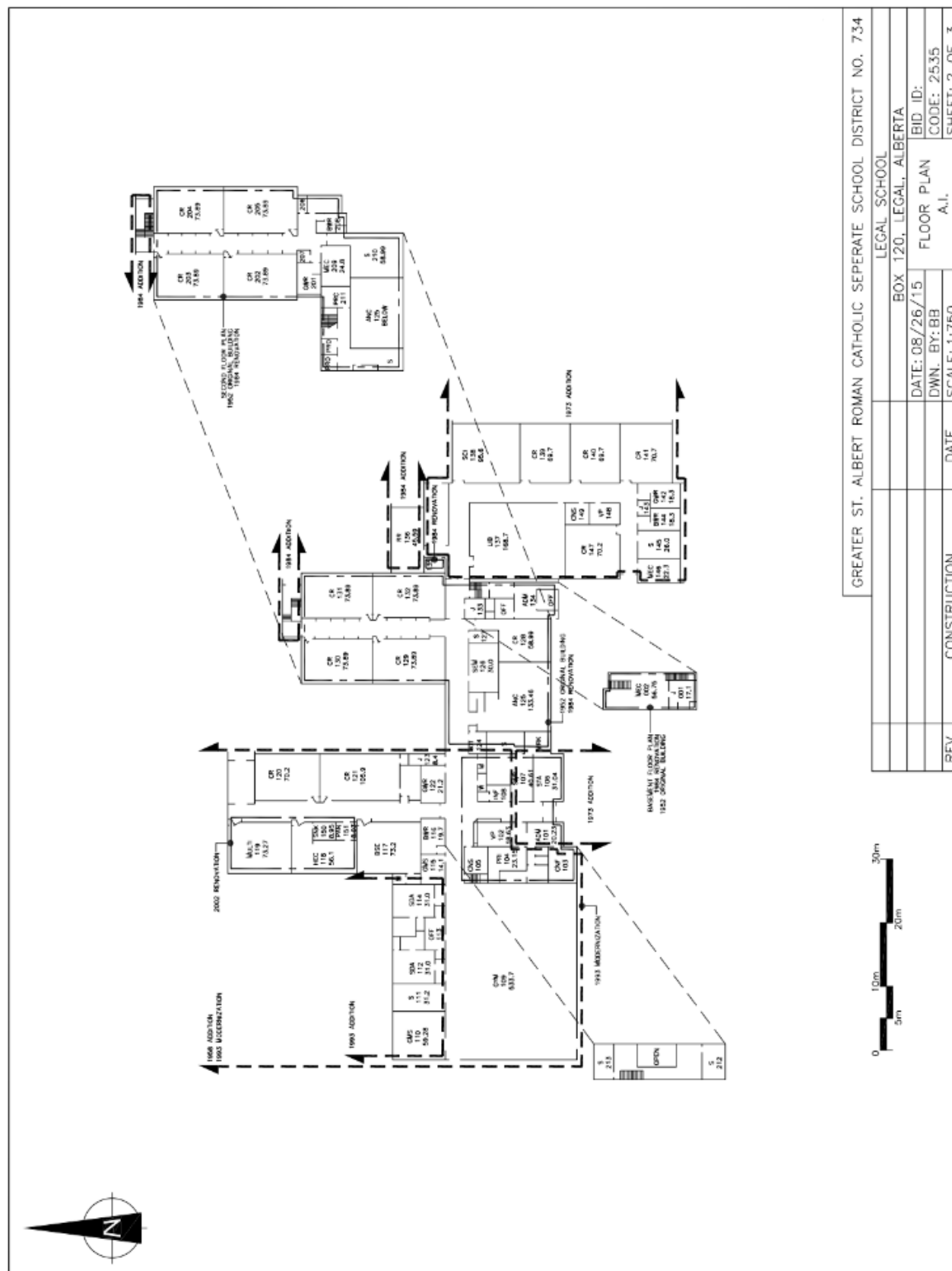
- Based on the preliminary consultation with Capital Planning and Alberta Infrastructure, the additional lands requested by the Town of Legal should not impede future plans for a possible modernization or replacement of the Legal School.
- The Town of Legal would like to rebuild an outdoor rink/pickleball/outdoor 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 and Site Plan – Legal School





Small Scale Plan – Legal



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 Audits are as follows:

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

Bertha Kennedy has an adjusted enrolment of **233** (21-22 -213) students enrolled, which brings a utilization rate of **67.15%** (61% - 21-22; 65% in 20-21) to the school for the 2022-2023 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 67%, 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, exterior windows and 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 has been completely replaced as of 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 \$3.3 million. Approval of this modernization would eliminate these upcoming costs that IMR/CMR funds are not able to cover. See Attachment 6.6 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 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 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														
2026-27	44	41	39	30	37	23	30	244	200	22	9	310	262	85%
2025-26	42	40	31	38	24	31	25	231	189	16	14	310	254	82%
2024-25	48	32	39	25	32	26	25	227	179	21	11	310	246	79%
Projected Enrolment with Removal of all Portables														
2026-27	44	41	39	30	37	23	30	244	200	22	9	258	262	102%
2025-26	42	40	31	38	24	31	25	231	189	16	14	258	254	98%
2024-25	48	32	39	25	32	26	25	227	179	21	11	258	246	95%
Projected Enrolment for 2023-2024														
2023-24	43	40	26	33	27	26	24	219	176	17	13	347	240.5	69%
Current BK Enrolment														
2022-23	56	26	33	27	26	24	34	226	170	15	10	347	233	67%
Past BK Enrolments														
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%
2019-20	54	29	23	37	22	26	28	219	165	15	11	347	229	66%

*all scenerios include 2 leased spaces

IMR and CMR Spending

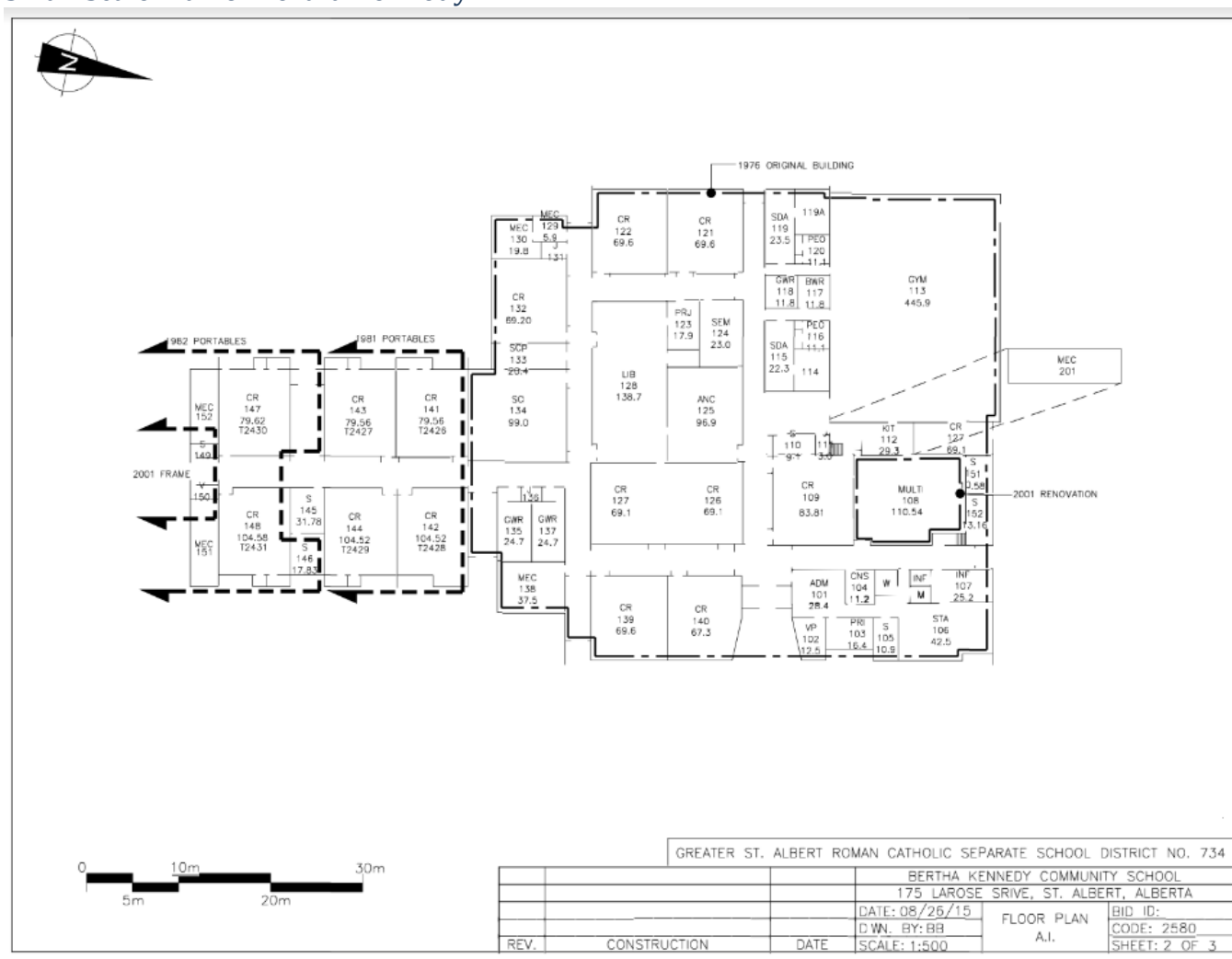
In the last 5 years, the following IMR/CMR funds were expended on Bertha Kennedy School:

Year	Cost	Description of Work
2017-2018	\$114,000	Replace 2 windows, replace tiles in gym change rooms, flooring replacement in hallways with abatement, paint hallway walls, recoat gym floor
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
	\$868,000	

Aerial View of Bertha Kennedy



Small Scale Plan of Bertha Kennedy



5. FUTURE CAPITAL NEEDS AND PLANNING

5.1. Modernizations

Further to the above mentioned top three (3) capital priorities, the Division has the following long term projects identified in their **Ten Year Capital Plan**:

- École Notre Dame Elementary School (Morinville) modernization – 73%
- École George H. Primeau School (Morinville) modernization – 75%
- Holy Family Catholic School (St. Albert) modernization – 46%
- Albert Lacombe Catholic Elementary School (St. Albert) modernization – 58%
- Neil M. Ross Catholic School (St. Albert) modernization – 86%
- Richard S. Fowler Catholic Junior High School (St. Albert) modernization – 77%
- J.J. Nearing Catholic Elementary School (St. Albert) modernization – 72%

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 will seek 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.

