

Greater St. Albert Catholic Schools

CAPITAL PLAN 2026-2029

Approved by the Board of Trustees
March 31, 2025

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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.

A critical factor for inclusion in a ministry's annual capital plan request is the readiness of the project to move forward in an effective and timely manner after approval. For Education, this means that the school jurisdictions must either have a suitable, serviced site, or there must be a suitable site identified with a written commitment from the municipality to provide and service the site before the scheduled start of construction. Any required access roadways and services need to be installed by the municipality prior to tendering school construction.

Once the individual ministries have completed and submitted their Ministry Capital Plans, the provincial Capital Planning team consolidates the requests of all ministries. Projects are then evaluated from a provincial standpoint for criticality, readiness, alignment with government priorities and with consideration to the available budget allocation. The projects approved by Cabinet become part of that year's Provincial Capital Plan

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

1.2. List of Schools

St Albert

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

Morinville

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

Legal

- Legal School – Pre-Kindergarten to Grade 9

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

At École Secondaire St. Albert Catholic High School students can pursue a dual-track French Immersion program on-site. Additionally, alternative delivery of curriculum is available to students within the jurisdiction. This

includes online learning, St. Gabriel Education Centre (Grades 7-12), and home education.

1.3. Overview of Capital Projects and Planning

Capital Projects

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

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

Removal of Surplus Portables and Evergreening of Old Portables

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

Capital Planning Community Engagement (2022-2023)

The Division is challenged with aging infrastructure, underutilized schools and a lack of schools in new growth areas. To ensure the best decisions are made and to inform the 2024-2027 Three Year Capital Plan, the Division engaged with the 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: Solution

Evaluation of three possible scenarios helped shape the final decision.

Between phase one and two, a Community Working Group (CWG) was established to review and analyze background information and 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:

1. French Immersion Campus
This scenario would decommission École Father Jan (EFJ), consolidate École Marie Poburan (EMP) and École Father Jan (EFJ), and maintain a single-track French Immersion program, by reconfiguring the current sites of:
 - EMP into a K-4 school; and
 - École Secondaire Sainte Marguerite d'Youville (ESSMY) into a grade 5-9 school.
2. Right-size Holy Family Catholic School by Redesignating Spaces
This scenario would right-size Holy Family Catholic School through re-designating spaces for alternate use (Division, collaborative and meeting) and/or non-profit community space.

3. Right-size Albert Lacombe Catholic School by Modernization

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

After careful deliberation, on January 9, 2023, the Board of Trustees passed a resolution permanently closing École Father Jan School in St. Albert effective the end of the 2022-23 school year. The decision was the result of a nearly year-long community engagement - Capital Plan: Moving Forward Together – A Partnership in What's Possible. The K-9 French Immersion Campus, east of Boudreau Road, began operations in September 2023.

Later in 2023, the Board of Trustees approved a modernization of Holy Family Catholic School (HF) spaces for St. Gabriel Education Centre (SGEC). The relocation of SGEC was completed in June 2024. The redesignation of HF resulted in a significant improvement of HF school utilization.

2. COMMUNITY ANALYSIS

2.1. Existing Communities

- Greater St. Albert Catholic Schools serves the communities of St. Albert, Morinville and Legal, as well as parts of Sturgeon County (Carbondale, Cunningham, Guilbault North and South, Namao and Bon Accord).
- Today, the Division provides Catholic Education to 5,700+ students in the municipalities of Morinville, St. Albert, Legal, and other parts of Sturgeon County.
- Currently there are 16 schools located in 3 municipalities (Morinville, Legal and St. Albert), and one outreach location in St. Albert.

St. Albert

The City of St. Albert reported in its 2024 Municipal Census Report that the population was 72,316 and Statistics Canada reports in the latest 2021 census reported 68,232, which represents growth of 6%.

Morinville

The Town of Morinville reported a population of 10,578 in 2020 and the latest census data from Statistics Canada in 2021 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. The 2021 population of 1,232 represents a decrease of 8.4%.

Bon Accord

A Catholic presence was established in the Town of Bon Accord which currently has two schools operated by Sturgeon School Division; Bon Accord Community School (grades K-4) and Lilian Schick School (grades 5 to 9); grades 10-12 are bused to Sturgeon Composite High School in Namao or to Redwater High School.

In the 2016 Census, the Town of Bon Accord recorded a population of 1,529. The 2021 population of 1,461 represents a 4.4% decrease.

We currently have 19 students from Bon Accord who travel to Morinville to attend a school in our Division.

3. ENROLMENT AND UTILIZATION

3.1 Assessment

St. Albert

Based on Alberta Education's Area Capacity and Utilization Report for the 2024/2025 school year, the average utilization in schools in the City of St. Albert is **79%** (23-24 – 75%)

Morinville

Based on Alberta Education's Area Capacity and Utilization Report for the 2024/2025 school year, the average utilization in schools in the Town of Morinville is **70%** (23-24 – 68%)

Legal

Based on Alberta Education's Area Capacity and Utilization Report for the 2024/2025 school year, the average utilization of the school in the Town of Legal is **43%** (23-24 – 41%).

A breakdown of the 2024-2025 Area Capacity Utilization, generated internally, is provided in attachment 6. 1.

4. 2026-2029 CAPITAL PRIORITIES

At their regular board meeting, on March 31, 2025, the Board of Trustees approved its **2026-2029 Three Year Capital Plan** with the following capital priorities:

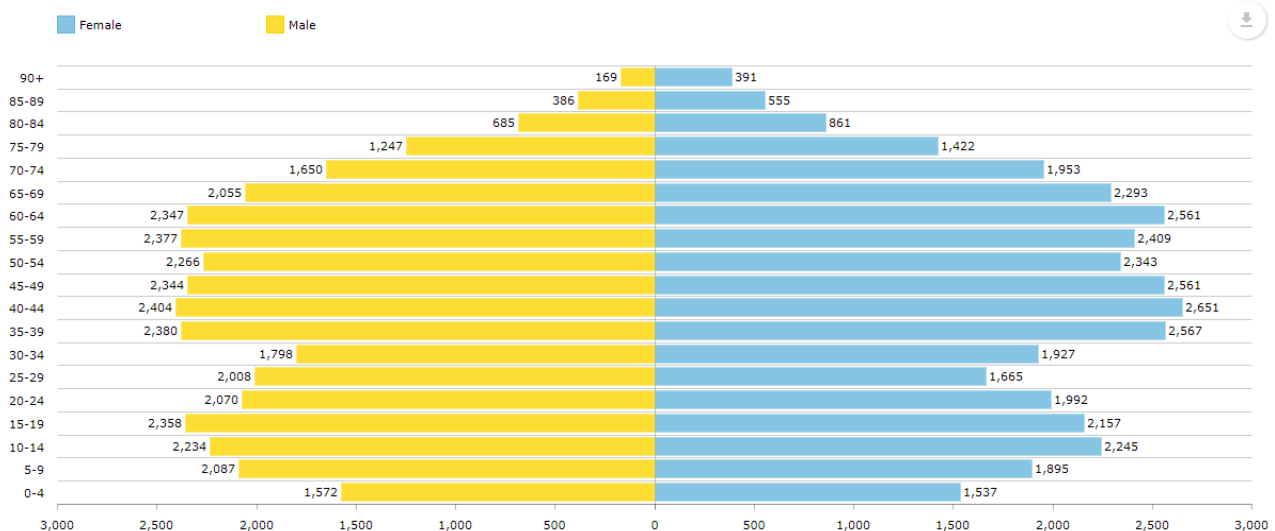
1. New School in Riverside (K-9)
2. Replacement School in Chérot (10-12)
3. Modernization of Legal School (K-9)
4. Modernization of École Notre Dame (K-5)
5. New School in Northeast St. Albert

4.1. New School in Riverside

K-9 School in Riverside (St. Albert)

The City of St. Albert continues to grow at a steady pace. The 2024 census reported that St. Albert's population reached 72,316. The average annual growth rate from 2014-2024 is 1.35%. The 2024 census reports the most populous neighbourhoods are Lacombe Park, Grandin and Deer Ridge, with highest growth in Jensen Lakes.

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



2022 St. Albert Population Distribution			
Age Range	Male	Female	Total
0-4	1,572	1,537	3,109
5-9	2,087	1,895	3,982
10-14	2,234	2,245	4,479
15-19	2,358	2,157	4,515
			16,085

Based on the above 2022 population distribution for St. Albert, 3,109 children in the 0-4 age range will be entering the school system in the next 1-2 years. Based on an approximate market share of 30% of students in St. Albert currently attending Greater St. Albert Catholic Schools, at least 933 are destined for our division. The most recent developments in Erin Ridge North, Jensen Lakes, North Ridge and Riverside contribute to new growth in St Albert. In 2022, the City of St Albert annexed 1558 hectares (3,580 acres) of land and related roads from the municipality of Sturgeon County on the north side of St Albert. St Albert has also commenced the new development in Ch  rot, situated in the northwest quadrant of St Albert.

The last new school that opened in Jensen Lakes in 2019 was Sister Alphonse Academy, K-9, with the net student capacity of 395. It is presently utilized at 104%. This facility has no room for modular classrooms. School's utilization rate was projected at 91% for the 2024-2025 school year. Enrolments exceeded projections and Sister Alphonse Academy exceeded capacity in 2024. Given new residential development and population growth in Jensen Lakes, Riverside, Erin Ridge North and Ch  rot, St. Albert will require new schools in the near future.

