



VALUE SCOPING SESSION REPORT

MARCH 26, 2024
FINAL REVIEW

ELK ISLAND CATHOLIC SCHOOLS

Prepared for:
**THE BOARD OF TRUSTEES FOR ELK ISLAND
CATHOLIC SCHOOLS**

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1 EXECUTIVE SUMMARY

1.1 Contextual Project Overview

The Board of Trustees of Elk Island Catholic Schools operate 19 school facilities with over 7,300 students. The geographical area includes schools in the communities of Camrose, Fort Saskatchewan, Sherwood Park, Strathcona County and Vegreville.

This value scoping session is focused on the two elementary schools in Fort Saskatchewan. Currently the operation costs of the facilities are above the Division average and the facilities are underutilized. The current baseline is the continued operation and maintenance of both facilities i.e. Status Quo.

Elk Island Catholic Schools (EICS) recognizes that enrolment decline is putting pressure on program delivery and the effective operations of the school facilities. Alternative solutions should be considered and reviewed to ensure program viability and quality of educational learning environments.

Alberta Education has provided EICS with funding to conduct a value scoping session to evaluate alternative solutions to address the enrolment decline and maintain effective operations of the school facilities. The objective of the Value Scoping Session is to identify opportunities to improve the value added by ensuring the Division's Capital requests meet the community's need while remaining fiscally responsible. Furthermore, EICS has excess capacity in the affected schools. Proposed solutions should right size Division space over the mid to long-term, while ensuring the Division is capable of meeting anticipated growth over the long-term.

1.2 Value Scoping Session Overview

a.) Summary

On February 22 and 28, 2024, EICS commissioned a comprehensive Value Scoping Session to fully explore a value comparison to determine what The Board of Trustees of Elk Island Catholic Schools' optimal solution is in addressing the enrolment and maintenance issues for the Our Lady of the Angels and St. John XXIII Catholic Schools.

START Architecture facilitated the discussions through a neutral architectural and facility planning lens and provided supporting materials throughout the discussions.

It should be stressed that the outcome of the Value Scoping Session is not an identification of a preferred option but an evaluation of the various options to assist the School Division in determining what should remain or be revised on their future capital planning.

The Project Team, consisting of the Government of Alberta, Elk Island Catholic Schools administrators, teachers, board members and parents from the school community and municipality representatives, chose several options for improving education delivery.

The Project Team evaluated each option using evaluation criteria agreed upon during Day 1 of the Value Scoping Session. The evaluation criteria served as a benchmark to ensure a fair comparison between all options was achieved.

b.) Organizational Phase

The information gathering phase of the sessions, this involved a number of stakeholder and internal meetings, and included:

- ^ Introductory meeting with select stakeholders, including Council and Administration from the municipal offices
- ^ Internal School Division meeting with Plant Operations and Maintenance Staff
- ^ Previous site visits to all schools affected by the sessions

c.) Information Phase (What Do We Know?)

Background information was provided to all participants as base information. This included the base information about each of the schools and touched on information such as current capacity, facility condition, current enrolments and projections, and comparisons with Alberta Education guidelines. The discussion identified key considerations in capital planning and outlined the project drivers for 3 year capital planning and 10 year facility planning. Consideration was also given to factors for considering replacement schools, modernizations, and "solution" projects. Discussion also involved an overview of the priorities from a school board perspective.

d.) Scope

Elk Island Catholic Schools requested to undertake a Value Scoping Session to address the available capacity and above-average operational costs within the Our Lady of the Angels and St. John XXIII Catholic Schools.

The purpose of the two day session was to develop a comprehensive school accommodation strategy to help inform future decisions around the best use of the spaces. The aim is to optimize utilizations through a possible combination of modernizations, right-sizing, consolidations, or replacements.

The scope of the sessions dealt with these major aspects:

- ^ Address excess capacity within the schools
- ^ Address ageing infrastructure and inefficiency of the existing facilities

In order to achieve Government approval, a "solution" approach will most likely be required. The value scoping sessions look at the best possible use of government resources while providing the most effective use of educational facilities for the families of the affected communities.

e.) Functional Analysis (What is Important?)

The Functional Analysis Phase determined the most important criterion to assess the various solutions decided by the Value Scoping Session participants. This identifies the important wants and needs for the students, the community, and the school division from a larger perspective of education delivery.

f.) Creativity Phase (Generating Ideas)

Once the criteria was developed, discussion took place through a brainstorming session where all ideas were tabled and discussed. The ideas were not evaluated immediately so that as many possibilities as possible could be brought up. Twelve potential options were identified which addressed different aspects for both schools.

No pre-developed options were presented as the purpose of the session was to have the team members identify what are the important ideas to be addressed. The following suggested options were collaboratively chosen and explored by the Value Scoping Session participants.

g.) Development Phase

Following the tabling and discussion of all options, discussion moved to identifying the best-value options that would provide improved education delivery for the schools. The options were discussed as standalone solutions or as part of a comprehensive solution combining multiple options. The options identified for further development were:

- ^ Option 1 – Replace both schools with two K-4 schools at the correct capacity.
- ^ Option 2a – Replace both schools with one K-4 school on a new site.
- ^ Option 2b – Replace both schools with one combined K-4 school on the existing St. John XXIII site.
- ^ Option 2c – Replace both schools with one combined K-4 school on the existing Our Lady of the Angels site.
- ^ Option 3 - Replace Our Lady of the Angels, St. John XXII, and St. John Paul II Catholic Schools with a combined K-8 school on a new site.
- ^ Option 4 - Build a new combined K-8 school and retain St. John Paul II as a 5-8 school. (not developed)
- ^ Option 5 - Modernize and expand the existing St. John XXIII school and demolish Our Lady of the Angels.
- ^ Option 6 - Modernize and expand the existing Our Lady of the Angels school and demolish St. John XXIII. (not developed)
- ^ Option 7 - Build a new combined K-4 on the existing Elk Island Public Schools existing high school site following demolition of the school. (not developed)
- ^ Option 8 - Modernize and right size Our Lady of the Angels and St. John XXIII Catholic Schools. (not developed)
- ^ Option 9 - Reconfigure grades in all four schools within the community to offer K-6, 7-9, and K-12 programming.
- ^ Option 10 - Build a new combined K-6 school on a new site, demolish Our Lady of the Angels, St. John XXII, and St. John Paul II Catholic Schools and reconfigure St. Andre Bessette as a 7-12 school.

h.) Evaluation Phase

Using the evaluation criteria, each option was evaluated both as a group and with individual evaluations after the session. In addition, participants were asked to identify significant likes and dislikes for each option. Rather than ranking the options, each option was evaluated on how it addressed the evaluation criteria. This phase provides a summary of the responses and identifies consensus.

i.) Summary and Recommendations

A comprehensive value summary was discussed and compared by all participants. This report identifies all of the potential options in order to assist the school division in determining capital planning priorities and what should be further explored.