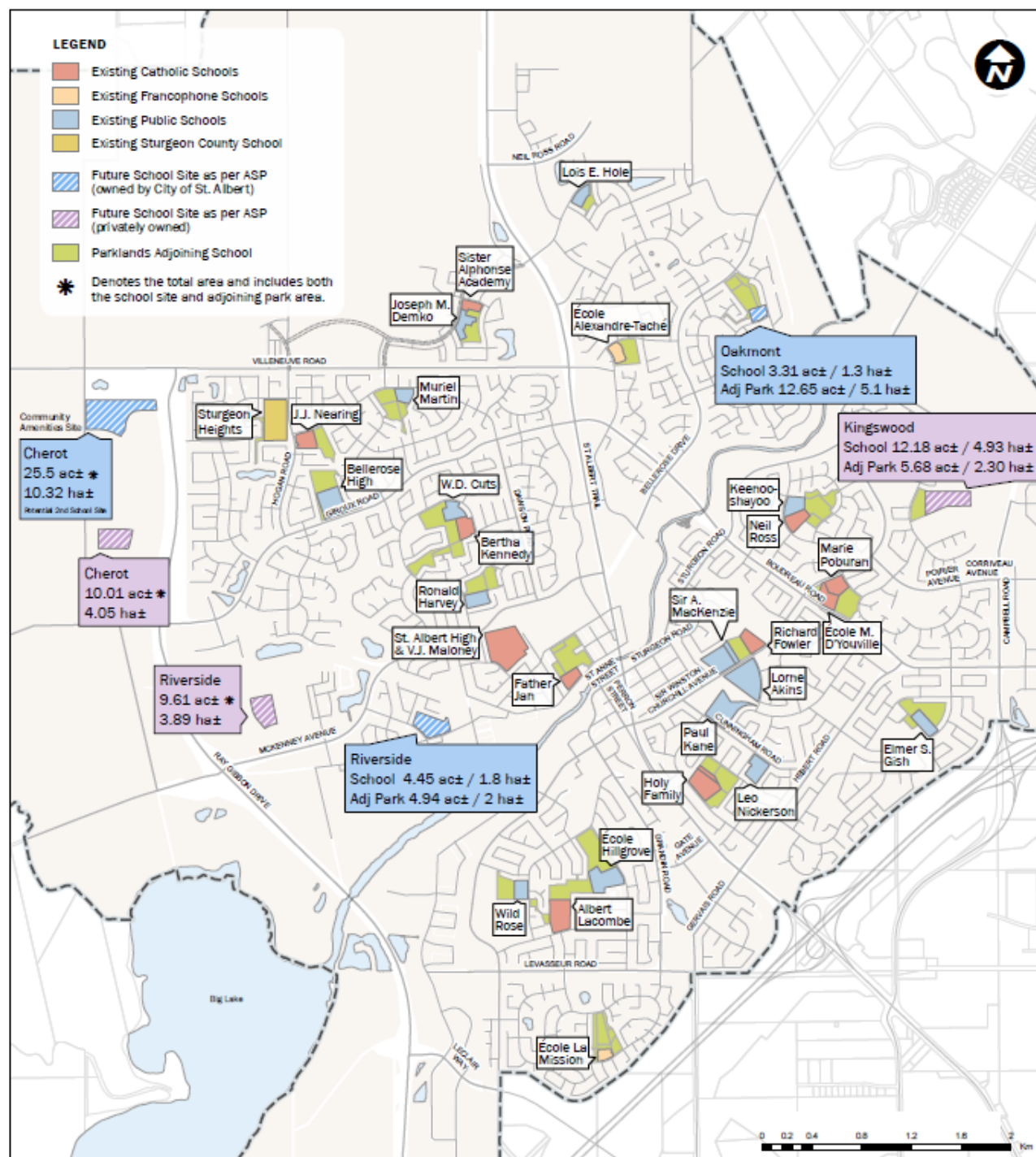
Elementary School in Riverside (St. Albert)

Riverside is a new development in west St. Albert that is slated to be home to 9900 residents. There are two school sites located in Riverside, a 4.5 acre and a 9.6-acre site. The 4.5-acre site is currently ready and this is the site that Greater St. Albert Catholic Schools will seek the construction of an elementary school to serve families seeking Catholic education for their children in this new growth area of St. Albert.

High School & Community Amenities Concept in Chérot (St. Albert)

The City of St. Albert is currently conducting a public engagement relative to the development of a 25-acre site for a high school and community recreation/amenities centre, known as the community amenities campus, in the northwest development of Chérot. 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 Chérot to replace the current high school, which was built in 1966, in order to better serve the needs of students.

5.3. City of St. Albert – Potential School Site Inventory



City of St. Albert Existing and Potential School Sites

As of January 1, 2023



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

6. ATTACHMENTS














6.1. 2022-2023 Area Capacity and Utilization Report

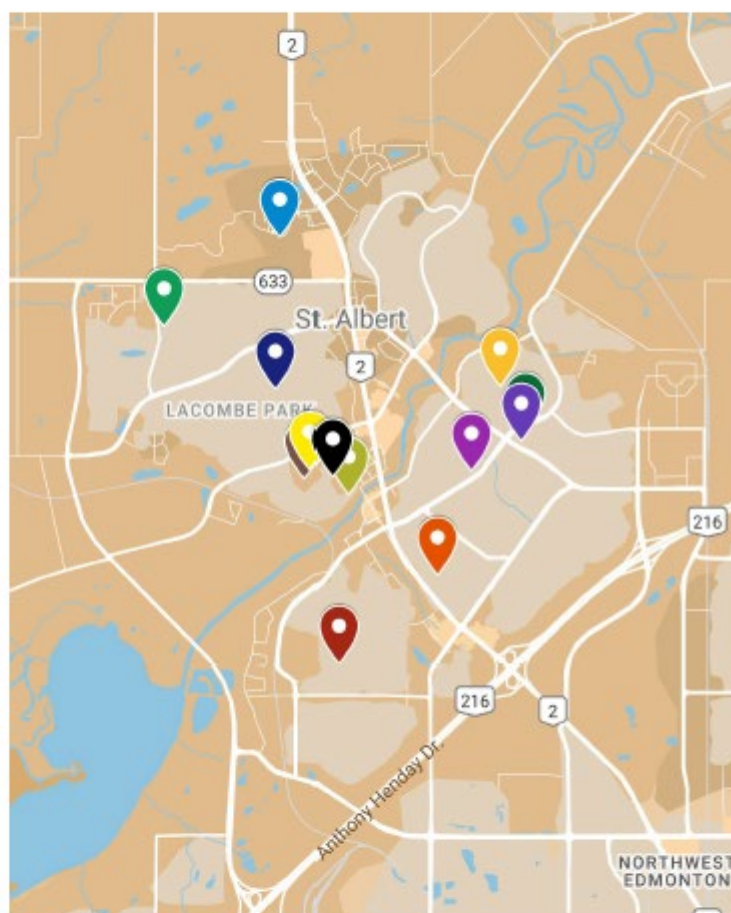
22-23 Area Capacity and Utilization Report with September 30, 2022 Enrolment Count

	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	Estimated 22- 23	Utilization 21-22
AL	29	27	32	27	40	36	30							221	192	5	9	396	229.5	58%	52%
BK	56	26	33	27	26	24	34							226	170	15	10	347	233	67%	61%
EFJ	21	33	17	32	15	21	28							167	146	0	1	313	158.5	51%	52%
EMP	35	38	33	44	45	47	59							301	266	1	8	434	300.5	69%	72%
ESSMY								66	76	77				219	219		5	602	229	38%	42%
JJN	49	37	55	51	59	59	73							383	334	1	8	521	375.5	72%	74%
NMR	65	51	64	53	64	43	72							412	347	5	7	461	398.5	86%	80%
RSF								102	115	121				338	338		12	469	362	77%	72%
SAA	36	36	33	36	38	30	26	28	21	23				307	271	4	8	395	309	78%	65%
SACHS											242	258	226	726	726		21	1008	768	76%	68%
SGEC									10	9	12	14	56	101	101		2				
VJM								122	131	130				383	383		16	610	415	68%	62%
HF	41	21	19	17	26	32	22							178	137	22	13	444	205.5	46%	41%
GHP							96	92	103					291	291		16	429	323	75%	61%
MCHS										131	130	119	154	534	534		33	837	600	72%	78%
ND	47	53	62	58	62	66								348	301	5	12	484	353.5	73%	67%
SKT	44	26	25	26	22	23								166	122	16	5	308	170	55%	59%
Legal	21	22	11	20	17	15	16	10	20	3				155	134	7	8	420	167.5	40%	40%
														5456	5012	81	194	8478	5598	66.03%	62.8%