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

Project Drivers

Rapid Population Growth:

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

Enhanced Accessibility to Ensure Choice in Education:

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

Community Integration and Cohesion:

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

Proactive Planning for Future Needs:

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

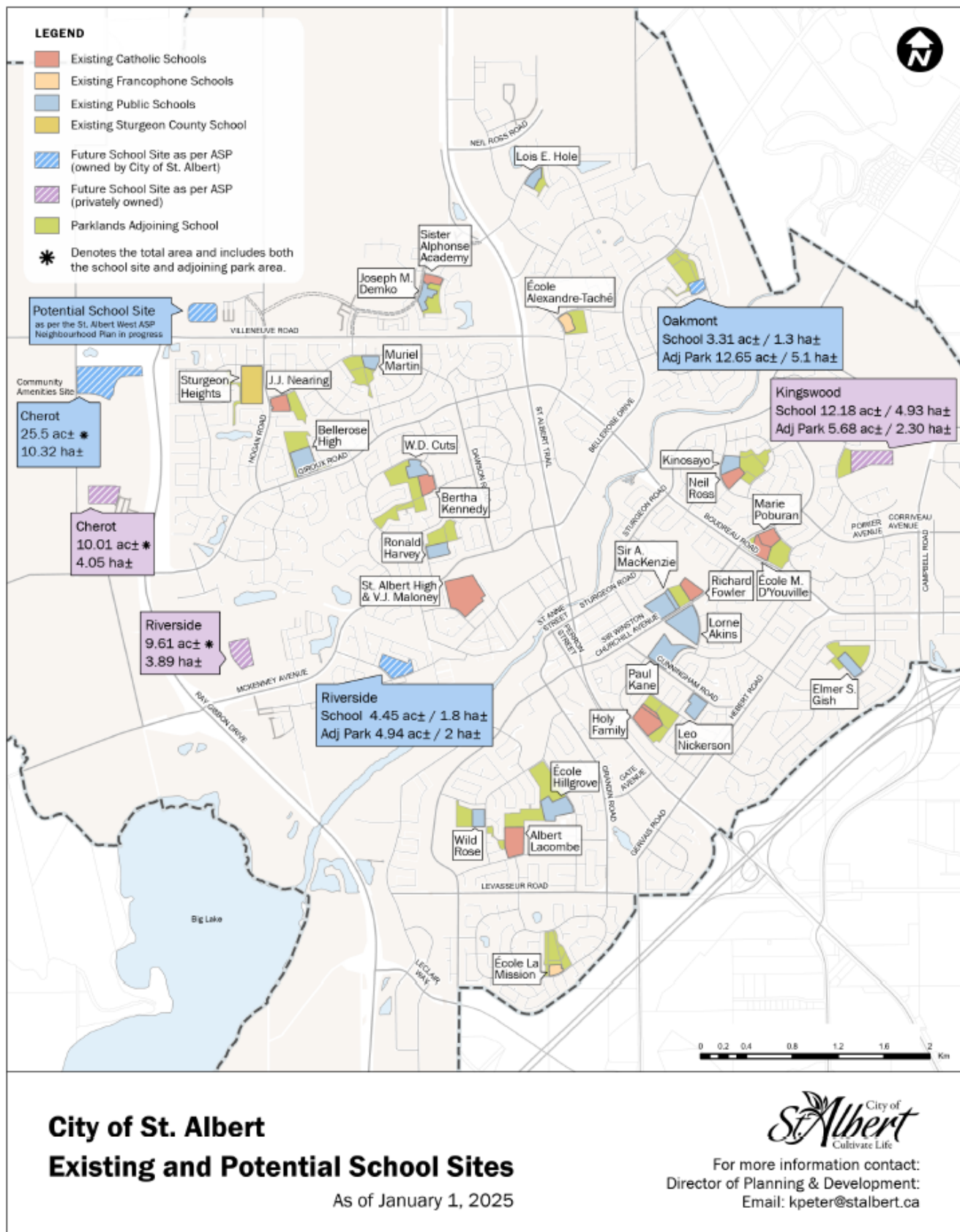
Cultural and Spiritual Enrichment:

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

Summary:

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

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



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

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

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

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

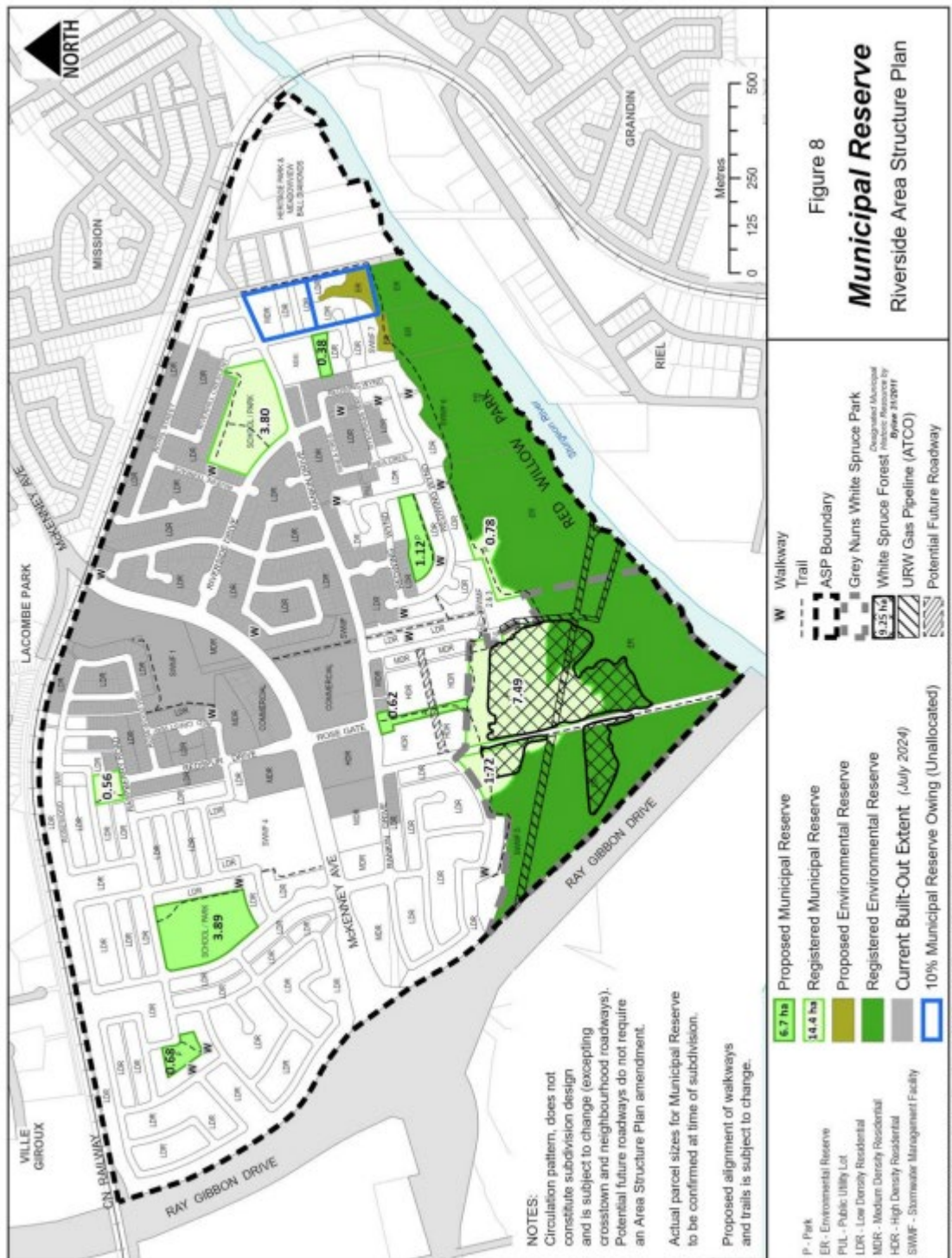
Three high density residential areas are proposed within the Neighbourhood Activity Centre. These sites are located south of McKenney Avenue on either side of Rankin Drive. High Density residential developments include housing types such as townhouses and typically include apartments style development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

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

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

The anticipated number of students in the Riverside neighbourhood at full build-out is approximately 2,062 students between the ages of 5 to 19 years. This is based on the City of St. Albert's Riverside Area Structure Plan Bylaw 24/2024, the anticipated population of 10,310 for Riverside, and the percentage of each age/grade category.

Age	Grades	% of 2018 City of St. Albert Census age composition population 62,841	Student Generation Riverside Population 10,310
5-9	K-4	6.5%	670
10-14	5-9	6.9%	711
15-19	10-12	6.6%	681
Total			2,062



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

As per St Albert West Area Structure Plan Bylaw 14/2024 and Chérot Neighbourhood Plan, the objectives for each area within this NP are specific to that portion:

Avenir

- build a range of housing options to meet a wide spectrum of homeowners;
- develop mixed-use opportunities with commercial and residential uses;
- provide active living with access to Carrot Creek and the linear recreational feature; and

- enhance stormwater pond as a wetland feature.

Chérot East

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

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

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

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

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

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

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

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

4.2. Replacement High School in Chérot

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

On September 19, 2023 the City of St. Albert approved a concept plan for the development of a 25.5-acre site which would include a high school as well as a community recreation/amenities centre, known as the community amenities campus, in the northwest development of Chérot. The 25.5-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.