Due to the utilization challenges at each of the schools, a solution is required that would address both schools together. Maintaining the status quo is not attainable because the solution must address the utilization rates as well as the deferred maintenance of each of the schools .

As mentioned earlier, the scope of the sessions deal with these required outcomes:

1. Address excess capacity within the communities
2. Address ageing infrastructure and inefficiency of the existing facilities

A summary chart provided below identifies how each option addresses each of the required outcomes:

Summary of Options

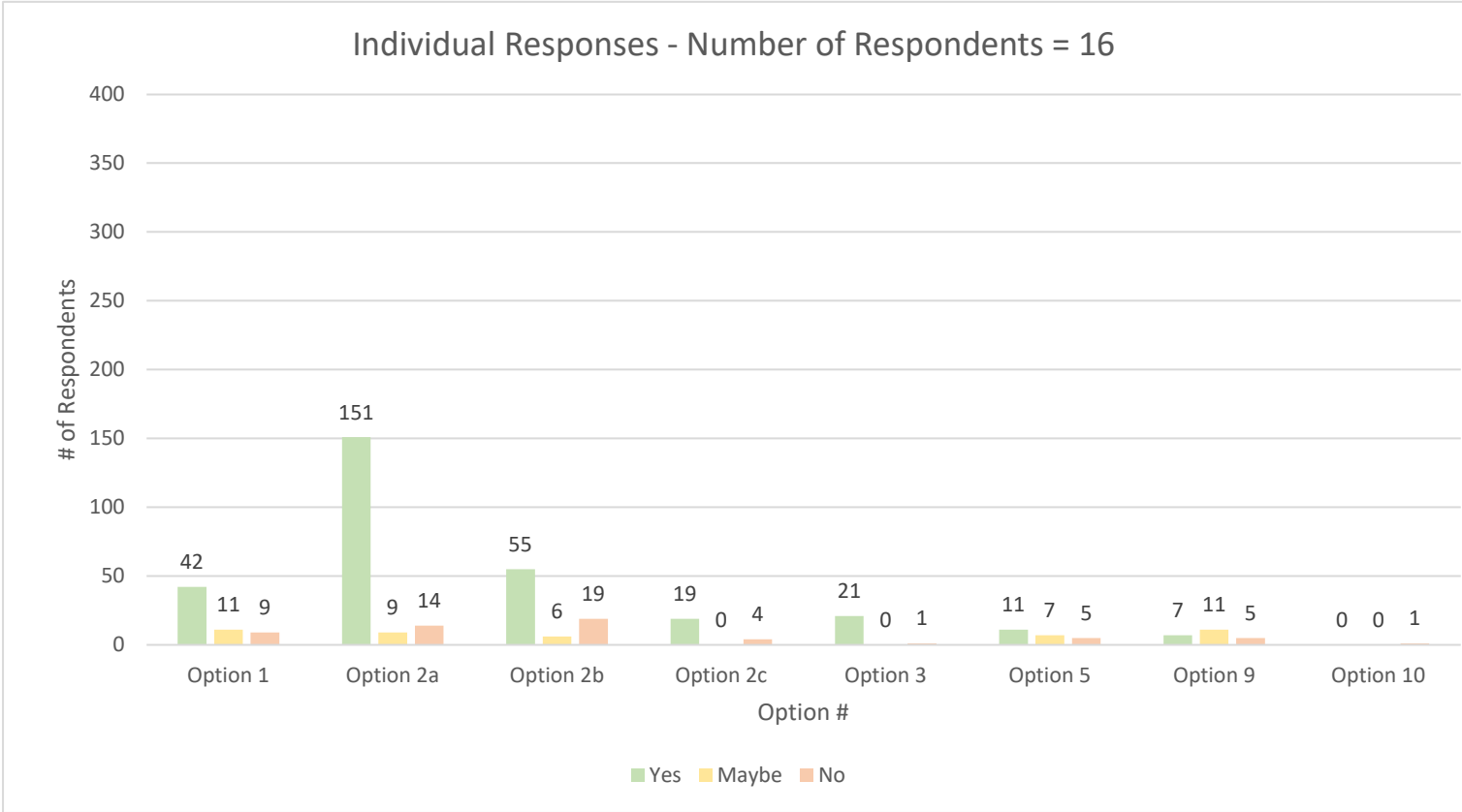
| Single Options | Ageing Infrastructure of Identified Facilities | Low Utilization of Our Lady of the Angels Catholic School | Low Utilization of St. John XXIII Catholic School | Costing |
|----------------|------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------|-----------------|
| 1 | yes | yes | yes | \$28,505,391.00 |
| 2a | yes | yes | yes | \$24,079,001.00 |
| 2b | yes | yes | yes | \$23,762,460.00 |
| 2c | yes | yes | yes | \$23,445,918.00 |
| 3 | yes | yes | yes | \$43,974,165.00 |
| 4 | yes | yes | yes | n/a |
| 5 | yes | yes | yes | \$16,911,980.00 |
| 6 | yes | yes | yes | n/a |
| 7 | yes | yes | yes | n/a |
| 8 | yes | yes | yes | n/a |
| 9 | no | yes | yes | n/a |
| 10 | yes | yes | yes | \$34,161,493.00 |

At the end of the sessions, all of the options were discussed with regards to how well they met the evaluation criteria. Each option was reviewed in relation to the evaluation criteria and consensus was reached on how well the option met the criteria.

A "yes" evaluation meant the option fully met the criteria, a "no" meant it did not, while a "maybe" designation indicated that there was potential for the option to meet the criteria but additional or unknown factors could impact it either way.

Overall, each of the options met a majority of the criteria while some had more negatives than others.

The chart below indicates the number of participants who responded to each of the options as being positive, neutral, or negative.



Best Performing Option

The best performing option is Option 2a (Replace both schools with one K-4 school on a new site). This is based on the option meeting a large number of criteria, specifically the following items:

1. Addresses the utilization rates at Our Lady of the Angels and St. John XXIII Catholic Schools
2. Addresses the ageing infrastructure and ongoing maintenance at Our Lady of the Angels and St. John XXIII Catholic Schools
3. Brings schools in line with Alberta Education guidelines and projected enrolments.
4. Allows for space to grow.
5. Places the school within the community that access the elementary schools.
6. Places the school in the location within the City that is seeing the most growth.

Recommended Next Steps

In conclusion to the Value Scoping Sessions, it is recommended that Elk Island Catholic Schools follow these steps:

Short-Term Tasks:

1. Review the Value Scoping Session Report for support in making a decision on how they would like to revise their school capital plan taking into consideration the findings of this study.
2. Develop more detailed reviews / analysis and business case for both schools to determine the potential cost and schedule of the replacement school.
3. Engage with the City of Fort Saskatchewan to determine any limitations on the impacted sites that would prevent the preferred option to be accommodated.
4. Continue partnership discussions with the City of Fort Saskatchewan and other community groups that may have an impact on the programming and funding of the capital requests. This also includes developing any joint use agreements.