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

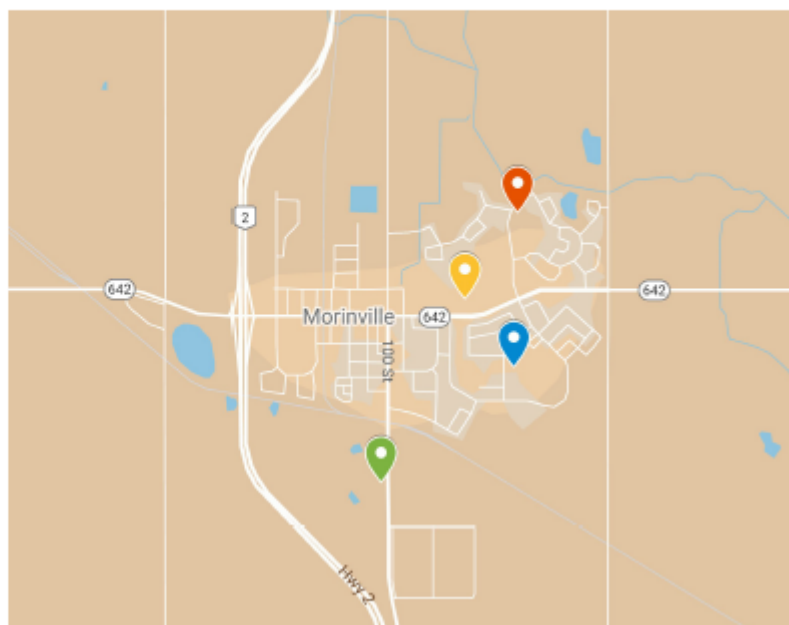
Greater St. Albert Catholic Schools: St. Albert Schools

-  Albert Lacombe Catholic Elementary School
-  Bertha Kennedy Catholic Community School
-  École Father Jan Community School
-  École Marie Poburan
-  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



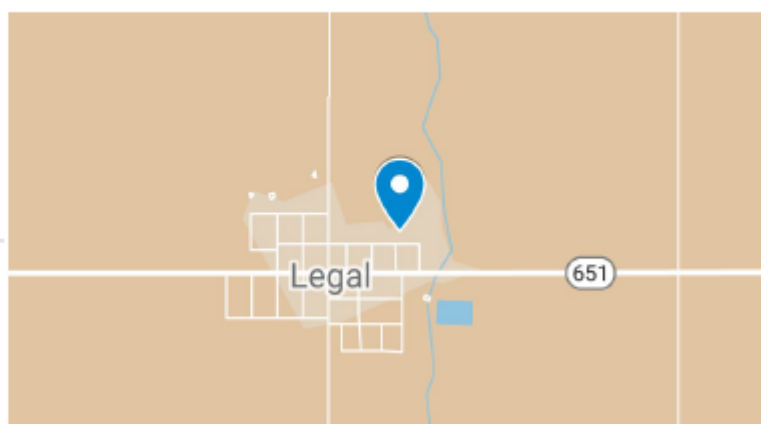
Greater St. Albert Catholic Schools: Morinville Schools

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



Greater St. Albert Catholic Schools: Legal School

- Legal School



6.3. Site Readiness Checklists

6.3.1. French Immersion Campus Solution

Site Readiness Checklist for EMP and ESSMY



Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan **Working Version for Internal Use – 2019 CP cycle.**

Site Readiness Gated Checklist - EMP

Jurisdiction/Authority Name	Greater St. Albert Roman Catholic Separate School Division
Name of Project	Marie Poburan Modernization
Grade configuration of facility	K-4
Opening capacity	457
Full build out capacity	Same as above
Legal Description of Site	Plan 932-2702, Block 10, Lot 16 MR
Geolocation Information	N/A
Location or neighbourhood if project is for a new facility or a replacement school.	Existing School

This form is intended to be used in conjunction with the document called Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan . Please refer to this document for assistance and clarification on how to complete this form.

Level 1 – Site Evaluation

<input checked="" type="checkbox"/>	<p>Criteria 1.1 - The site is outside the 1:500 floodplain - attach required document from Environment and Parks.</p>
<input type="checkbox"/>	<p>The site is not outside the 1:500 floodplain as identified in the attached document from Environment and Parks. A Flood Risk Assessment (FRA), completed by a qualified engineering consultant with river engineering expertise, will be required as part of the Level 2 Site Evaluation.</p>
	<p>Criteria 1.2 - The site is;</p> <p>Yes more than 500 metres from high tension power lines,</p> <p>Yes more than 500 metres from high vapour pressure pipelines, and</p> <p>Yes more than 500 metres from large diameter high pressure hydrocarbon pipelines.</p> <p>Yes more than 1,500 metres from sour wells, pipelines and facilities</p> <p>Yes more than 450 metres from active or non-active landfills</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development. If you will need to hire a subject matter expert to provide that analysis include this information in the explanation below.</p> <p><u>Explanation.</u></p> <p>If you know the proposed remediation strategies and detailed costs associated with this remediation, provide them here. Enter the total estimated cost of required remediation.</p>

	<p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
<input type="checkbox"/>	<p>Criteria 1.3 – Abandoned wells</p> <p>Attached is a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed school facility.</p> <p>No The attached map indicates that there are NO abandoned wells in proximity to the site.</p> <p>If you responded NO to this question and the map indicates that there is an abandoned well(s), attach the necessary information, confirmed by the municipality, identifying what is required in order to comply with Directive 079.</p>
	<p>Criteria 1.4 - The site is more than 500 meters away from:</p> <p>Yes Airports</p> <p>Yes Railways</p> <p>Yes Waste disposal sites</p> <p>Yes Natural and man-made hazards</p> <p>Yes Heavy industrial areas</p> <p>Yes Undesirable retail or other neighbourhood concerns (see guide)</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development</p> <p>Explanation & Costs.</p>
	<p>If the remediation strategies and costs associated with this remediation are known, provide them here and attach any backup documents.</p> <p>Explanation & Costs.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
	<p>Criteria 1.5 – The site is adjacent to a Provincial Highway</p> <p>No The proposed site is adjacent to a Provincial Highway.</p> <p>If you responded Yes to this question, attach evidence from Alberta Transportation on whether they will require a roadside development permit.</p>
<input type="checkbox"/>	<p>Criteria 1.6 - The site topography is suitable for the project. Attached is a topographical survey based on a minimum five-metre grid plus breaks of the building envelope area, potential parking areas, access roads, and additional components outlined above.</p> <p>Existing School site.</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.7 - There are no other significant features not outlined above that could affect school construction or operation.</p> <p>No, school is already on this site.</p>
<input type="checkbox"/>	<p>There are significant feature not outlined above that could affect the school construction or operation.</p>
	<p>No Further investigation will be required.</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.8 - Title to the site, as evidenced by the attached title document, is already in</p>

	the name of the municipality or the school authority. The authority to make decisions regarding development of the site rests with the municipality. Outline the policy of the responsible authority regarding transfer of title
<input checked="" type="checkbox"/>	Criteria 1.9 - The authority has a clearly defined need for a new or replacement facility in this area Request for school modernization.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Criteria 1.10 - Location The site is in an ideal location for the student demographic it is intended to serve. The site is in a suitable location for the student demographic it is intended to serve. The site is in an acceptable location for the student demographic it is intended to serve. The site is not in the most favourable location, however it is the only site the municipality has available in the time frame required and the site will accommodate the needs of the school authority. No concerns
	Criteria 1.11 - The following components will need to be accommodated on the school site. <input type="checkbox"/> Single story school building <input type="checkbox"/> Two or more story school building <input type="checkbox"/> Parking Lot including student parking <input type="checkbox"/> Bus loop <input type="checkbox"/> Parent drop-off area <input type="checkbox"/> Elementary playground area <input type="checkbox"/> Playing Fields <input type="checkbox"/> Running Track <input type="checkbox"/> Football Field <input type="checkbox"/> Baseball Diamond <input type="checkbox"/> Additional building footprint for school authority or third party funded scope Identify the additional M² required. <input checked="" type="checkbox"/> Other Modernization of existing school
<input checked="" type="checkbox"/> <input type="checkbox"/>	Criteria 1.12 - The site size is sufficient to accommodate the components outlined above. Provide the calculation of the required site size in M ² . Enter M² The site is not sufficient to accommodate the components outlined above. An explanation of this issue and why your school authority is still recommending this site for development is below. Existing school site
<input type="checkbox"/>	Criteria 1.13 - Digital photographs of the proposed site and a dimensioned copy of the subdivision plan are attached. Existing school site.
<input type="checkbox"/>	Criteria 1.14 - The municipality has provided a letter of commitment indicating that they are prepared to provide the site to the school authority for the proposed project should an approval be forthcoming. The letter includes a statement acknowledging that the municipality is responsible for the servicing of the site and all costs associated with servicing. It should also outline any lead time or conditions they require for approval of funding for servicing, any other conditions and if their commitment has an expiry date. No letter attached, since this is an existing school site.
Certification by authorized officer of school authority	

I confirm that the information provided above is accurate.

____ Ron Gamache _____
Print Name

____ Manager of Operations _____
Print Title

Signature

____ March 13, 2023 _____
Date

Internal Use – Ministry of Education - Level 1 – Site Evaluation

- ☐ The information provided in this document has been verified with a site visit.
☐ The investigation required for fulfilling this Level 1 Site Evaluation has been completed.
☐ Further investigation will be required to complete the Level 2 Site Evaluation.

Capital Planning Authorization and sign-off

Print Name

Print Title

Signature

Date

☐ The Capital Planning Prioritization Review Team has reviewed the project request and the Site Evaluation Checklist and has substantiated that construction of the facility provides an educational solution that is sufficiently important to warrant investment in the activities outlined here. Itemize the list of planning activities that need to be undertaken.

Date of Prioritization Review Team meeting

Level 2 – Site Evaluation – this scope of work is not recommended until after there is an approval in principle from Education regarding the need for the project and the jurisdiction has received a letter from the municipality providing access to the site to do additional site investigation. Attach a copy of the letters.

☐ Criteria 2.1 - A letter from the municipality providing authorization to the school authority or its agents, to access the site to perform required testing for the Level 2 – Site Evaluation.

☐ Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation.

☐ The required studies outlined by the Prioritization Review Team have been undertaken and are attached with cost estimates for mitigation strategies included.

☐ Criteria 2.3 - A Geotechnical study is attached and provides a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. A minimum of six boreholes were drilled to a minimum depth of 10 metres.

☐ Documentation contained in the study confirm that there are no requirements for a special foundation.