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

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

Growing Community and Educational Demands:

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

Responsiveness to Provincial Mandate:

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

Outdated Infrastructure of the Current High School:

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

Equity in Educational Opportunities:

While public schools in St. Albert have recently undergone expansions and modernizations, it is crucial to ensure that families choosing Catholic education have equitable access to similar opportunities. The proposed high school in Chérot is an investment in providing Catholic students with the same advantages as their counterparts in public education, fostering a sense of equality and inclusivity within the educational landscape of the region.

Addressing Capacity Issues and Modernization Trends:

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

Current Capacity:

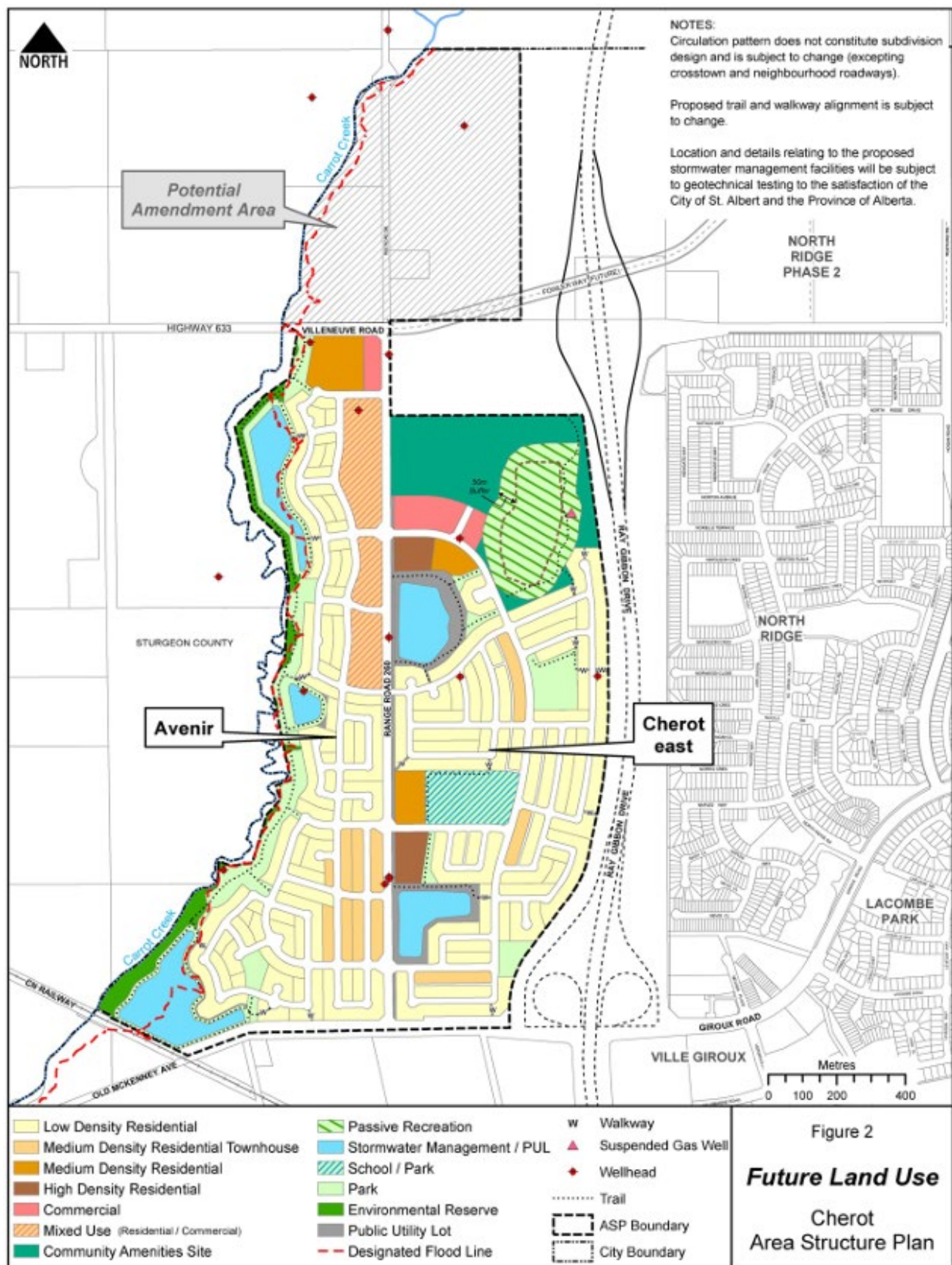
The Division has only one high school in the City of St. Albert and one outreach location that serves high school students. The current utilization of École Secondaire St. Albert High School is 85%. With all new residential development, the need for a replacement high school with larger student capacity is warranted in the future.

Summary:

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

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

Chérot Area Structure Plan:



4.3. Modernization of Legal School

Background

Legal School is underutilized at **43%** in 24-25 (42% in 23-24; 40% in 22-23). The school is a two-story facility and was built in 1952 with additions in 1958, 1973, 1984 and 1993. The school was originally a K-12 school and with regionalization in 1994, students in Grades 10-12 we moved to Morinville to get a most robust program.

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

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

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

In the past the FCA Report was completed every 5 years, and overseen by Alberta Infrastructure.

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

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

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

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

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

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

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

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

Project Drivers

Building Condition and Efficiency Solutions:

- The school is in very poor shape, dated and is not barrier-free. As indicated in the 2018 FCA report, the mechanical/ventilation system, hot water heaters, boilers, air-handling units, heat exchangers, exhaust fans and humidifiers all require replacement. There is indication of building envelope issues and potential structural/foundation concerns.
- Although the two wings on either side of the original 1952 core have the potential for modernization, the core itself is well past its life expectancy and is in such poor condition that it would be more feasible to demolish rather than modernize this section of the building. This would sever the east and west wings of the existing school.
- Demolition of the 1952 core and reconnection of the two wings with an addition may provide:
 - new centrally located front entrance that could address the safety issues in the existing school,
 - new and functional administration space,
 - gathering area opening into a new learning commons, and
 - ancillary space.
- The modernization would also support 21st century teaching and learning opportunities, address issues of relating to barrier – free access and demonstrate “good stewardship” in maintaining the two wings that are in good shape. This option would also reduce the school’s current capacity of 451 and consequently increase utilization.
- The school is underutilized; however, enrolment is anticipated to remain stable as provided further below. Considering bussing requirements and ride-times, there are no other schools within the jurisdiction that would be feasible in supporting a consolidation of the Legal students.

Functionality and Programming requirements in support of a modernization are:

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

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

On March 14, 2025, the Division received a letter from Capital Planning confirming an approval of \$50,000 in Pre-Planning funds to cover the cost of the stakeholder engagement regarding grade reconfiguration and attendance boundaries as well as value scoping exercise for the possible modernization or replacement of Legal School. The Division completed the stakeholder engagement regarding grade configurations and attendance boundaries in the entire division prior to receiving this funding approval.

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	4	Classrooms @ 80m2	859.7
1	Science Classrooms @ 120m2	1	Science Classrooms @ 120m2	(14.1)
1	Science Classrooms @ 95m2	0	Science Classrooms @ 95m2	95.6
1	Large Ancillary	1	Large Ancillary @ 130m2	3.5
0	Small Ancillary	1	Small Ancillary @ 90m2	(90.0)
1	Gymnasium	1	Gymnasium	103.7
1	Gym Storage	1	Gym Storage @ 10% Gym Size	61.6
1	Library	1	Library	80.7
1	CTS	1	CTS @ 142 m2	4.4
0	Info Services @ 115m2	1	Info Services @ 115m2	(115.0)
	Subtotal:		Subtotal:	990.1
	Total Instructional		Total Instructional Area:	990.1
	Number of Instructional Spaces:		Number of Instructional Spaces:	11.0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
	Admin & Staff Areas		Admin & Staff Areas	173.8
	Wrap & Collaboration Space		Wrap & Collaboration Space	(20.0)
	Mechanical & Meter		Mechanical & Meter	(4.1)
	Recycle Room		Recycle Room (LEED)	(11.0)
	Physical Education		Physical Education	2.0
	Circulation		Circulation	295.8
	Wall Area		Wall Area	155.9
	Storage Area		Storage Area	128.0
	Washroom Area		Washroom Area	68.5
	Accessible Washroom Facility		Accessible Washroom Facility	-
	Flexible Space		Flexible Space	(53.0)
	Wiring/Network		Wiring/Network	(40.0)
	Subtotal			
	Total Non-Instructional		Total Non-Instructional	695.9
Total Area		Total Area		1,686.0

Enrolment and Utilization Information

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

Legal School - Enrolment Data and Utilization

	Funded ECS	1	2	3	4	5	6	7	8	9	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment																	
2028-29	21	19	19	17	13	13	14	18	10	19	163	142	5	9	420	175.5	42%
2027-28	20	20	18	14	14	15	19	11	20	16	167	147	5	9	420	180	43%
2026-27	21	19	15	15	16	20	12	21	17	15	171	150	6	9	420	184.5	44%
2025-26	20	16	16	17	21	13	22	18	16	10	169	149	5	7	420	178	42%
Current Year Enrolment																	
2024-25	21	16	17	21	13	21	18	16	12	9	164	143	6	10	420	179.5	43%
Past Years Enrolment																	
2023-24	21	19	21	12	20	20	16	15	7	12	163	142	6	8	420	174.5	42%
2022-23	21	22	11	20	17	15	16	10	20	3	155	134	5	9	420	167.5	40%
2021-22	25	12	17	14	14	15	12	25	11	13	158	133	5	9	420	168.5	40%
2020-21	16	19	14	14	18	11	20	10	15	4	141	125	7	6	460	152	33%
2019-20	25	15	13	18	12	23	11	15	10	11	153	128	7	13	451	173.5	38%

