



Elk Island Catholic Schools

2022-2025 Capital Plan

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Executive Summary

Elk Island Catholic Schools (EICS) has 17 school facilities ranging from currently under construction to over 100 years in urban and rural communities of Sherwood Park, Fort Saskatchewan, Camrose, Vegreville and Rural Strathcona. The Division works in partnership with its respective communities, counties and towns, as well as Government of Alberta to provide a safe and healthy learning environment in order to fulfill its mission by "providing faith based education while committed to continued growth and optimal student learning."

School boards are required to submit a three-year capital plan to Alberta Education by April 1 each year. The purpose of the capital plan is to provide project justification and supportability to the provincial government, demonstrate overall planning and management, communicate local priorities, as well as provide project definition, estimated budget and scope to the Government.

Alberta Education will review the three-year capital plan, assess and prioritize the submitted projects based on the following criteria:

- Health and safety of the school facilities
- Existing building conditions
- Enrollment pressures
- Functionality and programming needs
- Legal rights and legislative requirements

The Division has identified the following priorities based on its Ten Year Facilities Plan and the aforementioned criteria. The 10 Year Facilities Plan was completed in 2018 based on a thorough facilities review conducted by ONPA Architect and Group2 Architect.

The 2022-2025 Three Year Capital Plan includes the following priorities:

- Priority 1 – Design of the New Camrose High School
- Priority 1 – Replacement School for Our Lady of the Angels Catholic School
- Priority 2 – Modernization and Addition of École Our Lady of Perpetual Help Catholic School

School Facilities of Elk Island Catholic Schools

Elk Island Catholic Schools

- Includes 17 regular schools and one outreach school in the communities of Sherwood Park, Camrose, Fort Saskatchewan, Vegreville and Rural Strathcona
- Educates 6,467 students in the regular program, and 2,662 in the home education program
- Transports over 4,000 students daily
- Employs approximately 400 teaching staff and 300 support staff

School Buildings Include

- 2 New Schools Built since 2011
- 1 P3 (Private Public Partnership) school opened in 2004
- 3 core schools built since 1990 and they are located in Sherwood Park and Fort Saskatchewan
- 6 core schools built in the 1970's and 1980's. These are generally in original condition except for portables
- 7 schools with significant renovations or additions; several of the original buildings dates to the 1950's
- 1 school dating back to the original construction of 1907 that has been significantly renovated and additions have occurred

Project Under Construction

- École Pere Kenneth Kearns Catholic School (EPKK) is currently under modernization in the community of Sherwood Park. Construction is scheduled to be completed by the end of March 2021. The construction cost is fully funded by the Government of Alberta.

Successful Community Partnership

- EICS schools are hubs within the communities they serve. The County of Strathcona has contributed over \$2.0 million in the enhanced gymnasium space as an addition to the EPKK modernization project, which will provide quality space for the entire community to use.
- The division and municipalities shared school space through the reciprocal joint use agreements.

Priority 1 – Design of the New Camrose High School

- As part of the Budget 2021 Government Capital Plan, the Minister of Education and Minister of Infrastructure announced the approval of a new high school in Camrose on March 10, 2021.
- Therefore, Priority No. 1 of the Three-Year Capital Plan is for the Division to work with Alberta Infrastructure in 2021 to design the project, determine the project scope and budget details, and secure the construction funding for the project.

Priority 2. Replacement School for Our Lady of the Angels Catholic School



Description

To replace Our Lady of the Angels Catholic School (OLA) in Fort Saskatchewan with a K-8 replacement school. The school will have a 900 student capacity for a total build out gross area of 7,369 m² in accordance with the Capital Manual (with an opening capacity of 700). The school is planned to be in a designated school site within the Southfort Subdivision of the City of Fort Saskatchewan. Preliminary cost estimate for this project is \$21 million.