☐ Results indicate that geotechnical issues do exist and further study is warranted.

☐ Results indicate that geotechnical issues do exist and mitigation strategies and costs are

	included in the study.
<input type="checkbox"/>	<input type="checkbox"/> Results indicate that geotechnical issues do exist creating risks that suggest a different site is advisable but no other sites are available.
<input type="checkbox"/>	Criteria 2.4 - A copy of the Phase 1 Environmental Site Assessment (ESA) is attached. <input type="checkbox"/> No requirement for a Phase 2 ESA was identified. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and has not yet been completed. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and is attached. Remediation strategies and costs are included. Summarize the recommended remediation strategies and costs from the ESA2.
<input type="checkbox"/>	Criteria 2.5 - The letter of commitment from the municipality indicated that a Traffic Impact Assessment is required. A copy of that report is attached here.
<input type="checkbox"/>	The letter of commitment from the municipality did not indicate that a Traffic Impact Assessment was a condition of their approval.
<input type="checkbox"/>	Criteria 2.6 - The site will remain registered to the municipality throughout construction.
<input type="checkbox"/>	The site has been transferred to the school authority. A copy of the title is attached.
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
<div> <div>_____</div> <div>Print Name</div> </div> <div> <div>_____</div> <div>Print Title</div> </div>	
<div> <div>_____</div> <div>Signature</div> </div> <div> <div>_____</div> <div>Date</div> </div>	
Internal Use – Ministry of Education - Level 2 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The Prioritization Review Team (PRT) has assessed the site evaluation information and has determined the following, relative to the site: Select level of risk. Additional costs that will be required in the project budget for site remediation.	
Additional information or explanations	
Capital Planning Authorization and sign-off	
<div>_____</div> Date of PRT Meeting	

Level 3 – Site Evaluation	
<input checked="" type="checkbox"/>	Criteria 3.1 - Adequate road access is available for construction. Provide details of the number and location of access points. Click or tap here to enter text.
<input checked="" type="checkbox"/>	Criteria 3.2 - The following services are available to the property line and are suitable for the required level of service.

	<input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet
<input type="checkbox"/>	<p>Criteria 3.3 - The following services are not yet available to the property line however, there is minimal risk that the site will not be fully serviced if an April 1 approval for construction funding were forthcoming.</p> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet <p>Provide details of any of the services that do not meet this criteria</p>
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
_____ Print Name	_____ Print Title
_____ Signature	_____ Date
Internal Use – Ministry of Education - Level 3 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The PRT has reviewed the Site Evaluation Checklist and has determined that the project can be recommended for construction funding. Select level of risk.	
Capital Planning Authorization and sign-off	
_____ Date of PRT meeting	



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0025 607 474 9322702;10;16MR 932 311 073 +1

LEGAL DESCRIPTION
 PLAN 9322702
 BLOCK 10
 LOT 16MR (MUNICIPAL RESERVE)
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 1.99 HECTARES (4.92 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;25;54;45;RL

MUNICIPALITY: CITY OF ST. ALBERT

REFERENCE NUMBER: 932 311 070

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
932 311 073	08/10/1993	TRANSFER OF LAND	\$6,000,000	SEE TRANSFER

OWNERS

THE BOARD OF TRUSTEES OF
 GREATER ST. ALBERT CATHOLIC REGIONAL DIVISION NO. 29.
 OF 6 ST. VITAL AVENUE
 ST. ALBERT
 ALBERTA T8N 1K2
 (DATA UPDATED BY: CHANGE OF NAME 032240046)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
932 311 072	08/10/1993	CAVEAT RE : SEE CAVEAT CAVEATOR - THE CITY OF ST. ALBERT. LAW DEPARTMENT CITY OF ST. ALBERT 5 ST. ANNE STREET ST. ALBERT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

932 311 073 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
ALBERTA T8N3Z9		
AGENT - DENISE M. PERRET		
932 311 074	08/10/1993	UTILITY RIGHT OF WAY
		GRANTEE - ST ALBERT SCHOOL DISTRICT NO 3.
		AS TO PORTION OR PLAN:9322703

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
SEPTEMBER, 2022 AT 03:42 P.M.

ORDER NUMBER: 45397541

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Site Readiness Gated Checklist - ESSMY

Jurisdiction/Authority Name	Greater St. Albert Roman Catholic Separate School Division
Name of Project	Marguerite d'Youville Modernization
Grade configuration of facility	5-9
Opening capacity	602
Full build out capacity	Same as above
Legal Description of Site	Plan 8521-928, Block 10 Lot 14MR
Geolocation Information	N/A
Location or neighbourhood if project is for a new facility or a replacement school.	Existing School

This form is intended to be used in conjunction with the document called Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan . Please refer to this document for assistance and clarification on how to complete this form.

Level 1 – Site Evaluation

<input checked="" type="checkbox"/>	<p>Criteria 1.1 - The site is outside the 1:500 floodplain - attach required document from Environment and Parks.</p>
<input type="checkbox"/>	<p>The site is not outside the 1:500 floodplain as identified in the attached document from Environment and Parks. A Flood Risk Assessment (FRA), completed by a qualified engineering consultant with river engineering expertise, will be required as part of the Level 2 Site Evaluation.</p>
	<p>Criteria 1.2 - The site is;</p> <p>Yes more than 500 metres from high tension power lines,</p> <p>Yes more than 500 metres from high vapour pressure pipelines, and</p> <p>Yes more than 500 metres from large diameter high pressure hydrocarbon pipelines.</p> <p>Yes more than 1,500 metres from sour wells, pipelines and facilities</p> <p>Yes more than 450 metres from active or non-active landfills</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development. If you will need to hire a subject matter expert to provide that analysis include this information in the explanation below.</p> <p>Explanation.</p> <p>If you know the proposed remediation strategies and detailed costs associated with this remediation, provide them here. Enter the total estimated cost of required remediation.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
<input type="checkbox"/>	<p>Criteria 1.3 – Abandoned wells</p> <p>Attached is a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed school facility.</p> <p>No The attached map indicates that there are NO abandoned wells in proximity to the site.</p> <p>If you responded NO to this question and the map indicates that there is an abandoned well(s), attach the necessary information, confirmed by the municipality, identifying what is required in order to comply with Directive 079.</p>

	<p>Criteria 1.4 - The site is more than 500 meters away from:</p> <p>Yes Airports Yes Railways Yes Waste disposal sites Yes Natural and man-made hazards Yes Heavy industrial areas Yes Undesirable retail or other neighbourhood concerns (see guide)</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development</p> <p>Explanation & Costs.</p>
	<p>If the remediation strategies and costs associated with this remediation are known, provide them here and attach any backup documents.</p> <p>Explanation & Costs.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
	<p>Criteria 1.5 – The site is adjacent to a Provincial Highway</p> <p>No The proposed site is adjacent to a Provincial Highway.</p> <p>If you responded Yes to this question, attach evidence from Alberta Transportation on whether they will require a roadside development permit.</p>
<input type="checkbox"/>	<p>Criteria 1.6 - The site topography is suitable for the project. Attached is a topographical survey based on a minimum five-metre grid plus breaks of the building envelope area, potential parking areas, access roads, and additional components outlined above.</p> <p>Existing School site.</p>
<input type="checkbox"/>	<p>Criteria 1.7 - There are no other significant features not outlined above that could affect school construction or operation.</p>
<input type="checkbox"/>	<p>There are significant feature not outlined above that could affect the school construction or operation.</p> <p>No, school is already on this site.</p>
	<p>No Further investigation will be required.</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.8 - Title to the site, as evidenced by the attached title document, is already in the name of the municipality or the school authority. The authority to make decisions regarding development of the site rests with the municipality.</p> <p>Outline the policy of the responsible authority regarding transfer of title</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.9 - The authority has a clearly defined need for a new or replacement facility in this area</p> <p>Request for school modernization.</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.10 - Location</p> <p>The site is in an ideal location for the student demographic it is intended to serve.</p>
<input type="checkbox"/>	<p>The site is in a suitable location for the student demographic it is intended to serve.</p>
<input type="checkbox"/>	<p>The site is in an acceptable location for the student demographic it is intended to serve.</p>
<input type="checkbox"/>	<p>The site is not in the most favourable location, however it is the only site the municipality has available in the time frame required and the site will accommodate the needs of the school authority.</p>
	<p>No concerns</p>

Print Name	Print Title
Signature	Date
<input type="checkbox"/> The Capital Planning Prioritization Review Team has reviewed the project request and the Site Evaluation Checklist and has substantiated that construction of the facility provides an educational solution that is sufficiently important to warrant investment in the activities outlined here. Itemize the list of planning activities that need to be undertaken.	
Date of Prioritization Review Team meeting	

Level 2 – Site Evaluation – this scope of work is not recommended until after there is an approval in principle from Education regarding the need for the project and the jurisdiction has received a letter from the municipality providing access to the site to do additional site investigation. Attach a copy of the letters.	
<input type="checkbox"/>	Criteria 2.1 - A letter from the municipality providing authorization to the school authority or its agents, to access the site to perform required testing for the Level 2 – Site Evaluation.
<input type="checkbox"/>	Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation.
<input type="checkbox"/>	The required studies outlined by the Prioritization Review Team have been undertaken and are attached with cost estimates for mitigation strategies included.
<input type="checkbox"/>	Criteria 2.3 - A Geotechnical study is attached and provides a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. A minimum of six boreholes were drilled to a minimum depth of 10 metres. <input type="checkbox"/> Documentation contained in the study confirm that there are no requirements for a special foundation. <input type="checkbox"/> Results indicate that geotechnical issues do exist and further study is warranted. <input type="checkbox"/> Results indicate that geotechnical issues do exist and mitigation strategies and costs are included in the study. <input type="checkbox"/> Results indicate that geotechnical issues do exist creating risks that suggest a different site is advisable but no other sites are available.
<input type="checkbox"/>	Criteria 2.4 - A copy of the Phase 1 Environmental Site Assessment (ESA) is attached. <input type="checkbox"/> No requirement for a Phase 2 ESA was identified. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and has not yet been completed. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and is attached. Remediation strategies and costs are included. Summarize the recommended remediation strategies and costs from the ESA2.
<input type="checkbox"/>	Criteria 2.5 - The letter of commitment from the municipality indicated that a Traffic Impact Assessment is required. A copy of that report is attached here.
<input type="checkbox"/>	The letter of commitment from the municipality did not indicate that a Traffic Impact Assessment was a condition of their approval.