IMR and CMR Spending

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

Year	Cost	Description of Work
2019-2020	\$72,152	Renovation of 2nd set of washrooms, Upgrade to front door security and DVR, addition of camera
2020-2021	\$47,161	Replacement of 2 boilers, Removal of lockers to add seating
2021-2022	\$1,863	Additional Security Cameras
2022-2023	\$12,000	Asbestos testing, recoat gym floor
2023-2024	\$37,484	Replaced faucets, recoated gymnasium floor, new sidewalk
Total	\$170,660	

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

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

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

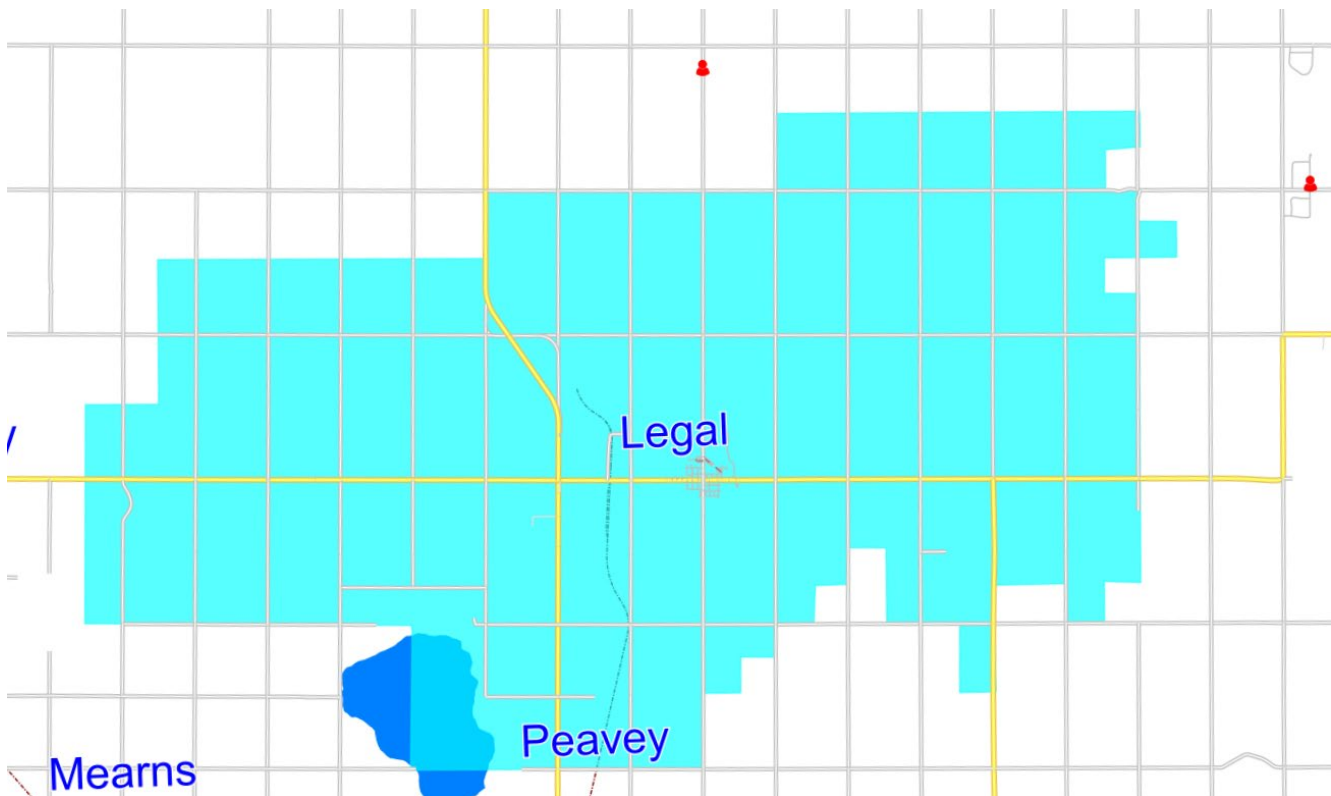
The estimated savings for a reduced space (approximately 40%) is \$106,400 annually which is achieved through

lower electricity, natural gas, water, insurance, custodial and maintenance costs.

School Catchment Area and Busing Ride Times

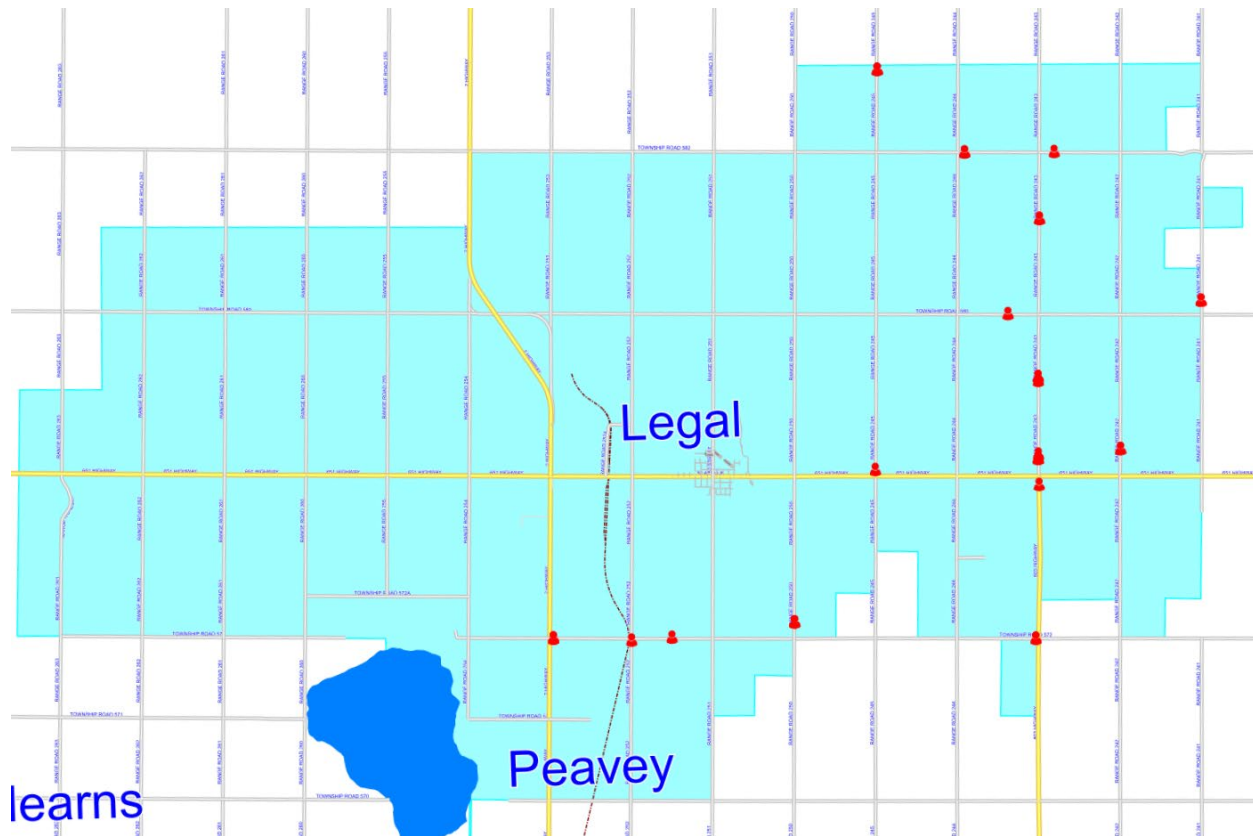
Catchment Area and Busing Ride Times for all current students

- Current 2024-2025 enrolment for K-9 is 164;
- 108 students live in Legal and walk to school;
- 38 students live in Sturgeon County;
- 18 students reside outside of the Division's boundaries (4 of which are on a bus for bus pick up and have signed the funding to GSACRD);
- 36 students are bused to school with an average daily ride time of 46 minutes including OOD students, without OOD students an average ride time of 27 minutes;
- 50 minutes is the longest ride time and 2 minutes is the shortest ride time;
- 4 students have a ride time longer than 100 minutes per day, they are 2 OOD families as shown below;