Medium-Term Tasks:

5. Continue discussions amongst The Board of Trustees of Elk Island Catholic Schools Value Scoping Session participants.
6. Additional investigation into the proposed site and building conditions of the existing schools to address any unforeseen conditions to ensure that the project is feasible.

Long-Term Tasks:

7. Monitor and adapt the recommendation in this report based on changes to the community and ongoing discussions.

2 VALUE SCOPING SESSION

2.1 Organization Phase

The Board of Trustees of Elk Island Catholic Schools - Value Scoping process was conducted and scheduled as follows:

- ^ Value Scoping Session Day 1 February 22, 2024
- ^ Value Scoping Session Day 2 February 28, 2024

The Value Scoping Session was facilitated by Chris Woollard, Architect (START Architecture).

The attendee list of participants in the two-day Value Scoping Session can be found in Appendix A.

Background Information

The following information was referenced and assembled in preparation for the session:

- ^ List of invitees and attendance confirmation

School-Specific Information

- ^ Small scale drawings
- ^ Hazmat reports
- ^ Site photos
- ^ Comparison of school with Alberta Education guidelines
- ^ Review of sites for future expansion
- ^ Existing facility drawings
- ^ Enrolment Projections - 2024 - 2034 (Our Lady of the Angels, St. John XXIII, St. John Paul II, and St. Andre Bessette)
- ^ Asset Condition Assessments (Our Lady of the Angels, St. John XXIII, St. John Paul II, and St. Andre Bessette)

General School Division Information

- ^ EICS Area Capacity & Utilization Report (2023 / 2024 School Year)

Municipality Information

- ^ Alberta Regional Dashboard - Population of City of Fort Saskatchewan
- ^ Demographics - City of Fort Saskatchewan

Alberta Education and Infrastructure Guidelines

- ^ Alberta Education Area Guidelines (August 2022)
- ^ Funding Manual for School Authorities (2022/23 School Year)
- ^ Technical Design Requirements for Alberta Infrastructure Facilities - Version 7 (August 2022)
- ^ Barrier-free design guide (Summer 2017)
- ^ School Capital Manual (August 2022)

2.2 Information Phase (What Do We Know?)

Day 1 of the Value Scoping Session started out with background information provided to all participants. It was important to disclose all information and give team members the opportunity to ask any questions about the project scope or any of the material discussed.

Once introductions and a brief project scope were completed by Chris Woollard, Allison Matichuk from Alberta Education provided background and key considerations for the Value Scoping Session from an Alberta Education standpoint. The gated approval process was explained to ensure that projects are thought through before approval. The Province's highest priorities are met first and there are limited capital dollars and competition from other government projects. It is important to provide extensive business cases and demonstrate that alternatives have been explored. Key considerations include:

- ^ Demonstrating the right amount of space for current and future enrolment
- ^ From a maintenance standpoint: important to ensure buildings are more efficient and enable capital maintenance dollars to go further. Demonstrating the best use of existing infrastructure is a key component.
- ^ Continued municipal and community partnerships are valued by Alberta Education
- ^ Provide the best value add to Alberta Education investment by seeking collaboration partnerships

Kenneth Wong from Alberta Infrastructure spoke to considerations from an Alberta Infrastructure standpoint. Key considerations include:

- ^ Functionality: how a space functions to its full potential
- ^ Sustainability: low-carbon design, sustainable design, life-cycle maintenance and maximizing existing systems
- ^ Adaptability: maintain a high level of flexibility, in a fiscally responsible manner, while keeping in mind annually projected costs
- ^ Accessibility: must follow universal design guides and be inclusive of all genders, cultures, and religions
- ^ Form: simple design that emphasizes functionality
- ^ Safety of students and staff

Capital Planning Process

Chris Woollard described how the Value Scoping Session would unfold and provided background information from the Capital Planning Process (taken from the School Capital Manual Chapter 2 Update - 2022) from Alberta Education. Day one of the Value Scoping Session would begin with a discussion of ideas culminating with a priority list of what the group is looking for to be addressed in the physical space, functional requirements and program specific elements.

Base information from the Capital Planning Process outlines the Ten-Year Facility Plan that focuses on the existing facilities' age, condition, utilization and needs. Enrolment, modernization and facility conditions are taken into account.

The Three-Year Plan narrows in on more urgent requests, priorities. The data and evidence required to support the capital requests is clearly defined and the education solution meets the mandate of program delivery.

Various project drivers and definitions exist to assess the need for a **solution**:

- ^ Building condition
- ^ Community renewal
- ^ Declining/rising demographics
- ^ Enrolment pressures
- ^ Functionality and programming
- ^ Health and safety
- ^ Legal

Circumstances underly the reasons why an existing school should be considered for **modernization**. These factors include:

- ^ Health and safety issues
- ^ Age and condition of the building
- ^ Utilization and student demographics
- ^ Ability to deliver current functional programming standards
- ^ Ability to deliver a specific planned program
- ^ Current enrolment below 85%
- ^ Identify current issues with the building's ability to provide functional programming

Circumstances underly the reasons why an existing school should be considered for **replacement**. These factors include:

- ^ If modernization is more than 75% cost of new school
- ^ Evidence that all strategies have been looked at and are not feasible
- ^ If utilization is below 85%, intended capacity needs to be identified

Existing Conditions

Existing building information was gathered and provided to all participants. This included information on:

- ^ Locations
- ^ Attendance Boundaries
- ^ Feeder Framework
- ^ Grade Configuration
- ^ Building Area
- ^ Capacity / Utilization
- ^ Current Enrolment and Projections
- ^ Facility Condition
- ^ Maintenance Needs
- ^ Comparison with Alberta Education Guidelines