<input type="checkbox"/>	Criteria 2.6 - The site will remain registered to the municipality throughout construction.
<input type="checkbox"/>	The site has been transferred to the school authority. A copy of the title is attached.
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
_____	_____
Print Name	Print Title
_____	_____
Signature	Date
Internal Use – Ministry of Education - Level 2 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The Prioritization Review Team (PRT) has assessed the site evaluation information and has determined the following, relative to the site: Select level of risk. Additional costs that will be required in the project budget for site remediation.	
Additional information or explanations	
Capital Planning Authorization and sign-off	
_____ Date of PRT Meeting	

Level 3 – Site Evaluation	
<input checked="" type="checkbox"/>	Criteria 3.1 - Adequate road access is available for construction. Provide details of the number and location of access points. Enter details of road access.
<input checked="" type="checkbox"/>	Criteria 3.2 - The following services are available to the property line and are suitable for the required level of service. <ul style="list-style-type: none"> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet
<input type="checkbox"/>	Criteria 3.3 - The following services are not yet available to the property line however, there is minimal risk that the site will not be fully serviced if an April 1 approval for construction funding were forthcoming. <ul style="list-style-type: none"> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm

	<input type="checkbox"/> Gas <input type="checkbox"/> SuperNet Provide details of any of the services that do not meet this criteria
	Certification by authorized officer of school authority I confirm that the information provided above is accurate. <div style="display: flex; justify-content: space-between;"> <div> _____ Print Name </div> <div> _____ Print Title </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> _____ Signature </div> <div> _____ Date </div> </div>
Internal Use – Ministry of Education - Level 3 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The PRT has reviewed the Site Evaluation Checklist and has determined that the project can be recommended for construction funding. Select level of risk.	
Capital Planning Authorization and sign-off	
<div style="text-align: right; margin-top: 20px;"> _____ Date of PRT meeting </div>	



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0025 607 466 8521928;10;14MR 932 311 073

LEGAL DESCRIPTION

PLAN 8521928 (INSERT ROMAN/RESERVE DESIG)
 BLOCK 10
 LOT 14MR
 CONTAINING 4.04 HECTARES(9.99 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9322702 SUBDIVISION	1.99	4.92	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;25;54;45;RL
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF ST. ALBERT

REFERENCE NUMBER: 932 311 070 +1

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
932 311 073	08/10/1993	TRANSFER OF LAND	\$6,000,000	SEE TRANSFER

OWNERS

ST ALBERT SCHOOL DISTRICT NO 3.
 OF 6 ST. VITAL AVENUE
 ST. ALBERT
 ALBERTA T8N 1L2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
932 311 072	08/10/1993	CAVEAT RE : SEE CAVEAT CAVEATOR - THE CITY OF ST. ALBERT. LAW DEPARTMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

932 311 073

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CITY OF ST. ALBERT 5 ST. ANNE STREET ST. ALBERT ALBERTA T8N3Z9 AGENT - DENISE M. PERRET

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
SEPTEMBER, 2022 AT 03:42 P.M.

ORDER NUMBER: 45397541

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

6.3.2. Legal

Site Readiness Checklist

Site Readiness Gated Checklist – Legal School

Jurisdiction/Authority Name	Greater St. Albert Roman Catholic Separate School Division
Name of Project	Legal School Modernization
Grade configuration of facility	K-9
Opening capacity	451
Full build out capacity	Same as above
Legal Description of Site	Plan 232-0304, Block 8, Lot 12
Geolocation Information	N/A
Location or neighbourhood if project is for a new facility or a replacement school.	Existing School

This form is intended to be used in conjunction with the document called Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan . Please refer to this document for assistance and clarification on how to complete this form.

Level 1 – Site Evaluation

<input checked="" type="checkbox"/>	<p>Criteria 1.1 - The site is outside the 1:500 floodplain - attach required document from Environment and Parks.</p>
<input type="checkbox"/>	<p>The site is not outside the 1:500 floodplain as identified in the attached document from Environment and Parks. A Flood Risk Assessment (FRA), completed by a qualified engineering consultant with river engineering expertise, will be required as part of the Level 2 Site Evaluation.</p>
	<p>Criteria 1.2 - The site is;</p> <p>Yes more than 500 metres from high tension power lines,</p> <p>Yes more than 500 metres from high vapour pressure pipelines, and</p> <p>Yes more than 500 metres from large diameter high pressure hydrocarbon pipelines.</p> <p>Yes more than 1,500 metres from sour wells, pipelines and facilities</p> <p>Yes more than 450 metres from active or non-active landfills</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development. If you will need to hire a subject matter expert to provide that analysis include this information in the explanation below.</p> <p>Explanation.</p> <p>If you know the proposed remediation strategies and detailed costs associated with this remediation, provide them here. Enter the total estimated cost of required remediation.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
<input type="checkbox"/>	<p>Criteria 1.3 – Abandoned wells</p> <p>Attached is a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed school facility.</p> <p>No The attached map indicates that there are NO abandoned wells in proximity to the site.</p> <p>If you responded NO to this question and the map indicates that there is an abandoned</p>

	well(s), attach the necessary information, confirmed by the municipality, identifying what is required in order to comply with Directive 079.
	<p>Criteria 1.4 - The site is more than 500 meters away from:</p> <p>Yes Airports</p> <p>Yes Railways</p> <p>Yes Waste disposal sites</p> <p>Yes Natural and man-made hazards</p> <p>Yes Heavy industrial areas</p> <p>Yes Undesirable retail or other neighbourhood concerns (see guide)</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development</p> <p>Explanation & Costs.</p>
	<p>If the remediation strategies and costs associated with this remediation are known, provide them here and attach any backup documents.</p> <p>Explanation & Costs.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
	<p>Criteria 1.5 – The site is adjacent to a Provincial Highway</p> <p>No The proposed site is adjacent to a Provincial Highway.</p> <p>If you responded Yes to this question, attach evidence from Alberta Transportation on whether they will require a roadside development permit.</p>
<input type="checkbox"/>	<p>Criteria 1.6 - The site topography is suitable for the project. Attached is a topographical survey based on a minimum five-metre grid plus breaks of the building envelope area, potential parking areas, access roads, and additional components outlined above.</p> <p>Existing School site.</p>
<input type="checkbox"/>	<p>Criteria 1.7 - There are no other significant features not outlined above that could affect school construction or operation.</p>
<input type="checkbox"/>	<p>There are significant feature not outlined above that could affect the school construction or operation.</p> <p>No, school is already on this site.</p>
	No Further investigation will be required.
<input checked="" type="checkbox"/>	<p>Criteria 1.8 - Title to the site, as evidenced by the attached title document, is already in the name of the municipality or the school authority. The authority to make decisions regarding development of the site rests with the municipality.</p> <p>Outline the policy of the responsible authority regarding transfer of title</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.9 - The authority has a clearly defined need for a new or replacement facility in this area</p> <p>Request for school modernization.</p>

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Criteria 1.10 - Location</p> <p>The site is in an ideal location for the student demographic it is intended to serve.</p> <p>The site is in a suitable location for the student demographic it is intended to serve.</p> <p>The site is in an acceptable location for the student demographic it is intended to serve.</p> <p>The site is not in the most favourable location, however it is the only site the municipality has available in the time frame required and the site will accommodate the needs of the school authority.</p> <p>No concerns</p>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Criteria 1.11 - The following components will need to be accommodated on the school site.</p> <p><input type="checkbox"/> Single story school building</p> <p><input type="checkbox"/> Two or more story school building</p> <p><input type="checkbox"/> Parking Lot including student parking</p> <p><input type="checkbox"/> Bus loop</p> <p><input type="checkbox"/> Parent drop-off area</p> <p><input type="checkbox"/> Elementary playground area</p> <p><input type="checkbox"/> Playing Fields</p> <p><input type="checkbox"/> Running Track</p> <p><input type="checkbox"/> Football Field</p> <p><input type="checkbox"/> Baseball Diamond</p> <p><input type="checkbox"/> Additional building footprint for school authority or third party funded scope</p> <p><input checked="" type="checkbox"/> Other <input type="checkbox"/> Identify the additional M² required.</p> <p><input checked="" type="checkbox"/> Modernization of existing school</p>
<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Criteria 1.12 - The site size is sufficient to accommodate the components outlined above. Provide the calculation of the required site size in M².</p> <p><input type="checkbox"/> The site is not sufficient to accommodate the components outlined above. An explanation of this issue and why your school authority is still recommending this site for development is below.</p> <p>Existing school</p>
<input type="checkbox"/>	<p>Criteria 1.13 - Digital photographs of the proposed site and a dimensioned copy of the subdivision plan are attached.</p> <p>Existing school site.</p>
<input type="checkbox"/>	<p>Criteria 1.14 - The municipality has provided a letter of commitment indicating that they are prepared to provide the site to the school authority for the proposed project should an approval be forthcoming. The letter includes a statement acknowledging that the municipality is responsible for the servicing of the site and all costs associated with servicing. It should also outline any lead time or conditions they require for approval of funding for servicing, any other conditions and if their commitment has an expiry date.</p> <p>Not attached, existing school on site.</p>
<p>Certification by authorized officer of school authority</p>	
<p>I confirm that the information provided above is accurate.</p>	
<p>____ Ron Gamache _____</p> <p>Print Name</p> <p>_____ Signature</p>	<p>____ Manager of Operations _____</p> <p>Print Title</p> <p>____ March 13, 2023 _____</p> <p>Date</p>