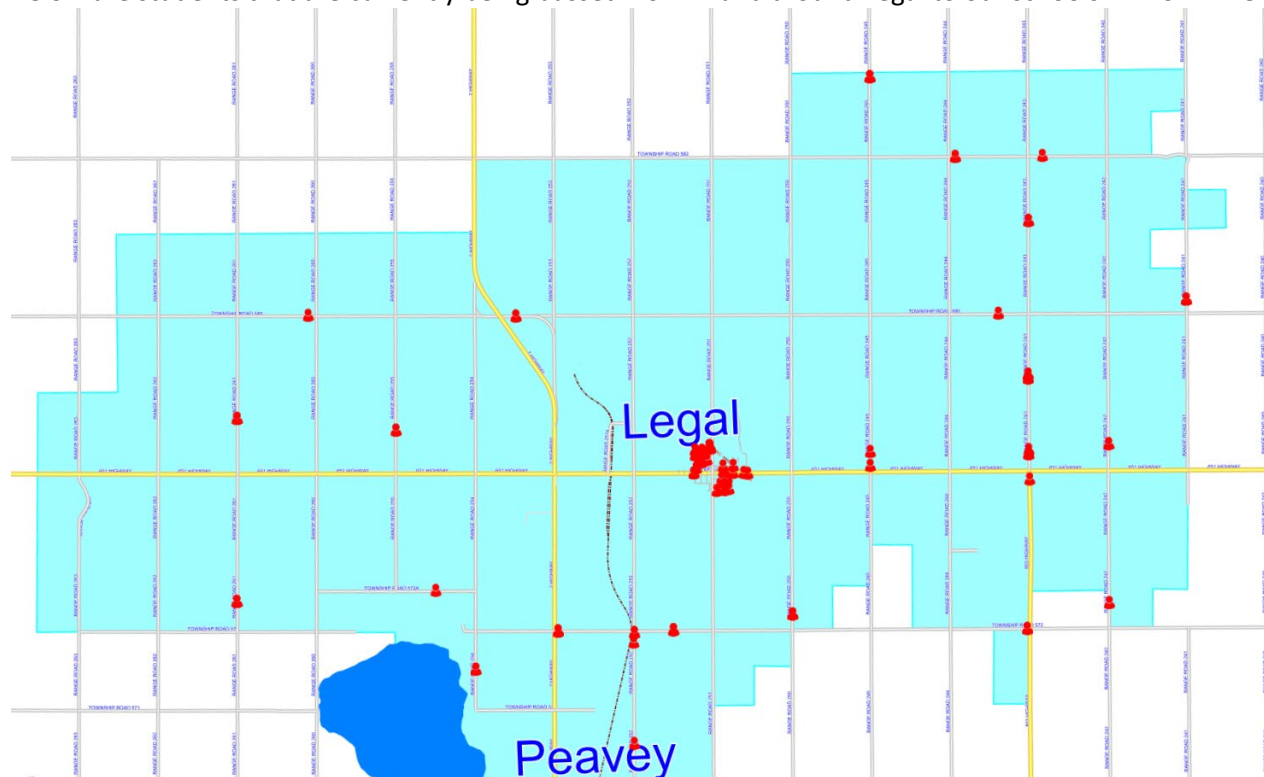


If Legal School were not operational, students would be bussed to Morinville, which would add an additional daily travel time of 20 minutes; however, all students would be funded and need to be bussed from Ward 3 to Ward 2.

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



Below are students that are currently being bussed from in and around Legal to our schools in Morinville.



Partnerships

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

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

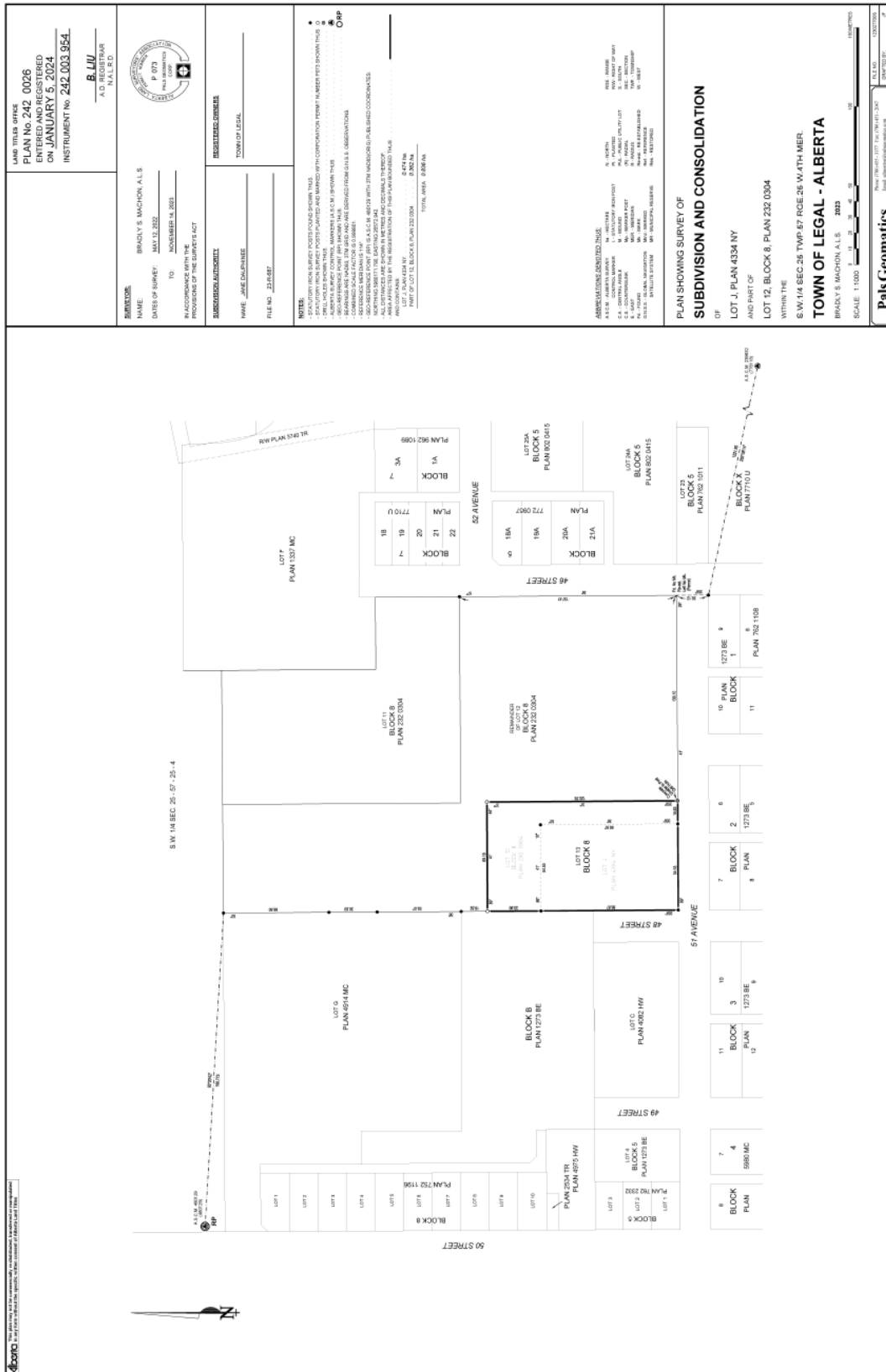
Town of Legal Arena & Curling Rink Facility Retrofit:

- The Town of Legal hosted a groundbreaking ceremony on July 19, 2024, which marked the official start of construction of the retrofit of the Town of Legal's arena and curling rink facility, located in Legal, Alberta Canada.
- Design of the project began in early 2023 after the Town of Legal was approved for the Government of Canada's Green and Inclusive Community Buildings (GICB) program receiving a grant in the amount of \$7,159,360. The project includes much-needed upgrades to the facility including an NHL size ice surface, female dressing rooms, referee room, accessibility features throughout the facility, and modernization of the lobby area. This project will optimize on energy efficiency systems such as an improved insulated building envelope, and the addition of solar which will reduce energy consumption, green house gas emissions and lower operating costs.
- Updating this 60-year-old facility will create opportunities to increase local usage, ensure sustainable operations and will provide continued excellent recreational services for not only residents from the Town of Legal, but also from Sturgeon County and the surrounding areas, including visitors to the community.
- Updates on the arena project as of February 7, 2025:
 - Approximately 55% completed;
 - The ice plant has been installed in the new ice plant room;
 - Crews are preparing the ice slab in the new arena;
 - Structural reinforcement of the arena lobby roof is almost complete;
 - The curling rink opened January 1, estimated completion is end of September 2025.

Aerial View of Legal School



The following map shows the area that has been provided to the Town of Legal for their arena project mentioned above. The Division has concluded a subdivision process. The remaining lands are adequate for this capital project.



4.4 Modernization of École Notre Dame

Background

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

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

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

In 2024-25, École Notre Dame has an adjusted student enrolment of **345.5**, which translates into a utilization rate of **75%** (23-24 69%).

Highlights from the most recent Facility Audit

Description:

The original single storey 2255 sq.m school was constructed in 1976. In 1977, a pod of 6 portable classrooms was added to the east with an additional area of 550 sq.m. In 1978 this pod was extended eastward with two more portable classrooms with an area of 165 sq.m. In 1980, there was a further expansion to the east with two more portable classrooms, with an area of 195 sq.m. From 2010 to 2012, 8 more portables were added to northeast side of the building with a total area of 756 sq.m including circulation space. The total gross building area was 3,921 sq.m. until 3 portables were removed in 2022. The current total gross building area is 3898.54 sq.m.

Mechanical Summary:

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

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

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

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

Fire protection is attained by a distribution of wall hung, portable, dry chemical and water pumper fire

extinguishers located throughout the facility.

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; and
- building code and/or standards compliance issues that could not be resolved with available Infrastructure Maintenance and Renewal (IMR) funding and/or Capital Maintenance and Renewal (CMR).