Information of OLA

Location:	9622 Sherridon Drive, Fort Saskatchewan
Year Built:	1963 Original Building
Additions:	1969 – Addition 1980 – Addition (2 portables) 1996 – Addition 1999 – Addition (2 portables) 2013 – Addition (1 modular) 2018 – Relocation / Demolition (5 modulars)
Grades:	ECS – Grade 4
Permanent Classrooms:	12
Gross Area:	3,008.89 m ²
Capacity:	336

Challenges of the Current Facility:

- With the opening of the new high School St André Bessette in 2018, EICS underwent a school reconfiguration in the City of Fort Saskatchewan. The old High School, St John Paul II Catholic School, was reconfigured to offer Grades 5 to 8; and Our Lady of the Angels Catholic School (OLA) was reconfigured to offer ECS to Grade 4.
- The 2018 Architect Report recommends that modifications of OLA would be required as the school spaces are not current with Alberta Education's guidelines and recommendations for a K-4 school.
- The school has extensive site drainage issues, which need to be addressed in numerous areas in conjunction with the deterioration of hard surfaces outside of the school building.
- There are supervision issues around the building due to sight lines and large trees.
- The cost of a major modernization would exceed 96% of the cost of a replacement school. According to Alberta Infrastructure's guideline, if the cost of a modernization is over 75% of a new building, a replacement school should be considered.

Main Drivers for a Replacement School:

- The age of the existing school facility is 58 years.
- The most recent facilities audit was conducted in 2012. The facility was rated overall as acceptable, with structural, envelope, interior, mechanical and electrical all rated as acceptable.
- The school has extensive site drainage issues as the site slopes in towards the building on all sides.
- The replacement of the mechanical and ventilation system, electrical system and building envelope and roof is required, as these components have past their life expectancy.
- Additionally, the replacement of interior walls and ceilings will be required due to the age of the building and the potential extensive hazardous material abatement.
- A new front entrance is required for supervision and student safety. The administration area needs to be relocated to meet the safety requirement of clear visibility and student safety in the school. The administration area also needs to be increased in size to provide adequate space for staff.
- It is not feasible to modernize the existing school nor to rebuild on the existing site which is plagued with drainage issues.
- Enrollments in Fort Saskatchewan are anticipated to remain steady with slight increase over the coming school years.
- The existing schools in Fort Saskatchewan, with the exception of St. André Bessette Catholic School, are all located on the west side of the city, in older neighborhoods where population growth is not as prevalent as the east side of the City.
- The new replacement school is planned to be in a designated school site on the east side of Fort Saskatchewan to better serve the growing population in the community.

Program Requirements:

- The school is not short of instructional space; however, there is minimal ancillary, flex or student gathering space (short by 171 m²). The current layout does not allow for any multipurpose space for 21st century learning, which requires learning spaces to be flexible and adaptable to allow for interactive learning. There is no wrap around space and the washrooms are not barrier free.
- The new school would be designed and built in accordance with Alberta Education's guidelines.
- The new school would have ancillary and multipurpose space and support 21st century learning which requires flexible and adaptable learning spaces. Some examples of the flexible space include moveable walls, informal teaching pods in communal areas, group learning in libraries with interactive walls and state-of-the-art creative studios, and makerspaces for all students. The new school would also provide CTS labs for Grades 7 and 8 students.
- A new K-8 replacement school with 900 capacity would provide a balance of Catholic schools on both the west and east sides of the City. Students residing on the east side of Fort Saskatchewan will have access to a school within near proximity to their homes, as growth is most likely to occur on the east side in the new developments.
- With the opening of a new K-8 school on the east side of Fort Saskatchewan, the existing modular classrooms will be removed from the remaining schools on the west side and be relocated to other EICS schools that need additional space.
- With the new replacement school, school utilization will be optimal among all of the EICS schools. Students can be redistributed between the west and east sides of Fort Saskatchewan, leaving room in all schools to accommodate growth in the entire community well into the future.

Risk of Project not Being Approved:

- If the project is not approved by the Provincial Government, the Division will need to utilize IMR funding to maintain the facility. This is not the best use of resources on a facility with many concerns, as we piece together changes to accommodate the learning space for a K-4 school.
- Minor renovations in the school would be temporary and not a permanent solution to meet the programming needs of the school community.