Internal Use – Ministry of Education - Level 1 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified with a site visit. <input type="checkbox"/> The investigation required for fulfilling this Level 1 Site Evaluation has been completed. <input type="checkbox"/> Further investigation will be required to complete the Level 2 Site Evaluation.	
Capital Planning Authorization and sign-off	
_____	_____
Print Name	Print Title
_____	_____
Signature	Date
<input type="checkbox"/> The Capital Planning Prioritization Review Team has reviewed the project request and the Site Evaluation Checklist and has substantiated that construction of the facility provides an educational solution that is sufficiently important to warrant investment in the activities outlined here. Itemize the list of planning activities that need to be undertaken.	
Date of Prioritization Review Team meeting	

Level 2 – Site Evaluation – this scope of work is not recommended until after there is an approval in principle from Education regarding the need for the project and the jurisdiction has received a letter from the municipality providing access to the site to do additional site investigation. Attach a copy of the letters.	
<input type="checkbox"/>	Criteria 2.1 - A letter from the municipality providing authorization to the school authority or its agents, to access the site to perform required testing for the Level 2 – Site Evaluation.
<input type="checkbox"/>	Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation. The required studies outlined by the Prioritization Review Team have been undertaken and are attached with cost estimates for mitigation strategies included.
<input type="checkbox"/>	Criteria 2.3 - A Geotechnical study is attached and provides a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. A minimum of six boreholes were drilled to a minimum depth of 10 metres. <input type="checkbox"/> Documentation contained in the study confirm that there are no requirements for a special foundation. <input type="checkbox"/> Results indicate that geotechnical issues do exist and further study is warranted. <input type="checkbox"/> Results indicate that geotechnical issues do exist and mitigation strategies and costs are included in the study. <input type="checkbox"/> Results indicate that geotechnical issues do exist creating risks that suggest a different site is advisable but no other sites are available.
<input type="checkbox"/>	Criteria 2.4 - A copy of the Phase 1 Environmental Site Assessment (ESA) is attached. <input type="checkbox"/> No requirement for a Phase 2 ESA was identified. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and has not yet been completed.

<input type="checkbox"/>	<input type="checkbox"/> A requirement for a Phase 2 ESA was identified and is attached. Remediation strategies and costs are included. Summarize the recommended remediation strategies and costs from the ESA2.
<input type="checkbox"/>	Criteria 2.5 - The letter of commitment from the municipality indicated that a Traffic Impact Assessment is required. A copy of that report is attached here.
<input type="checkbox"/>	The letter of commitment from the municipality did not indicate that a Traffic Impact Assessment was a condition of their approval.
<input type="checkbox"/>	Criteria 2.6 - The site will remain registered to the municipality throughout construction.
<input type="checkbox"/>	The site has been transferred to the school authority. A copy of the title is attached.
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
<div> <div>Print Name</div> <div>Print Title</div> </div> <div> <div>Signature</div> <div>Date</div> </div>	
Internal Use – Ministry of Education - Level 2 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The Prioritization Review Team (PRT) has assessed the site evaluation information and has determined the following, relative to the site: Select level of risk. Additional costs that will be required in the project budget for site remediation. Additional information or explanations	
Capital Planning Authorization and sign-off	
<div> <div>Date of PRT Meeting</div> </div>	

Level 3 – Site Evaluation	
<input checked="" type="checkbox"/>	Criteria 3.1 - Adequate road access is available for construction. Provide details of the number and location of access points. Enter details of road access.
<input checked="" type="checkbox"/>	Criteria 3.2 - The following services are available to the property line and are suitable for the required level of service. <ul style="list-style-type: none"> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet

<input type="checkbox"/>	<p>Criteria 3.3 - The following services are not yet available to the property line however, there is minimal risk that the site will not be fully serviced if an April 1 approval for construction funding were forthcoming.</p> <p> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet </p> <p>Provide details of any of the services that do not meet this criteria</p>
<p>Certification by authorized officer of school authority</p> <p>I confirm that the information provided above is accurate.</p> <p> _____ Ron Gamache _____ Manager of Operations _____ Print Name Print Title </p> <p> _____ March 13, 2023 _____ Signature Date </p>	
<p>Internal Use – Ministry of Education - Level 3 – Site Evaluation</p> <p> <input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The PRT has reviewed the Site Evaluation Checklist and has determined that the project can be recommended for construction funding. </p> <p>Select level of risk.</p>	
<p>Capital Planning Authorization and sign-off</p> <p>_____</p> <p style="text-align: right;">Date of PRT meeting</p>	



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0039 399 084 2320304;8;12 232 034 723 +1

LEGAL DESCRIPTION
 PLAN 2320304
 BLOCK 8
 LOT 12
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 3.3 HECTARES (8.15 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;25;57;25;SW

MUNICIPALITY: TOWN OF LEGAL

REFERENCE NUMBER: 892 326 326
 46V263

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 034 723	31/01/2023	SUBDIVISION PLAN		

OWNERS

THE GREATER ST. ALBERT ROMAN CATHOLIC SEPARATE SCHOOL DIVISION.
 (DATA UPDATED BY: CHANGE OF NAME 232042414)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2611LZ	13/11/1962	CAVEAT CAVEATOR - THE DIRECTOR OF TOWN & RURAL PLANNING. " AFFECTS PART OF THIS TITLE "
032 005 734	07/01/2003	CAVEAT RE : MINERAL LEASE CAVEATOR - BAYTEX ENERGY LTD. P.O. BOX 20010 205 - 5 AVE SW CALGARY ALBERTA T2P4H3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

232 034 723 +1

NUMBER	DATE (D/M/Y)	PARTICULARS
(DATA UPDATED BY: TRANSFER OF CAVEAT 062106581)		
062 079 182	16/02/2006	CAVEAT RE : LEASE , ETC. CAVEATOR - OVINTIV CANADA ULC. 500 CENTRE ST SE PO BOX 2850 CALGARY ALBERTA T2P2S5 AGENT - STEPHANIE A RESHETYLO (DATA UPDATED BY: CHANGE OF ADDRESS 132292445) (DATA UPDATED BY: CHANGE OF NAME 202267577)
TOTAL INSTRUMENTS: 003		

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF
FEBRUARY, 2023 AT 09:42 A.M.

ORDER NUMBER: 46435727

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0039 399 076 2320304;8;11 232 034 723

LEGAL DESCRIPTION
 PLAN 2320304
 BLOCK 8
 LOT 11
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 1.52 HECTARES (3.76 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;25;57;25;SW

MUNICIPALITY: TOWN OF LEGAL

REFERENCE NUMBER: 46V263

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 034 723	31/01/2023	SUBDIVISION PLAN		

OWNERS

THE GREATER ST. ALBERT ROMAN CATHOLIC SEPARATE SCHOOL DIVISION.
 (DATA UPDATED BY: CHANGE OF NAME 232042414)

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2611LZ	13/11/1962	CAVEAT CAVEATOR - THE DIRECTOR OF TOWN & RURAL PLANNING.

TOTAL INSTRUMENTS: 001

(CONTINUED)

PAGE 2
232 034 723

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF
FEBRUARY, 2023 AT 09:40 A.M.

ORDER NUMBER: 46435670

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

6.3.3. Bertha Kennedy
Site Readiness Checklist

Site Readiness Gated Checklist – Bertha Kennedy

Jurisdiction/Authority Name	Greater St. Albert Roman Catholic Separate School Division
Name of Project	Bertha Kennedy Modernization
Grade configuration of facility	K-6
Opening capacity	347
Full build out capacity	Same as above
Legal Description of Site	Plan 7620-853, Block 11, Lot 46
Geolocation Information	N/A
Location or neighbourhood if project is for a new facility or a replacement school.	Existing School

This form is intended to be used in conjunction with the document called Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan . Please refer to this document for assistance and clarification on how to complete this form.

Level 1 – Site Evaluation

<input checked="" type="checkbox"/>	Criteria 1.1 - The site is outside the 1:500 floodplain - attach required document from Environment and Parks.
<input type="checkbox"/>	The site is not outside the 1:500 floodplain as identified in the attached document from Environment and Parks. A Flood Risk Assessment (FRA), completed by a qualified engineering consultant with river engineering expertise, will be required as part of the Level 2 Site Evaluation.
	<p>Criteria 1.2 - The site is;</p> <p>Yes more than 500 metres from high tension power lines,</p> <p>Yes more than 500 metres from high vapour pressure pipelines, and</p> <p>Yes more than 500 metres from large diameter high pressure hydrocarbon pipelines.</p> <p>Yes more than 1,500 metres from sour wells, pipelines and facilities</p> <p>Yes more than 450 metres from active or non-active landfills</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development. If you will need to hire a subject matter expert to provide that analysis include this information in the explanation below.</p> <p><u>Explanation.</u></p> <p>If you know the proposed remediation strategies and detailed costs associated with this remediation, provide them here. Enter the total estimated cost of required remediation.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
<input type="checkbox"/>	<p>Criteria 1.3 – Abandoned wells</p> <p>Attached is a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed school facility.</p> <p>No The attached map indicates that there are NO abandoned wells in proximity to the site.</p>