Health and Safety:

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

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

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

Functionality and Programming:

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

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

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

Area Comparison

Ecole Notre Dame Elementary School

Differences for Existing School vs. Capital Manual Guidelines

Grades K-6 - Core School Capital Manual m2				Ecole Notre Dame Elementary School K-4 m2				Differences
Student Capacity 540				Student Total Capacity 505 (Net: 484)				
Instructional Area				23-24 Adjusted Enrolment 335.5				
Instructional Area				Instructional Area				
Classrooms	16 @	80	1,280	Classrooms	21	1,620.80		340.80
Science	2 @	95	190	Science	1	93.10		-96.90
Ancillary	1 @	130	130	Ancillary	0	0.00		-130.00
Ancillary	3 @	90	270	Ancillary	2	167.70		-102.30
Gym			430	Gym	1	437.30		7.30
Gym Storage			43	Gym Storage	1	28.50		-14.50
Library			220	Library	1	179.40		-40.60
Subtotal			2,563	Subtotal		2,526.80		-36.20
Non Instructional Area				Non Instructional Area				
Admin/Staff			307	Admin/Staff		168.40		-138.60
Wrap-Around Services			30	Wrap-Around Services		0.00		-30.00
Mechanical & Meter Rooms			162	Mechanical & Meter Rooms		90.70		-71.30
Recycle Room (LEED)			11	Recycle Room (LEED)		0.00		-11.00
Phys Ed.			70	Phys Ed.		102.00		32.00
Circulation			640	Circulation				
Wall Area			308	Wall Area				
Storage			90	Storage		48.80		-41.20
Washrooms			66	Washrooms		174.20		108.20
Accessible Washroom			12	Accessible Washroom		0.00		-12.00
Flexible Space			132	Flexible Space		110.70		-21.30
Wiring Network			30	Wiring Network		5.30		-24.70
Subtotal			1,858	Subtotal		700.10		-209.90
Required Area			4,421	Existing Area		3,226.90		-246.10
per student:			8.19	per student:		9.62		
CTS Suite	0 @	200	0	CTS Suite	0 @	200	0.00	
Less One Classroom				Less One Classroom				
Area for 1 CTS Suite			0	Area for 1 CTS Suite		0.00		0.00
Required Area			3,473	Required Area		3,226.90		
(not including Circulation & Wall Area)				Total Area		3,226.90		-246.10
Total Required Area			3,473					

Enrolment and Utilization Information

Ecole Notre Dame Catholic Elementary School Enrolment Data and Utilization

	Funded ECS	1	2	3	4	5	6	Total K-12	Total 1-12	Severe ECS	Severe 1-12	*Net Capacity	Adjusted Enrolment	Utilization
Projected Enrolment with Removal of 7 Portables														
2028-29	44	44	44	42	44	48		266	222	2	12	461	270	59%
2027-28	44	44	42	44	48	60		282	238	2	12	461	286	62%
2026-27	44	42	44	48	60	58		296	252	2	12	461	300	65%
Projected Enrolment for 2025-26														
2025-26	42	44	48	60	58	68		320	278	2	12	461	325	70%
Current END Enrolment														
2024-25	43	47	59	58	67	67		341	298	2	12	463	345.5	75%
Past END Enrolments														
2023-24	41	56	52	61	61	62		333	292	1	11	484	335.5	69%
2022-23	48	53	62	58	62	66		349	301	4	12	484	353	73%
2021-22	51	62	63	59	68	62		365	314	3	14	554	371	67%

IMR and CMR Spending

Year	Cost	Description of Work
2019-2020	\$ 12,682	Renovate room 131
2020-2021	\$ 35,490	LEDs in the gym, paint hallways, replace concrete at main entrance and replace entrance mats
2021-2022	\$ 151,035	LEDs (phase 2), replace security cameras, replace millwork (phase 1) and paint washrooms and portable rooms
2022-2023	\$ 77,143	LEDs (phase 3), replace millwork (phase 2), recoat gym floor, add sidewalk, asbestos sampling and add water meter monitor
2023-2024	\$ 51,140	Replace roof top exhaust fans, recoat gym floor, concrete work and replace eaves troughing
Total	\$ 327,493	

Recommendations:

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

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

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

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

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

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

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

Work Scheduled for 2024-25:

- Replace boilers and pumps @ \$200,000 (CMR funds)
- Replace all Roof Top Exhaust Fans @ \$12,000.
- Replace portable eavestroughs @ \$8,000.
- Replace phone system @ \$15,000.

- Replace P/A system (reuse system from Father Jan) @\$6,000.
- Replace Intrusion Alarm @ \$5,000.
- Upgrade to LED lights in new portables @ \$12,000.
- Replace old portable classrooms with new A/C units @ \$25,000.
- Install 6 new A/C units on New portables @ \$45,000 (if possible).

Other items of note for END:

- The administration area has no windows and consequently has very poor visibility of the front entrance.
- Staff washrooms are barrier free.
- The staff workroom has been transformed into learning support space.
- There are open webbed steel joists with metal deck roofing.
- The student dressing areas are used primarily as storage or a special needs change room.
- The designated storage room is currently being used as counseling office.
- The library storage has been partitioned from library and is being used as student help area.
- There is a standard learning common with an area for books and another with group seating and computers.
- The modular section, with units from 1977 to 1980, are worn and dim as they have only one small window per classroom. The 2012 units are in acceptable condition and include barrier-free washrooms and a ramp for handicapped accessibility.
- The school's roof was replaced in 2003 and the modular roofs were replaced in 2013.
- The school currently has a high special needs enrollment.
- In comparison to Alberta Education's design guidelines, overall the school is undersized by approximately 1,194 m². The school lacks 232 m² of ancillary space, and a science classroom (97 m²).
- Also, the administrative area is 139 m² short which is further compromised as a result of the current high utilization (within the usable space) and the need to use some of this space for other uses. The lack of space overall, does not allow for the required program space
- 21st century learning space to accommodate today's educational practices which require teaching and learning spaces to be flexible, adaptable and multi-purpose; movable walls, informal teaching pods, group learning areas, creative studios and maker-spaces.
- Further to the removal of 3 of the 18 moduls in August 2021, consideration should be given to removing another 2 moduls which will further increase the utilization of the school.

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

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

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

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

Recommendation: Modernization

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

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

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

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

Aerial View of École Notre Dame



GSACRD Capital Plan



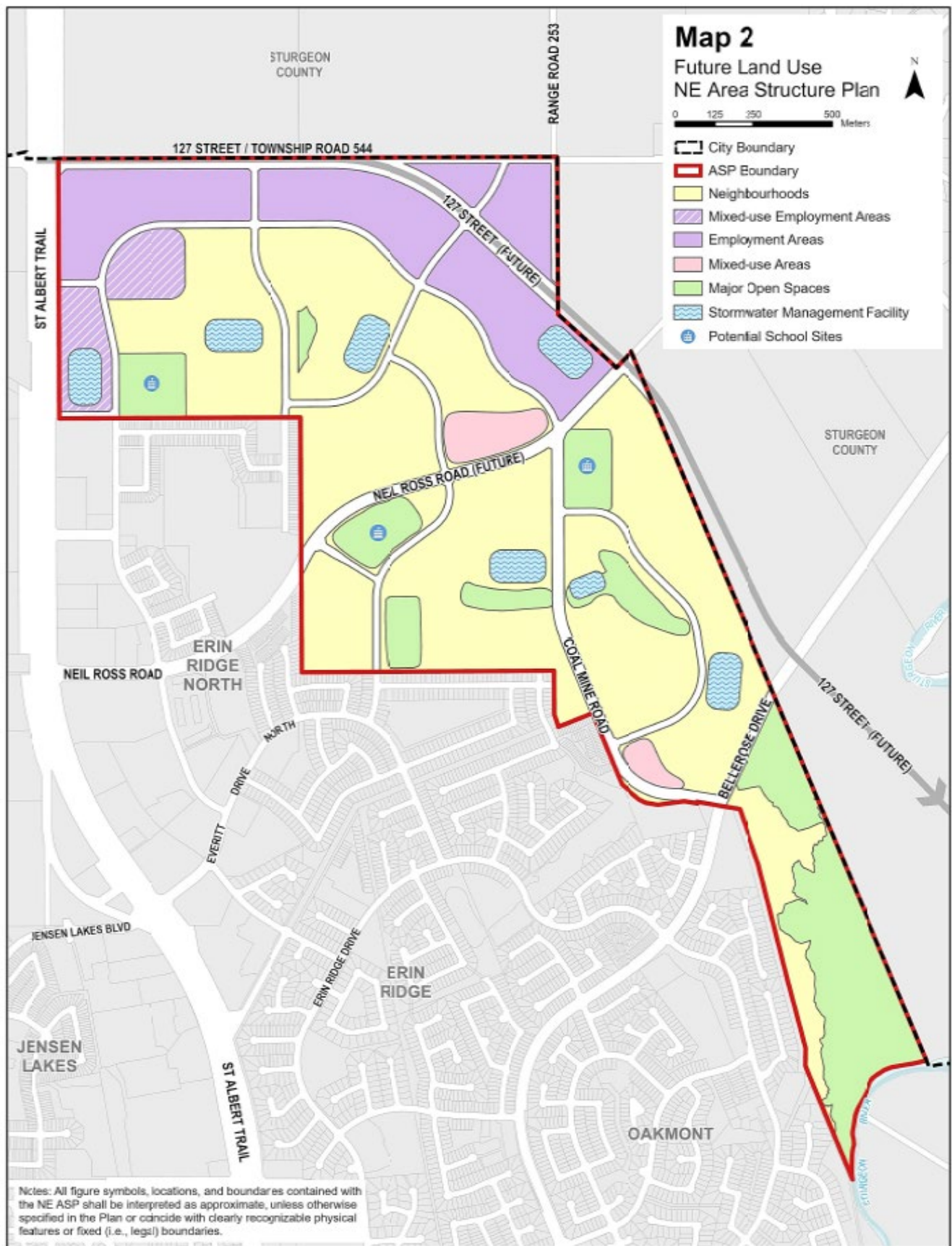
4.5 New School in Northeast St. Albert

(GRADE) School in Northeast St. Albert

The City of St. Albert identifies the framework for land development in the Northeast St. Albert Area Structure Plan (ASP). Upon full buildout, Northeast St. Albert will be home to approximately 10,599 residents, who will have the ability to live, shop, and work in the same neighbourhood. This complete community will include a variety of housing choices, provide various employment opportunities, and facilitate transportation options. In addition, the ASP will protect significant natural areas, including a potential future regional trail and/or wildlife corridor linking the Sturgeon River all the way to Carrot Creek. Up to three potential school site locations have been identified, one of which can accommodate a high school site. If in fact the Government of Alberta funds a high school in this location, an adjacent community park is anticipated as well. The anticipated number of students in the NE St. Albert neighbourhood at full build-out is around **2,120** students between the ages of 5 to 19 years.