**Priority 3. Addition and Modernization of
École Our Lady of Perpetual Help Catholic School**



Description

A permanent addition and modernization is required to address physical and functional deficiencies of this school. The scope of the project is to include additional space for 21st century classrooms, as well as modernization of the existing gym, library and classroom space, as well as the mechanical and electrical systems. The cost of the addition and modernization is to be determined.

Information

- The school was built in 1963 as a K-9 school, with additions in 1964, 1980, 2000 and 2004.
- The total area of the school is 4,347.52 m².
- The school currently accommodates Grades 5-8 and has a net capacity of 466 with 1 CTS lab.
- The school offers French Immersion program and provides dual language instruction.
- The Facility Audit conducted in October 2011, rated the facility overall as acceptable with structural, envelope, interior, mechanical and electrical all rated as acceptable.
- The mechanical system has had some upgrades of the controls, boilers and radiant panels over the last number of years.

Challenges of the Current Facility

- The school was originally built as a K-9 school in 1963. The spaces are not current with Alberta Education's guidelines and recommendations.
- The school is 58 years old and the facility condition is less than ideal.
- Currently, the school's mechanical system is a mixture of some upgrades of the controls, boilers and radiant panels over the past number of years. Replacement of the mechanical/ventilation system, electrical system and building envelope are

required.

- Upgrade and replacement of interior walls and ceilings are also required due to the age of the building. There will likely be extensive hazardous material abatement.
- Recent testing indicates both asbestos and lead in many of the school's components and extensive hazardous material remediation will be required during the modernization.
- Due to the age of the building, structural settlement has occurred and the slab will need to be repaired as required.
- Many windows and doors will be replaced, as the windows and doors were installed in 1963, 1964, 2000 or 2004 and with a design life of approximately 30 to 40 years.
- Roof installations in 1963 and 1980 were replaced in 2009. However, there are also sections from additions in 2000 and 2004, which are approaching 25 years and will require replacement.
- The front entrance of the school is not functional as there is no visibility of the main entrance which does not promote safety for students and staff.
- A comparison of the existing school has been made to Alberta Education's design guidelines for a 450 capacity Grades 5-9 school. The school's administration area is undersized by 51 m².
- There is a deficit of 145 m² in science area and no ancillary and student gathering space. The school space does not allow for any multipurpose space for 21st century learning, which requires learning spaces to be flexible and adaptable to allow for interactive learning.
- There is no Information Service space which is and typically designed for multipurpose learning space. The gymnasium is undersized by 96 m².
- Most classrooms are dated; there are limited space for wrap around services and meetings.
- The music room is not barrier free.
- The washrooms are dated and not barrier free.

Main Drivers for a Modernization of the School

- A new front entrance and an increase in the size and the reconfiguration of the administration area are required to meet the safety requirement of clear visibility and student safety in the school and to provide adequate space for staff.
- Creating a new front entrance and reconfiguring and extending the administration space at the front of the school could reduce or re-purpose the number of classrooms in the 1963 wing and increase the utilization rate.
- The replacement of the mechanical and ventilation system, electrical system and building envelope, and roof is needed, as these building components have passed their life expectancy. The sprinkler system of the building will likely be required to be upgraded to meet the fire codes.
- Additionally, the replacement of interior walls and ceilings will be required due to the age of the building and the potential hazardous material abatement.
- The school has minimal ancillary, flex or student gathering space. This does not allow for any multipurpose space for 21st century learning which requires learning spaces to be flexible and adaptable to allow for interactive learning.
- Many of the classrooms and washrooms are dated and not barrier free.

Program Requirements

- Schools in Sherwood Park have experienced significant growth from the 2012/13 to 2016/17 school year, while enrolment has remained steady from 2017/18 to 2019/20 school year.
- Overall, student enrollments are expected to remain steady with a slight increase over the coming school years.
- The Division has used IMR funding to provide CTS space for OLPH.
- A modernization would compliment the work that has been done by the Division and allow for the addition of ancillary/flex space, multipurpose space, and specialized program spaces.
- The group learning spaces in the library with interactive walls and creative studios and makerspace are required to meet increased enrollment and 21st century learning opportunities for students, staff and the community.