	If you responded NO to this question and the map indicates that there is an abandoned well(s), attach the necessary information, confirmed by the municipality, identifying what is required in order to comply with Directive 079.
	<p>Criteria 1.4 - The site is more than 500 meters away from:</p> <p>Yes Airports</p> <p>Yes Railways</p> <p>Yes Waste disposal sites</p> <p>Yes Natural and man-made hazards</p> <p>Yes Heavy industrial areas</p> <p>Yes Undesirable retail or other neighbourhood concerns (see guide)</p> <p>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development</p> <p>Explanation & Costs.</p>
	<p>If the remediation strategies and costs associated with this remediation are known, provide them here and attach any backup documents.</p> <p>Explanation & Costs.</p> <p>OR</p> <p><input checked="" type="checkbox"/> Further investigation will be required to identify strategies and costs for remediation.</p>
	<p>Criteria 1.5 – The site is adjacent to a Provincial Highway</p> <p>No The proposed site is adjacent to a Provincial Highway.</p> <p>If you responded Yes to this question, attach evidence from Alberta Transportation on whether they will require a roadside development permit.</p>
<input type="checkbox"/>	<p>Criteria 1.6 - The site topography is suitable for the project. Attached is a topographical survey based on a minimum five-metre grid plus breaks of the building envelope area, potential parking areas, access roads, and additional components outlined above.</p> <p>Existing School site.</p>
<input type="checkbox"/>	<p>Criteria 1.7 - There are no other significant features not outlined above that could affect school construction or operation.</p>
<input type="checkbox"/>	<p>There are significant feature not outlined above that could affect the school construction or operation.</p> <p>No, school is already on this site.</p>
	No Further investigation will be required.
<input checked="" type="checkbox"/>	<p>Criteria 1.8 - Title to the site, as evidenced by the attached title document, is already in the name of the municipality or the school authority. The authority to make decisions regarding development of the site rests with the municipality.</p> <p>Outline the policy of the responsible authority regarding transfer of title</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.9 - The authority has a clearly defined need for a new or replacement facility in this area</p> <p>Request for school modernization.</p>
<input checked="" type="checkbox"/>	<p>Criteria 1.10 - Location</p> <p>The site is in an ideal location for the student demographic it is intended to serve.</p>
<input type="checkbox"/>	The site is in a suitable location for the student demographic it is intended to serve.
<input type="checkbox"/>	The site is in an acceptable location for the student demographic it is intended to serve.
	The site is not in the most favourable location, however it is the only site the municipality

<input type="checkbox"/>	has available in the time frame required and the site will accommodate the needs of the school authority. <u>No concerns</u>
	Criteria 1.11 - The following components will need to be accommodated on the school site. <input type="checkbox"/> Single story school building <input type="checkbox"/> Two or more story school building <input type="checkbox"/> Parking Lot including student parking <input type="checkbox"/> Bus loop <input type="checkbox"/> Parent drop-off area <input type="checkbox"/> Elementary playground area <input type="checkbox"/> Playing Fields <input type="checkbox"/> Running Track <input type="checkbox"/> Football Field <input type="checkbox"/> Baseball Diamond <input type="checkbox"/> Additional building footprint for school authority or third party funded scope <u>Identify the additional M² required.</u> <input checked="" type="checkbox"/> Other <u>Modernization of existing school</u>
<input checked="" type="checkbox"/> <input type="checkbox"/>	Criteria 1.12 - The site size is sufficient to accommodate the components outlined above. Provide the calculation of the required site size in M ² . <u>Enter M²</u> The site is not sufficient to accommodate the components outlined above. An explanation of this issue and why your school authority is still recommending this site for development is below. <u>Existing school</u>
<input type="checkbox"/>	Criteria 1.13 - Digital photographs of the proposed site and a dimensioned copy of the subdivision plan are attached. <u>Existing school site.</u>
<input type="checkbox"/>	Criteria 1.14 - The municipality has provided a letter of commitment indicating that they are prepared to provide the site to the school authority for the proposed project should an approval be forthcoming. The letter includes a statement acknowledging that the municipality is responsible for the servicing of the site and all costs associated with servicing. It should also outline any lead time or conditions they require for approval of funding for servicing, any other conditions and if their commitment has an expiry date. <u>Not attached, existing school on site.</u>
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
<u>Ron Gamache</u> Print Name	<u>Manager of Operations</u> Print Title
<u>Signature</u>	<u>March 13, 2023</u> Date
Internal Use – Ministry of Education - Level 1 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified with a site visit. <input type="checkbox"/> The investigation required for fulfilling this Level 1 Site Evaluation has been completed. <input type="checkbox"/> Further investigation will be required to complete the Level 2 Site Evaluation.	

Capital Planning Authorization and sign-off	
_____	_____
Print Name	Print Title
_____	_____
Signature	Date
<input type="checkbox"/> The Capital Planning Prioritization Review Team has reviewed the project request and the Site Evaluation Checklist and has substantiated that construction of the facility provides an educational solution that is sufficiently important to warrant investment in the activities outlined here. Itemize the list of planning activities that need to be undertaken.	
Date of Prioritization Review Team meeting	

Level 2 – Site Evaluation – this scope of work is not recommended until after there is an approval in principle from Education regarding the need for the project and the jurisdiction has received a letter from the municipality providing access to the site to do additional site investigation. Attach a copy of the letters.	
<input type="checkbox"/>	Criteria 2.1 - A letter from the municipality providing authorization to the school authority or its agents, to access the site to perform required testing for the Level 2 – Site Evaluation.
<input type="checkbox"/>	Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation. The required studies outlined by the Prioritization Review Team have been undertaken and are attached with cost estimates for mitigation strategies included.
<input type="checkbox"/>	Criteria 2.3 - A Geotechnical study is attached and provides a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. A minimum of six boreholes were drilled to a minimum depth of 10 metres. <input type="checkbox"/> Documentation contained in the study confirm that there are no requirements for a special foundation. <input type="checkbox"/> Results indicate that geotechnical issues do exist and further study is warranted. <input type="checkbox"/> Results indicate that geotechnical issues do exist and mitigation strategies and costs are included in the study. <input type="checkbox"/> Results indicate that geotechnical issues do exist creating risks that suggest a different site is advisable but no other sites are available.
<input type="checkbox"/>	Criteria 2.4 - A copy of the Phase 1 Environmental Site Assessment (ESA) is attached. <input type="checkbox"/> No requirement for a Phase 2 ESA was identified. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and has not yet been completed. <input type="checkbox"/> A requirement for a Phase 2 ESA was identified and is attached. Remediation strategies and costs are included. Summarize the recommended remediation strategies and costs from the ESA2.
<input type="checkbox"/>	Criteria 2.5 - The letter of commitment from the municipality indicated that a Traffic Impact Assessment is required. A copy of that report is attached here.

<input type="checkbox"/>	The letter of commitment from the municipality did not indicate that a Traffic Impact Assessment was a condition of their approval.
<input type="checkbox"/>	Criteria 2.6 - The site will remain registered to the municipality throughout construction.
<input type="checkbox"/>	The site has been transferred to the school authority. A copy of the title is attached.
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
_____	_____
Print Name	Print Title
_____	_____
Signature	Date
Internal Use – Ministry of Education - Level 2 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The Prioritization Review Team (PRT) has assessed the site evaluation information and has determined the following, relative to the site: Select level of risk. Additional costs that will be required in the project budget for site remediation. Additional information or explanations	
Capital Planning Authorization and sign-off	
_____ Date of PRT Meeting	

Level 3 – Site Evaluation	
<input checked="" type="checkbox"/>	Criteria 3.1 - Adequate road access is available for construction. Provide details of the number and location of access points. Enter details of road access.
<input checked="" type="checkbox"/>	Criteria 3.2 - The following services are available to the property line and are suitable for the required level of service. <ul style="list-style-type: none"> <input type="checkbox"/> Power <input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet
<input type="checkbox"/>	Criteria 3.3 - The following services are not yet available to the property line however, there is minimal risk that the site will not be fully serviced if an April 1 approval for construction funding were forthcoming. <ul style="list-style-type: none"> <input type="checkbox"/> Power

	<input type="checkbox"/> Water <input type="checkbox"/> Sanitary <input type="checkbox"/> Storm <input type="checkbox"/> Gas <input type="checkbox"/> SuperNet Provide details of any of the services that do not meet this criteria
Certification by authorized officer of school authority	
I confirm that the information provided above is accurate.	
_____ Print Name	_____ Print Title
_____ Signature	_____ Date
Internal Use – Ministry of Education - Level 3 – Site Evaluation	
<input type="checkbox"/> The information provided in this document has been verified. <input type="checkbox"/> The PRT has reviewed the Site Evaluation Checklist and has determined that the project can be recommended for construction funding. Select level of risk.	
Capital Planning Authorization and sign-off	
_____ Date of PRT meeting	



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0014 760 763	7620853;11;46	762 103 243

LEGAL DESCRIPTION

PLAN 7620853

BLOCK 11

LOT 46

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 2.02 HECTARES (5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;25;54;22;RL

ATS REFERENCE: 4;25;54;23;RL

ATS REFERENCE: 4;25;54;24;RL

MUNICIPALITY: CITY OF ST. ALBERT

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
762 103 243	14/06/1976		\$54,179	

OWNERS

ST ALBERT SCHOOL DISTRICT NO 3.
OF 6 ST. VITAL AVENUE, ST. ALBERT
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
6376TN	13/07/1973	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF ST ALBERT. AS TO PORTION OR PLAN:2925TR
762 108 606	22/06/1976	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF ST ALBERT. AS TO PORTION OR PLAN:7621127

TOTAL INSTRUMENTS: 002

(CONTINUED)

PAGE 2
762 103 243

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
SEPTEMBER, 2022 AT 02:45 P.M.