Students residing in the new residential development in NE St. Albert area may need to attend existing schools in St. Albert until such time, the new school sites are approved and schools built, which further supports an immediate need for a new Catholic school in St. Albert.

Residential development is envisioned in the area as predominantly low and medium density in the neighbourhood area of Northeast St. Albert with a population of 10,174 residents. The remainder of the housing development is anticipated to be medium and/or high density residential with a population of 425 residents.



Project Drivers

Rapid Population Growth:

The Northeast St. Albert Area has seen substantial population growth in recent years. As of the latest census data and projections from municipal planning, the population is expected to continue expanding, particularly as new residential developments and commercial spaces are built in the region. When Northeast St. Albert is fully built out the population expectations are 10,599 residents including **2,120 students**. This growth is being driven by residential development and young families populating the area. The growth in this area and many others' in St. Albert increases the enrolment pressures in the Division. The nearest K-6 school (NMR) is unable to accommodate the enrolment growth as it is currently at 97% capacity and the second closest school (SAA) already exceeds its capacity.

Enhanced Accessibility to Ensure Choice of Education:

With more students living in the area, a local school would reduce commute times, which is essential for parents who work in the area or who seek a school that is closer to home. Building a school in this expanding area would give families seeking a faith-based education access a Catholic education without having to travel long distances.

Community Integration and Cohesion:

St. Albert is a community defined by its diversity, with an increasing number of young families and people from various cultural backgrounds calling the city home. As the Catholic population grows, fostering a strong sense of community and cohesion becomes more important than ever.

A new school will serve as a cornerstone for fostering integration, inclusivity, and unity. It will be a hub for families seeking Catholic education to connect, collaborate, and learn from each other. A school's impact extends beyond education; it becomes a space for building relationships, enhancing social networks, and promoting understanding among people of all ages and cultural identities.

Proactive Planning for Future Needs:

As St. Albert's population continues to grow, proactive planning is essential to meet the educational needs of the future. The city is expanding not only in terms of population but also in its urban footprint, with new neighborhoods being developed regularly. Anticipating the need for educational facilities ahead of time will ensure that the city can accommodate future generations without overwhelming existing infrastructure.

Demographic studies indicate that St. Albert will continue to see an increase in young families, placing a large demand on our existing school spaces. It is projected to grow substantially over the next 5–10 years. A new school will not only address current overcrowding in existing facilities but will also ensure that there are adequate educational spaces for future residents, preventing potential issues with overcrowding and resource scarcity.

The planning of a new school should incorporate sustainability principles, ensuring that the building is energy-efficient and adaptable to future changes. A new school could integrate innovative design features, such as flexible classrooms, green technologies, and multi-purpose spaces that can serve as community hubs outside school hours. Moreover, the school should be strategically located near residential areas and key transportation routes to ensure ease of access for families.

Cultural and Spiritual Enrichment:

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

Summary:

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

Northeast St. Albert development is expecting to house 10,599 residents. There are 3 school sites designated in the area. Currently our two schools closest to this area reached 97% and 104% utilization in the 2024-25 school year. These utilization rates are projected to increase as neighbourhoods in St. Albert continue to develop.

The fast-paced rate of construction and population growth in the area is creating an immediate need for additional spaces in our school division. To ensure that the educational needs of our current students and the expanding population in our community are met, it is essential to secure approval for this capital project.

This investment will not only alleviate immediate pressures on our existing schools but also support the continued growth of our community. Approving this project is crucial in maintaining the quality of education and fostering a strong, thriving community for future generations.

5. FUTURE CAPITAL NEEDS AND PLANNING

5.1. Modernizations

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

- École Georges H Primeau (Morinville) modernization – 75%
- Holy Family Catholic School (St. Albert) modernization – 75%
- Albert Lacombe Catholic Elementary School (St. Albert) modernization – 86%
- Neil M. Ross Catholic School (St. Albert) modernization – 97%
- Richard S. Fowler Catholic Junior High School (St. Albert) modernization – 63%
- J.J. Nearing Catholic Elementary School (St. Albert) modernization – 63%

5.2. Future Priorities Pre-Planning

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

5.3. School Accelerator Program

In the fall of 2024, the Government announced a new capital program. The new program commits an additional \$8.6 billion for school construction to create additional new and updated student spaces. This program will invest in school infrastructure and will result in up to 90 new schools and up to 24 modernizations and replacement schools over the next three years.

For school capital requests that have not received capital approval, the process for seeking approval is through the regular annual submission of your school board's three-year capital plan. The projects identified in these capital plans will be used to determine which new projects will be approved through the annual provincial budget.

Once a project is approved for capital (planning or design stage), it will be eligible to proceed from one stage to the next without having to wait for the next annual capital submission. This will significantly accelerate the process for building schools, allowing school projects that are ready to proceed to do so as quickly as possible. School boards must work with their respective Capital Planning Manager and Alberta Infrastructure contact to determine when a particular project might be deemed ready to move from one stage to the next. A Site Evaluation Checklist must be completed and submitted with each priority.

6. ATTACHMENTS

6.1. 2024-2025 Area Capacity and Utilization Report

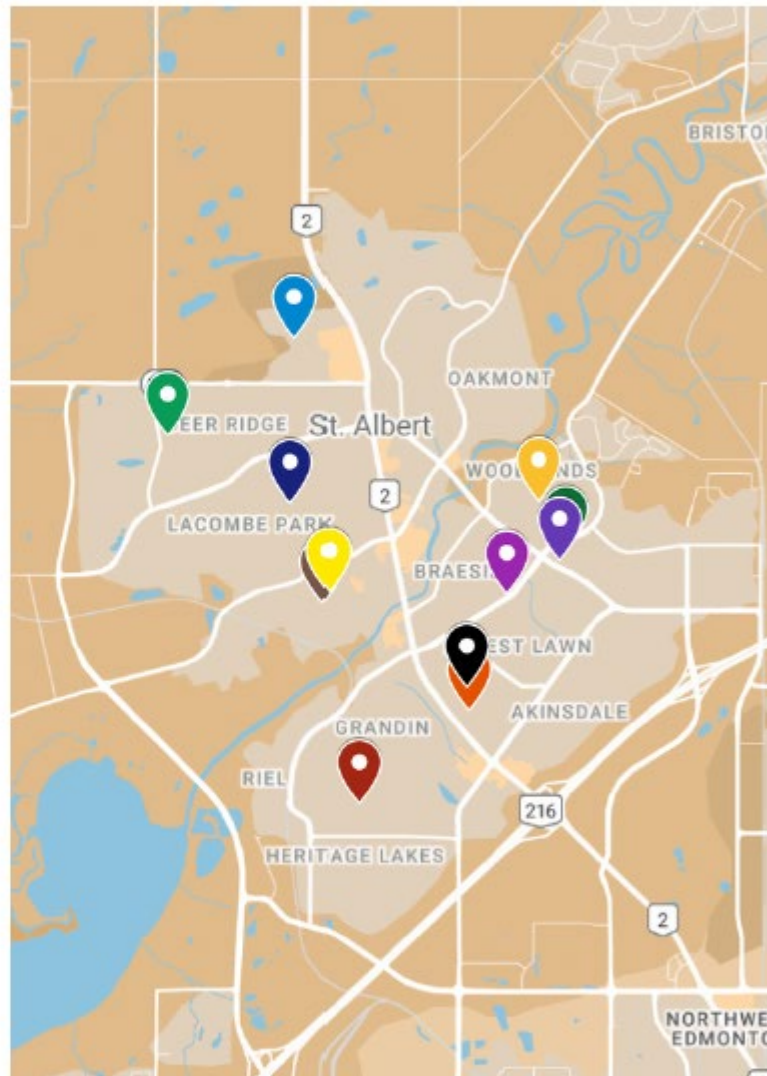
24-25 Area Capacity and Utilization Report with September 27, 2024 Enrolment Count (Confirmed with AB ED March 2025)