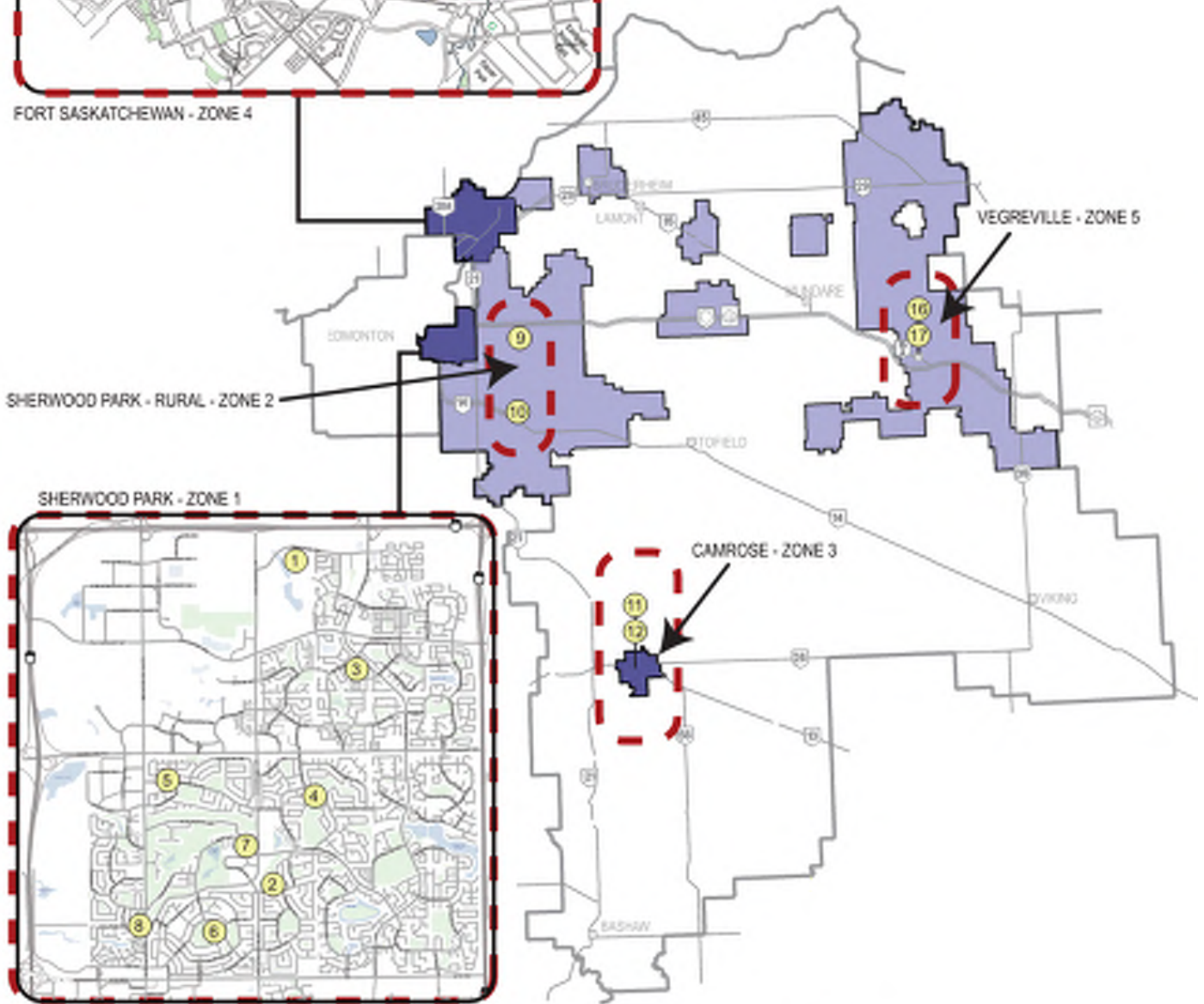
Elk Island Catholic Schools Jurisdictional Map

VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND CATHOLIC SCHOOLS - FORT SASKATCHEWAN SOLUTION - PREPARED BY START ARCHITECTURE - MARCH 2024



FORT SASKATCHEWAN - ZONE 4

ELK ISLAND CATHOLIC SCHOOLS REGIONAL DIVISION No. 41

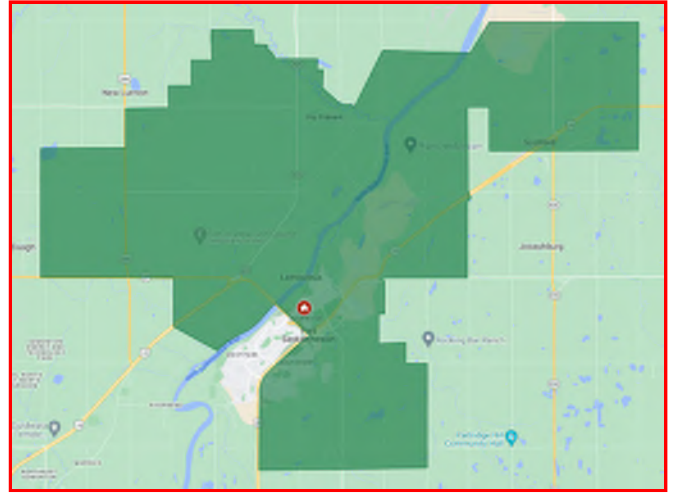


- | | | | |
|---|----------------------------------------------------------|---|--------------------------------------------|
| ① | Archbishop Jordan Catholic High School | ⑩ | St. Luke Catholic School |
| ② | École Père Kenneth Keams Catholic School | ⑪ | Our Lady of Mount Pleasant Catholic School |
| ③ | Holy Spirit Catholic School | ⑫ | St. Patrick Catholic School |
| ④ | Jean Vanier Catholic School | ⑬ | John Paul II Catholic High School |
| ⑤ | Madonna Catholic School | ⑭ | Our Lady of the Angels Catholic School |
| ⑥ | École Our Lady of Perpetual Help Catholic School | ⑮ | Pope John XXIII Catholic School |
| ⑦ | St. Theresa Catholic School (Previous Archbishop Jordan) | ⑯ | St. Martin's Catholic School |
| ⑧ | St. Theresa Catholic School (Closed as of June 30, 2013) | ⑰ | St. Mary's Catholic School |
| ⑨ | Holy Redeemer Catholic School | | |