ORDER NUMBER: 45396320

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

6.4. Deferred Maintenance – ESSMY/EMP

Ecole Marie Poburan (main school) Constructed 1990		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Doors	37,993.00	2023
Wood Shakes	216,178.00	2023
SBS Roof	143,403.00	2023
Skylites	135,096.00	2023
Toilet Partitions	25,228.00	2023
Visual Boards	53,927.00	2023
Acoustical Wall	15,861.00	2023
Flooring	71,552.00	2023
Carpet	32,361.00	2023
T-Bar	40,214.00	2023
Washroom Fixtures	62,309.00	2023
Sink	20,132.00	2023
Showers	15,845.00	2023
Back Flow Preventor	5,664.00	2023
BMS	104,000.00	2023
Electronic Controls	5,664.00	2023
Electrical Branch	55,182.00	2023
Motor Starters	10,196.00	2023
Lighting	140,000.00	2023
P/A Systems	20,395.00	2023
Intrusion	70,837.00	2023
Emergency Lights	22,479.00	2023
Blinds	2,000.00	2023
School Total	\$ 1,306,516.00	
*note: work above is based on life expectancy of equipment and years of service		

4 Ecole Marie Poburan Portables (T 2469 - T 2472) Constructed 1980		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealer	3,572.00	2023
Windows	6,676.00	2023
SBS Roofing	82,888.00	2023
Gutter	5,032.00	2023
Flooring	36,504.00	2023
Carpet	16,936.00	2023
T-Bar	4,876.00	2023
Furnaces	63,204.00	2023
Electrical Controls	60,000.00	2023
Panel Boards	4,532.00	2023
Lighting	14,228.00	2023
Fixed Casework	27,344.00	2023
Blinds	38,972.00	2023
School Total	\$ 364,764.00	
*note: work above is based on life expectancy of equipment and years of service		

6 Ecole Marie Poburan Portables (T 2463 - T 2468) Constructed 1982		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealer	5,358.00	2023
Windows	62,172.00	2023
Visual Boards	31,422.00	2023
Furnaces	90,000.00	2023
Electronic Controls	6,798.00	2023
Branch Panel Boards	21,342.00	2023
Lighting	36,192.00	2023
Fixed Case Work	71,364.00	2023
Blinds	912.00	2023
School Total	\$ 325,560.00	
*note: work above is based on life expectancy of equipment and years of service		

Ecole Marie Poburan Portable (T 2474) Eastside Constructed 1995		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealer	893.00	2023
Windows	1,669.00	2023
SBS	18,269.00	2023
Gutter	1,258.00	2023
Display Boards	9,126.00	2023
Flooring	4,234.00	2023
Carpet	1,219.00	2023
T-Bar	15,801.00	2023
Furnace	15,000.00	2023
Electrical Controls	1,133.00	2023
Panel Board	3,557.00	2023
Lighting	6,836.00	2023
Fixed Case work	9,743.00	
Blinds	152.00	
School Total	\$ 88,890.00	
*note: work above is based on life expectancy of equipment and years of service		

Ecole Marie Poburan Portable (T 2473) Sloped Roof (Eastside) Constructed 1980		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealer	1,133.00	2023
Windows	9,977.00	2023
Metal Roof Edge	2,889.00	2023
Gutter	1,257.00	2023
Display Boards	6,482.00	2023
Flooring	4,260.00	2023
Furnaces	15,000.00	2023
Electric Controls	1,133.00	2023
Electrical Panel Board	3,557.00	2023
Lighting	6,032.00	2023
Fixed Case Work	9,064.00	2023
Blinds	993.00	2023
School Total	\$ 61,777.00	
*note: work above is based on life expectancy of equipment and years of service		

Ecole Marie Poburan Portable (T 2474) Eastside Constructed 1995		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealer	893.00	2023
Windows	1,669.00	2023
SBS	18,269.00	2023
Gutter	1,258.00	2023
Display Boards	9,126.00	2023
Flooring	4,234.00	2023
Carpet	1,219.00	2023
T-Bar	15,801.00	2023
Furnace	15,000.00	2023
Electrical Controls	1,133.00	2023
Panel Board	3,557.00	2023
Lighting	6,836.00	2023
Fixed Case work	9,743.00	
Blinds	152.00	
School Total		\$ 88,890.00
*note: work above is based on life expectancy of equipment and years of service		

2 Ecole Secondaire Sainte Marguerite d'Youville Portables Constructed 2000 (T 2461 - T 2462)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Roofs	54,464.00	2023
Display Boards	13,482.00	2023
Flooring	19,274.00	2023
T-Bar	22,894.00	2023
Furnaces	11,372.00	2023
School Total		\$ 121,486.00
*note: work above is based on life expectancy of equipment and years of service		

2 Ecole Secondaire Sainte Marguerite d'Youville Portables Constructed 1994 (T 2457 - T 2458)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealers	1,784.00	2023
Roofs	34,810.00	2023
Display boards	10,578.00	2023
Flooring	12,702.00	2023
T-Bar	15,120.00	2023
Furnaces	11,372.00	2023
Electrical Control	1,700.00	2023
Branch Curcuit	7,114.00	2023
Lighting	14,476.00	2023
Blinds	252.00	2023
School Total	\$ 109,908.00	
*note: work above is based on life expectancy of equipment and years of service		

4 Ecole Secondaire Sainte Marguerite d'Youville Portables Constructed 1988 (T 2453 - T2456)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealers	3,568.00	2023
Visual Boards	21,156.00	2023
Flooring	25,404.00	2023
T-0Bar	30,240.00	2023
Electrical Controls	3,400.00	2023
Branch Panels	14,228.00	2023
Light Fixtures	28,952.00	2023
Blinds	504.00	2023
School Total	\$ 127,452.00	
*note: work above is based on life expectancy of equipment and years of service		

2 Ecole Secondaire Sainte Marguerite d'Youville Portables Constructed 1995 (T 2459 - T2460)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Visual Board	10,474.00	2023
Flooring	12,278.00	2023
T-Bar	14,684.00	2023
Furnaces	11,372.00	2023
Lights	14,476.00	2023
Join Sealer	2,264.00	2023
Roofing	42,232.00	2023
School Total	\$ 107,780.00	
*note: work above is based on life expectancy of equipment and years of service		

Ecole Secondaire Sainte Marguerite d'Youville (main school) Constructed 1991		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Joint Sealers	25,877.00	2023
Door Front	140,710.00	2023
SBS Roof	356,269.00	2023
Folding Panels	21,620.00	2023
Lockers	12,011.00	2023
Toilet Partitions	32,108.00	2023
Carpet Stairs	1,359.00	2023
Washroom Tiles	127,853.00	2023
Music Room Wall Panels	28,322.00	2023
Gym Floor	127,803.00	2023
Staff Area Flooring	60,121.00	2023
Home Ec/Drama	67,741.00	2023
T-Bar Remaining	236,569.00	2023
Washroom Fixtures	67,973.00	2023
Sink Throughout	82,898.00	2023
Showers	26,407.00	2023
Fountains	12,785.00	2023
DHW Tanks	22,658.00	2023
Back Flow Preventers	2,832.00	2023
Boilers	141,611.00	2023
Chimneys	28,400.00	2023
Air Handlers	226,578.00	2023
Exhaust Fans	20,392.00	2023
Air Coils	27,190.00	2023
Fan Coils	13,571.00	2023
Unit heaters	5,929.00	2023
BMS	170,000.00	2023
Secondary Panels	91,549.00	2023
Motor Starters	24,924.00	2023
Fluorescent to LED	425,931.00	2023
P/A System	21,367.00	2023
Intrusion	113,898.00	2023
Video	35,000.00	2023
Emergency Lights	20,230.00	2023
Blinds	10,000.00	2023
Drapes	1,292.00	2023
Bleachers	18,297.00	2023
School Total	\$ 2,850,075.00	
*note: work above is based on life expectancy of equipment and years of service		

6.5. 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		

6.6. Deferred Maintenance – Bertha Kennedy

Bertha Kennedy Modernization Costs		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Wall Joint Sealers	25,748.00	2023
Exterior Doors	18,252.00	2023
	8,978.00	2023
Folding Wall	208,233.00	2023
Lockers	69,783.00	2023
Visual Board	80,199.00	2023
Stair Flooring	2,698.00	2023
	664.00	2023
Library Wall Panels	101,599.00	2023
Library Wall Treatment	4,914.00	2023
Gym Floor	120,185.00	2023
Music Room Floor	3,586.00	2023
Office Floor	53,535.00	2023
T-Bar Remaining	121,744.00	2023
Staff Shower	1,363.00	2023
Drinking Fountains	6,021.00	2023
Domestic Water Valves	22,658.00	2023
Back Flow Preventer	2,832.00	2023
Boiler	113,289.00	2023
Chimney	16,444.00	2023
Duct Furnace	24,490.00	2023
Air Handlers	408,486.00	2023
Hot Water Distribution	588,203.00	2023
Air Coils	26,510.00	2023
Fan Coils	16,245.00	2023
Fin Tube Radiation	462,613.00	2023
Unit Heaters	21,428.00	2023
Force Flow Control	7,930.00	2023
Pneumatic Controls	127,886.00	2023
Main Electrical Switch	73,638.00	2023
Branch Circuits	42,249.00	2023
Mototr Starters	10,196.00	2023
Remaining LED Lights	30,000.00	2023
Video Cameras	35,000.00	2023
Concrete	45,883.00	2023
Basket Ball Court	141,225.00	2023
School Total	\$ 3,044,707.00	
*note: work above is based on life expectancy of equipment and years of service		

2 Bertha Kennedy Portables Constructed 1982 (T 2430 - T 2431)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Siding Steel	1,394.00	2023
Siding Wood	774.00	2023
Paint Exterior Skirting	232.00	2023
Visual Boards	16,664.00	2023
T-Bar	21,468.00	2023
5 Furnaces	30,000.00	2023
Branch Curcuit	10,562.00	2023
Light Fixtures	13,024.00	2023
Fixed Case Work	5,736.00	2023
Windows	3,200.00	2023
School Total	\$ 103,054.00	
*note: work above is based on life expectancy of equipment and years of service		

Bertha Kennedy Portable Constructed 1981 (T 2426 - T 2429)		
Facility Condition Assessment (FCA) Report Alberta Infrastructure 2013		Estimated Replacement Year
Description of Items Due for Replacement	Value	
Siding Steel	2,788.00	2023
Siding Wood	1,548.00	2023
Paint Exterior Skirting	464.00	2023
Visual Boards	33,328.00	2023
T-Bar	42,936.00	2023
One heating Boiler	11,329.00	2023
5 Furnaces	60,000.00	2023
Branch Curcuit	21,124.00	2023
Light Fixtures	26,048.00	2023
Fixed Case Work	11,472.00	2023
Windows	10,072.00	2023
School Total	\$ 221,109.00	
*note: work above is based on life expectancy of equipment and years of service		