Schools	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 Enrollment	Utilization 24-25	Utilization 23-24	Utilization 22-23
AL	54	49	41	35	32	34	49							294	240	7	10	340	294	86%	63%	58%
BK	41	38	46	30	32	29	22							238	197	21	9	347	256.5	74%	71%	67%
ESC	59	49	51	63	55									277	218	2	6	384	261.5	68%	70%	69%
ESSMY						63	53	77	77	69				339	339		5	521	349	67%	68%	38%
JJN	38	26	55	39	48	50	56							312	274	4	8	495	313	63%	64%	72%
NMR	56	46	69	63	70	74	72							450	394	5	10	461	447	97%	86%	86%
RSF								62	116	106				284	284		5	469	294	63%	76%	77%
SAA	41	36	45	49	46	52	58	36	22	20				405	364	4	11	395	410.5	104%	83%	78%
SACHS											251	285	251	787	787		34	1008	855	85%	83%	76%
SGEC									0	5	13	18	75	111	111							
VJM								167	180	172				519	519		20	612	559	91%	82%	68%
HF	44	32	35	16	30	17	27							201	157	17	20	316	236	75%	75%	46%
GHP							92	99	98					289	289		12	429	313	73%	70%	75%
MCHS										105	139	118	145	507	507		32	837	571	68%	70%	72%
ND	43	47	59	58	67	67								341	298	2	12	463	345.5	75%	69%	73%
SKT	38	39	31	30	29	36								203	165	16	4	308	208	68%	60%	55%
Legal	21	16	17	21	13	21	18	16	12	9				164	143	7	10	420	180.5	43%	42%	40%
														5721	5286	85	208	7805	5893.5	75.5%	72.00%	66.03%

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

Greater St. Albert Catholic Schools St. Albert

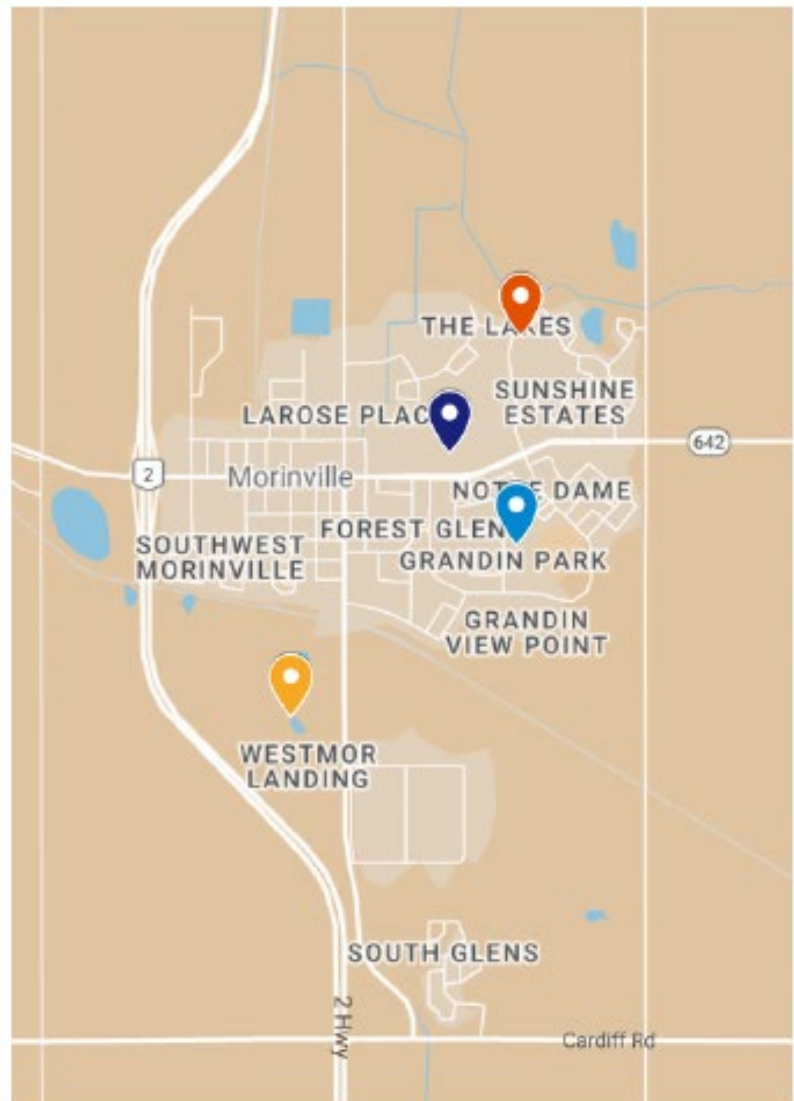
-  Albert Lacombe Catholic Elementary School
-  Bertha Kennedy Catholic Community School
-  École Sacré Coeur
-  École Secondaire Sainte Marguerite d'Youville
-  École Secondaire St. Albert Catholic High School
-  Holy Family Catholic School
-  J. J. Nearing Catholic Elementary School
-  Neil M. Ross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



Greater St. Albert Catholic Schools

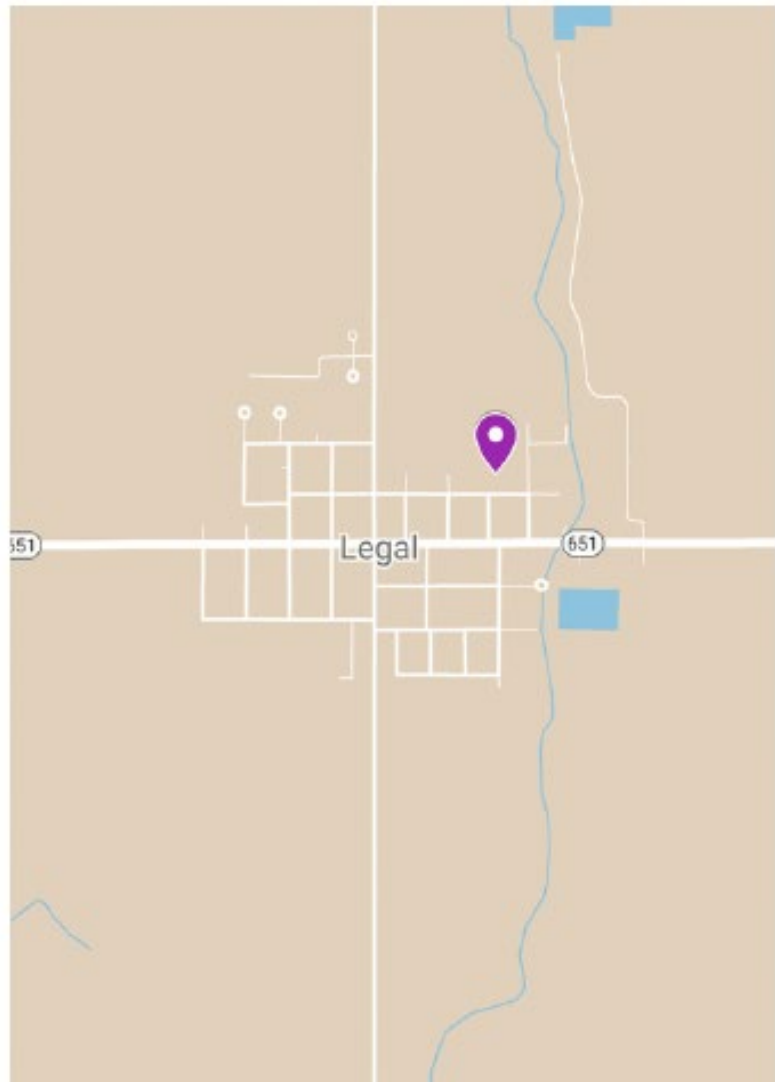
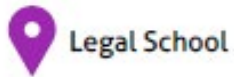
Morinville

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



Greater St. Albert Catholic Schools

Legal



6.3 Deferred Maintenance – Legal School

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

6.4 Deferred Maintenance - École Notre Dame

École Notre Dame Modernization Costs (Original Building 1976)		
Facility Conditions Assessment (FCA) Report Alberta Infrastructure 2017		Estimated Year to be Replaced
Description of Items Due for Replacement	Value	
Exterior Wall Skin	150,000	2020
Exterior Wall Sealer Joints	18,058	1996
Exterior Wall Paint - Gym	130,000	2012
Exterior Entrance Doors	34,523	2006
Aluminum Windows	130,000	2021
Exterior Utility Doors	12,962	2016
Roof Replacement	626,112	2021
Replace Lockers	244,597	2006
Visual Display Boards	117,186	2015
Acoustical Wall Treatment	46,625	1996
Replace Gym Floor	136,639	2006
Replace Janitor Sinks	37,340	2006
Replace Drinking Fountains	6,747	2021
Domestic Water Valves	59,682	2016
Back Flow Preventers	4,029	2015
Boilers	113,237	2011
Chimney	25,780	2011
Air Handlers 1 & 2	99,914	2006
Hot Water Distribution	649,796	2016
Air Coils	79,931	2006
Hallway Convactor	13,984	2016
Finned Tube Radiation	1,999	2016
Pneumatic Controls	25,036	2016
Main Electrical Switch	66,610	2016
Branch Circuit Panel Board	84,362	2006
Motor Control Boards	20,682	2006
Motor Starters	6,661	2006
P/A and Sounds System for Gym	26,643	2024
P/A System for School	21,324	2019
Intrusion Detection	14,746	2016
Emergency Lights	11,938	1996
Blinds	14,000	2006
School Total	3,031,143	
Note: Work above is based on life expectancy of equipment and years of service		