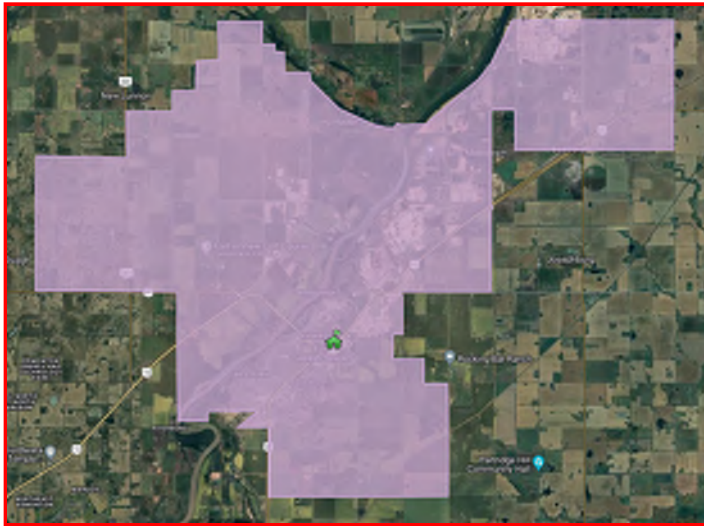
SJXXIII Catchment Boundary



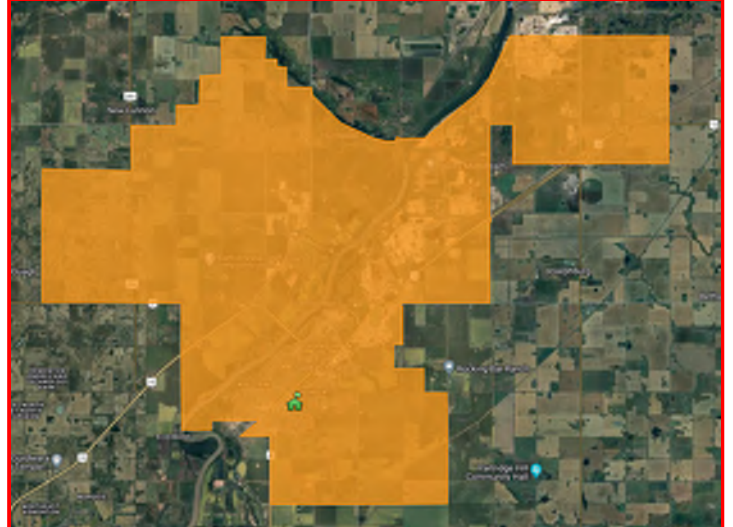
OLA Catchment Boundary



SJPII Catchment Boundary



SAB Catchment Boundary



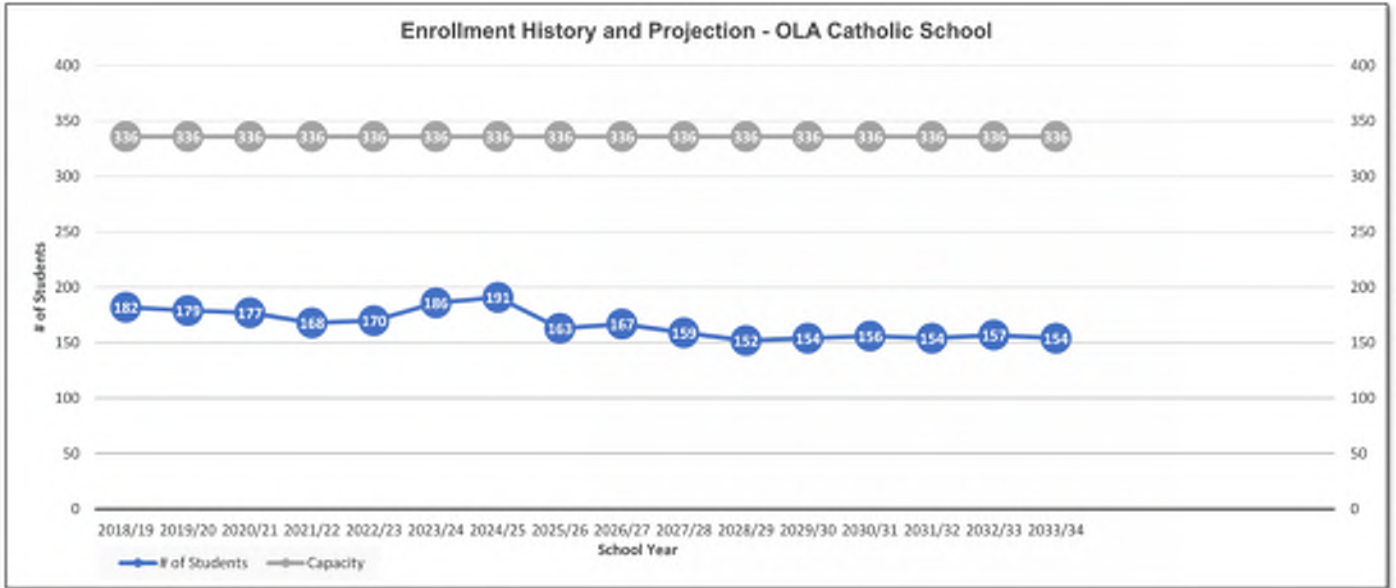
Our Lady of the Angels Catholic School

- ^ **Location:** 9622 Sherridan Dr., Fort Saskatchewan, AB
- ^ **Grade configuration:** K-4
- ^ **Year Constructed:** 1963 (additions / renovations in 1969, 1980, 1996, 1999, 2013)
- ^ **Instructional Area:** 1,167.40m²
- ^ **Floors:** 1
- ^ **Net Capacity:** 336 students
- ^ **Enrolment 2023 / 2024:** 186 students
- ^ **Utilization Percentage:** 55%
- ^ **Facility Condition Index (FCI):** 18 (fair / 2018)



Our Lady of the Angels Catholic School

VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND CATHOLIC SCHOOLS - FORT SASKATCHEWAN SOLUTION - PREPARED BY START ARCHITECTURE MARCH 2024



Programming Comments:

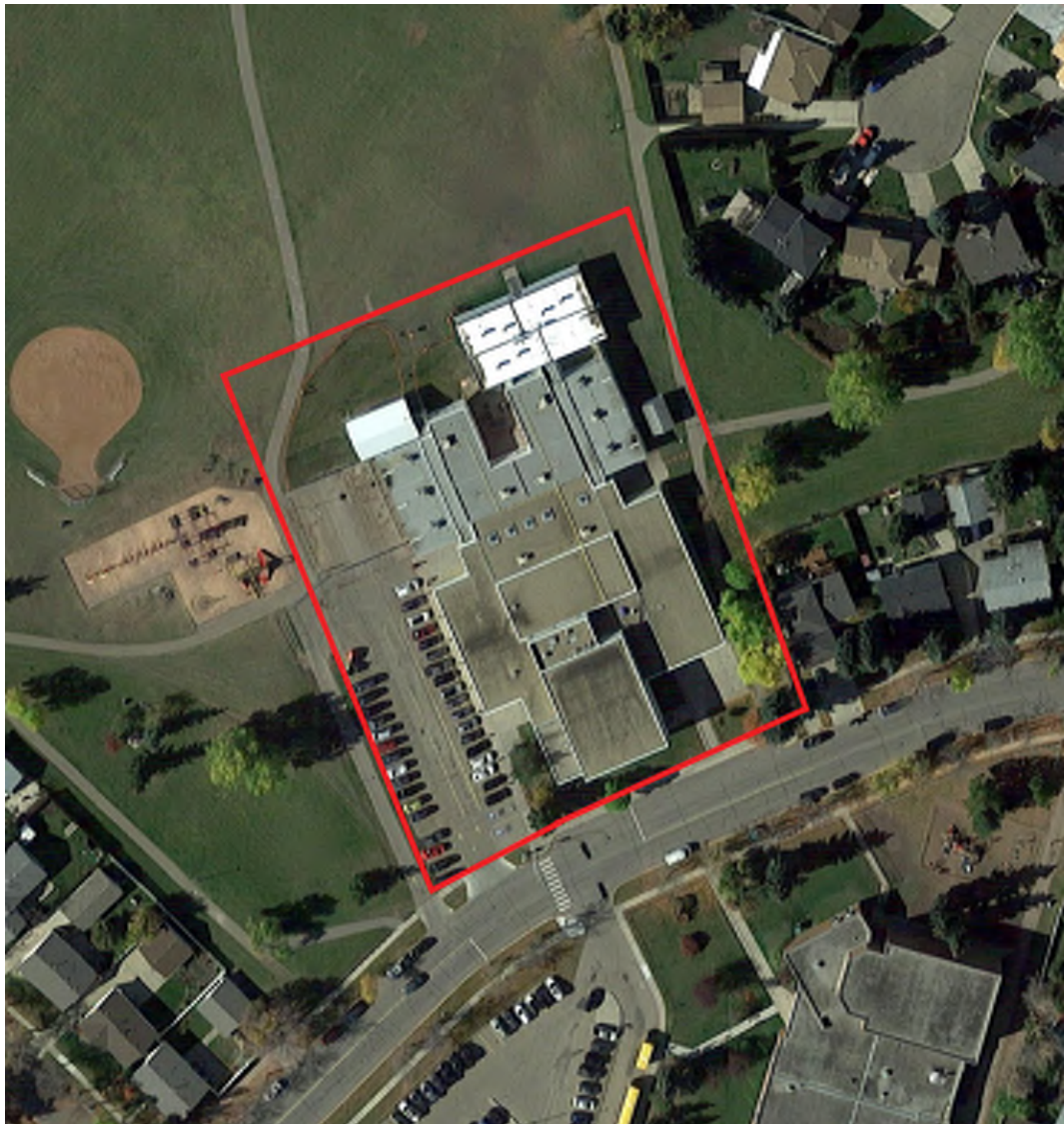
- ^ Due to smaller classrooms sizes, even though the school has adequate instructional spaces, there is a deficiency of instructional area.

Area Comparison Chart

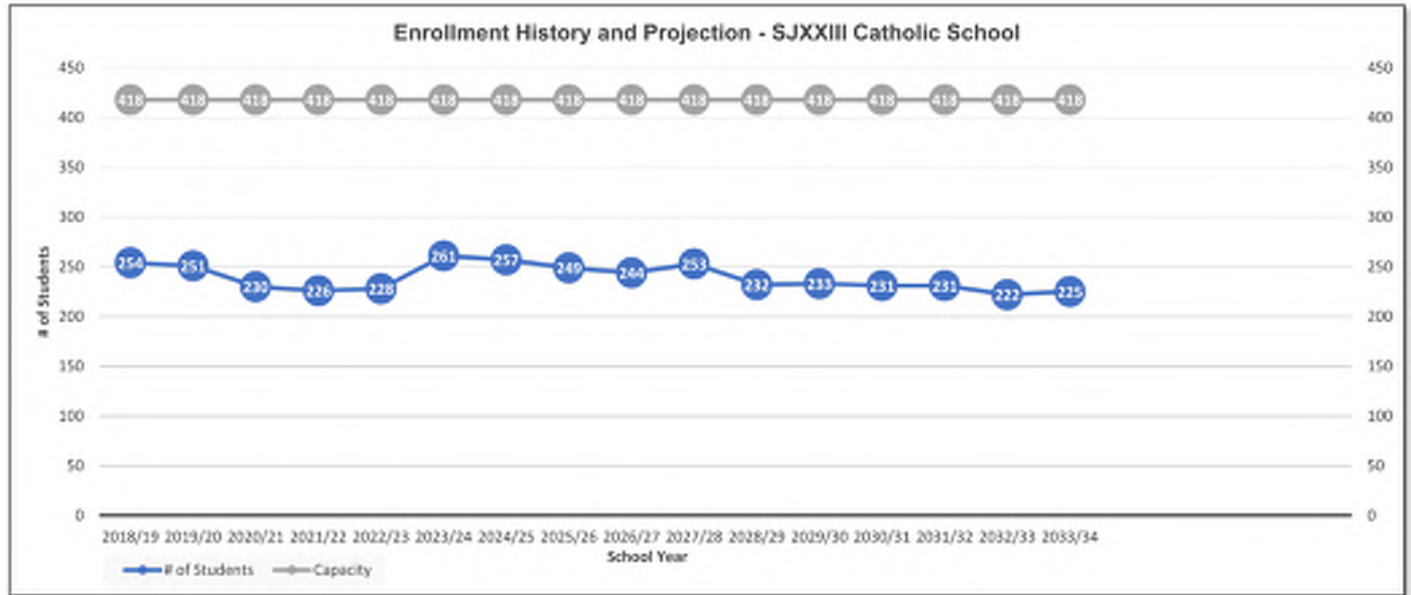
| # | Existing School (336 Capacity) | # | Provincial Guidelines (345 Capacity K-6 School) | VARIANCE | |
|----|----------------------------------------|----------------|----------------------------------------------------|----------------|----------------|
| | Instructional Space | | Instructional Space | | |
| | Total Area | | Total Area | | |
| 10 | Classrooms | 572.0 | 10 Classrooms @ 80m2 | 800.0 | (228.0) |
| 0 | Science Classrooms @ 120m2 | - | 0 Science Classrooms @ 120m2 | - | - |
| 2 | Science Classrooms @ 95m2 | 222.4 | 1 Science Classrooms @ 95m2 | 95.0 | 127.4 |
| 0 | Large Ancillary | - | 1 Large Ancillary @ 130m2 | 130.0 | (130.0) |
| 2 | Small Ancillary | 178.1 | 2 Small Ancillary @ 90m2 | 180.0 | (1.9) |
| 1 | Gymnasium | 500.2 | 1 Gymnasium | 430.0 | 70.2 |
| 0 | Gym Storage | 24.0 | 0 Gym Storage @ 10% Gym Size | 43.0 | (19.0) |
| 1 | Library | 121.0 | 1 Library | 140.0 | (19.0) |
| 0 | CTS | - | 0 CTS @ 142m2 | - | - |
| 1 | Info Services @ 115m2 | - | 0 Info Services @ 115m2 | - | - |
| | Subtotal: | 1,617.7 | Subtotal: | 1,818.0 | 27.7 |
| | Total Instructional | 1,617.7 | Total Instructional Area: | 1,818.0 | (200.3) |
| | Number of Instructional Spaces: | 17.0 | Number of Instructional Spaces: | 16.0 | 1.0 |
| | Non-Instructional Space | | Non-Instructional Space | | |
| | Total Area | | Total Area | | |
| | Admin & Staff Areas | 173.3 | Admin & Staff Areas | 227.0 | (53.7) |
| | Wrap & Collaboration Space | - | Wrap & Collaboration Space | 20.0 | (20.0) |
| | Mechanical & Meter | 60.0 | Mechanical & Meter | 108.0 | (48.0) |
| | Recycle Room | - | Recycle Room (LEED) | 11.0 | (11.0) |
| | Physical Education | 47.7 | Physical Education | 70.0 | (22.3) |
| | Circulation | 533.5 | Circulation | 455.0 | 78.5 |
| | Wall Area | 198.5 | Wall Area | 218.0 | (19.5) |
| | Storage Area | 83.0 | Storage Area | 64.0 | 19.0 |
| | Washroom Area | 53.3 | Washroom Area | 42.0 | 11.3 |
| | Accessible Washroom Facility | 12.0 | Accessible Washroom Facility | 12.0 | - |
| | Flexible Space | 46.6 | Flexible Space | 84.0 | (37.4) |
| | Wiring/Network | 15.7 | Wiring/Network | 30.0 | (14.3) |
| | Subtotal | 1,223.6 | Subtotal | 1,341.0 | (117.4) |
| | Total Non-Instructional | 1,223.6 | Total Non-Instructional | 1,341.0 | (117.4) |
| | Total Area | 2,841.2 | Total Area | 3,159.0 | (317.8) |
| | | | Area per Student | 8.44 | |

St. John XXIII Catholic School

- ^ **Location:** 9526 - 89 St., Fort Saskatchewan, AB
- ^ **Grade configuration:** K-4
- ^ **Year Constructed:** 1976 (additions / renovations in 1978, 1995, 2000, 2014, 2015, 2017, 2018)
- ^ **Instructional Area:** 1,450.55m²
- ^ **Floors:** 1
- ^ **Net Capacity:** 418 students
- ^ **Enrolment 2023 / 2024:** 258 students
- ^ **Utilization Percentage:** 62%
- ^ **Facility Condition Index (FCI):** 14 (good / 2018)



St. John XXIII Catholic School



Programming Comments:

- ^ Due to smaller classrooms sizes, even though the school has adequate instructional spaces, there is a deficiency of instructional area.

Area Comparison Chart

| # | Existing School (418 Capacity) | # | Provincial Guidelines (400 Capacity K-6 School) | VARIANCE |
|----|---------------------------------------------|----|----------------------------------------------------|----------------|
| | Instructional Space Total Area | | Instructional Space Total Area | |
| 16 | Classrooms 1,137.5 | 11 | Classrooms @ 80m2 880.0 | 257.5 |
| 0 | Science Classrooms @ 120m2 - | 0 | Science Classrooms @ 120m2 - | - |
| 1 | Science Classrooms @ 95m2 89.9 | 2 | Science Classrooms @ 95m2 190.0 | (100.1) |
| 0 | Large Ancillary - | 1 | Large Ancillary @ 130m2 130.0 | (130.0) |
| 1 | Small Ancillary 68.1 | 2 | Small Ancillary @ 90m2 180.0 | (111.9) |
| 1 | Gymnasium 433.5 | 1 | Gymnasium 430.0 | 3.4 |
| 0 | Gym Storage 107.2 | 1 | Gym Storage @ 10% Gym Size 43.0 | 64.2 |
| 1 | Library 177.4 | 1 | Library 160.0 | 17.4 |
| 0 | CTS - | 0 | CTS @ 142m2 - | - |
| 0 | Info Services @ 115m2 - | 0 | Info Services @ 115m2 - | - |
| | Subtotal: 2,013.6 | | Subtotal: 2,013.0 | (257.0) |
| | Total Instructional 2,013.6 | | Total Instructional Area: 2,013.0 | 0.6 |
| | Number of Instructional Spaces: 20.0 | | Number of Instructional Spaces: 19.0 | 1.0 |
| | Non-Instructional Space Total Area | | Non-Instructional Space Total Area | |
| | Admin & Staff Areas 226.0 | | Admin & Staff Areas 227.0 | (1.0) |
| | Wrap & Collaboration Space 20.0 | | Wrap & Collaboration Space 20.0 | - |
| | Mechanical & Meter 94.1 | | Mechanical & Meter 162.0 | (67.9) |
| | Recycle Room - | | Recycle Room (LEED) 11.0 | (11.0) |
| | Physical Education 67.0 | | Physical Education 70.0 | (3.0) |
| | Circulation 515.8 | | Circulation 503.0 | 12.8 |
| | Wall Area 278.2 | | Wall Area 242.0 | 36.2 |
| | Storage Area 108.8 | | Storage Area 70.0 | 38.8 |
| | Washroom Area 117.6 | | Washroom Area 48.0 | 69.6 |
| | Accessible Washroom Facility 12.0 | | Accessible Washroom Facility 12.0 | - |
| | Flexible Space 42.5 | | Flexible Space 96.0 | (53.5) |
| | Wiring/Network 7.5 | | Wiring/Network 30.0 | (22.5) |
| | Subtotal 1,489.5 | | Subtotal 1,491.0 | (1.5) |
| | Total Non-Instructional 1,489.5 | | Total Non-Instructional 1,491.0 | (1.5) |
| | Total Area 3,503.0 | | Total Area 3,504.0 | (1.0) |
| | | | Area per Student 8.3 | |

2.3 Functional Analysis (What is important?)

The Functional Analysis Phase determined the most important criterion to assess the various solutions decided by the Value Scoping Session participants. This identifies the important wants and needs for the students, the community, and the school division from a larger perspective of education delivery.

| Item # | Title | Description |
|--------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Existing System Upgrades | This option addresses existing building infrastructure and provides upgrades. |
| 2 | Improves Sustainability | Provides increased energy efficiency by upgrading mechanical systems and building envelope (insulation, windows, etc.). |
| 3 | Improves Supervision | Improves supervision within the schools. |
| 4 | Improves Site Safety | Improves supervision and safety on the site through improved traffic circulation. |
| 5 | Community Acceptance | Will the option have a positive reception by the community. |
| 6 | Support Students Learning | Provides spaces that contribute to mental health, positive mental space, spaces with natural light. |
| 7 | Maintain Community Presence | Maintain mature communities by retaining schools in these areas. |
| 8 | Improve Utilization Rates for Schools | Consolidation of schools or reduction in areas improves utilization, sustain student enrolment. |
| 9 | Programming Opportunities | Provides increased opportunities through larger student numbers. |
| 10 | Capacity of Schools at a Desirable Size | Keeping the school within a manageable size. |
| 11 | Best Value for Money | Best use of dollars to achieve the best outcome, minimize capital project requests, minimize construction costs. |
| 12 | Reduce Construction Disruption | Modernizations can disrupt schools more than a replacement school, does the option address minimizing disruptions. |
| 13 | Improve Functionality / Efficiency | Improves functionality of the building and site. |
| 14 | Meets Alberta Education Guidelines | Meets programming guidelines. New schools are able to meet the guidelines more closely. |
| 15 | Grade Reconfiguration Reduction of Operational Costs | Either through replacement of existing systems or replacement of building, maintenance costs are reduced. |
| 16 | Grade Reconfiguration | Retains separation of age groups, provides an environment that is suitable for all ages. |
| 17 | Aesthetics | Provides vibrant spaces that are in keeping with the existing school and community aesthetics and reflects the individual community. |
| 18 | Accessibility / Inclusiveness | Improves physical and social accessibility. |
| 19 | Expansion / Adaptable | Able to handle future expansion on site. |
| 20 | Walkable Communities | Works with the idea of a walkable community and reduces travel time. |
| 21 | Maintenance | Reduces maintenance spending. |
| 22 | Existing Site Issues | Addresses existing site issues. |
| 23 | Reduce Student Relocations | Relocations can disrupt students learning, does the option address minimizing these disruptions. |

2.4 Creativity Phase (Generating Ideas)

Once the criteria is developed, discussion took place through a brainstorming session where all ideas were tabled and discussed. The ideas were not evaluated immediately so that as many possibilities as possible could be brought up.

No pre-developed options were presented as the purpose of the session was to have the team members identify what are the important ideas to be addressed. The following suggested options were collaboratively chosen and explored by the Value Scoping Session participants.

| Option # | Title | Potential (yes/no) | Pros | Cons | Risks |
|----------|----------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Replace both schools with two K-4 schools at correct capacity. | Yes | <ul style="list-style-type: none"> - Two new replacement schools at the correct capacity. - Variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Addresses low utilization issue. - Lower operating and utility costs. - Infrastructure is already in place. | <ul style="list-style-type: none"> - Less opportunity for success in achieving funding. - Students will be displaced in both schools. - Difficult to coordinate decanting of students. - Larger student populations tend to be in new subdivision developments. - Smaller student populations limit the amount of possible programming. | <ul style="list-style-type: none"> - Not a feasible option as a request for two new schools would not be successful. |
| 2a | Replace both schools with one K-4 school on a new site. | Yes | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Attracts families from newly developed neighbourhoods. - Aligns with City's expansion plan with new neighbourhoods. - Convenient for parents driving their children. - Reduces disruption of students in existing schools. - Ageing infrastructure is replaced. - Site issues are addressed. - School is placed in new area with younger families. - Lower operating and utility costs. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with previous capital requests. - Larger student numbers allow for more programming. - Less operational costs by having one school instead of two. | <ul style="list-style-type: none"> - Moving from mature neighbourhoods. - Does not align with City's policy for mature neighbourhoods - Only one new site is currently "shovel-ready". - Lack of community acceptance for closing schools in mature neighbourhoods | <ul style="list-style-type: none"> - Only one new site is currently "shovel-ready" and the site may be assigned to Elk Island Public Schools. |
| 2b | Replace both schools with one combined K-4 school on St. John SJXXIII site | Yes | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. - Less operational costs by having one school instead of two | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - Additional land would need to be negotiated with the City prior to capital request. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Additional land would be required to accommodate a larger school and address existing site issues. - Smaller site may hinder future expansion. |

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|----|----------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2c | Replace both schools with one combined K-4 school on Our Lady of the Angels site | Yes | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Smaller site may hinder future expansion. |
| 3 | Replace three schools with a K-8 school on a new site | Yes | <ul style="list-style-type: none"> - More programming / spaces for specialized programs with student number increase. - Would reduce driving time for parents with multiple children. - Less operational and utility costs by having one school instead of three. - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - Attracts families from newly developed neighbourhoods. - Aligns with City's expansion plan with new neighbourhoods. - Reduces disruption of students in existing schools. - Ageing infrastructure is replaced. - Site issues are addressed. - School is placed in new area with younger families. | <ul style="list-style-type: none"> - Moving from mature neighbourhoods. - Does not align with City's policy for mature neighbourhoods - Only one new site is currently "shovel-ready". - Lack of community acceptance for closing schools in mature neighbourhoods. - Required capacity would be above 900 students which may not fall in line with small school values in the community. - Will not fit on any existing sites so a new site would be required. | <ul style="list-style-type: none"> - Only one new site is currently "shovel-ready" and the site may be assigned to Elk Island Public Schools. |
| 4 | Build a new combined K-8 school, retain St. John Paul II as a 5-8 | No | <ul style="list-style-type: none"> - More programming / spaces for specialized programs with student number increase. - Would reduce driving time for parents with multiple children. - Less operational costs by having one school instead of two. - Addresses low utilization issue. - Provides variety of instructional spaces. - Attracts families from newly developed neighbourhoods. - Aligns with City's expansion plan with new neighbourhoods. - Reduces disruption of students in existing schools. - Ageing infrastructure is replaced. - Site issues are addressed. - School is placed in new area with younger families. | <ul style="list-style-type: none"> - Enrolment numbers do not support doubling of grades 5-8 without a shift in program offerings that would increase enrolment. - Moving from mature neighbourhoods. - Does not align with City's policy for mature neighbourhoods - Only one new site is currently "shovel-ready". - Lack of community acceptance for closing schools in mature neighbourhoods. - Required capacity would be above 900 students which may not fall in line with small school values in the community. - Will not fit on any existing sites so a new site would be required. | <ul style="list-style-type: none"> - Only one new site is currently "shovel-ready" and the site may be assigned to Elk Island Public Schools. - Enrolment numbers do not support doubling of grades 5-8 without a shift in program offerings that would increase enrolment. |

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|---|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Modernize and expand St. John XXIII and demolish OLA | Yes | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. - Less operational costs by having one school instead of two | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. - The existing building systems need to be reviewed for modernization evaluation to compare cost with a replacement school. - Additional land would need to be negotiated with the City prior to capital request. - Modernization does not address all of the existing site issues. - Modernizations do not have as efficient use of space as new buildings do. - Phasing would be required unless students can be moved to OLA during the construction. | <ul style="list-style-type: none"> - Additional land would be required to accommodate a larger school and address existing site issues. - The cost of a modernization could exceed the threshold for a replacement school. |
| 6 | Modernize and expand Our Lady of the Angels and demolish STJ23 | No | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. - Less operational costs by having one school instead of two. - Location of the school is close to river valley for nature education. | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. - It has been previously determined that the cost of modernization would exceed the threshold for a replacement school. - Modernization does not address the existing site issues. - Modernizations do not have as efficient use of space as new buildings do. - Phasing would be required unless students can be moved to SJXXIII during the construction. | <ul style="list-style-type: none"> - It has been previously determined that the cost of modernization would exceed the threshold for a replacement school. - Modernization does not address the existing site issues. |
| 7 | If a new EIPS high school gets built on a new site, a new combined K-4 could be built on the existing site following demolition of the existing school | No | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. | <ul style="list-style-type: none"> - Depends on approval of EIPS capital request. - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Depends on approval of EIPS capital request. |

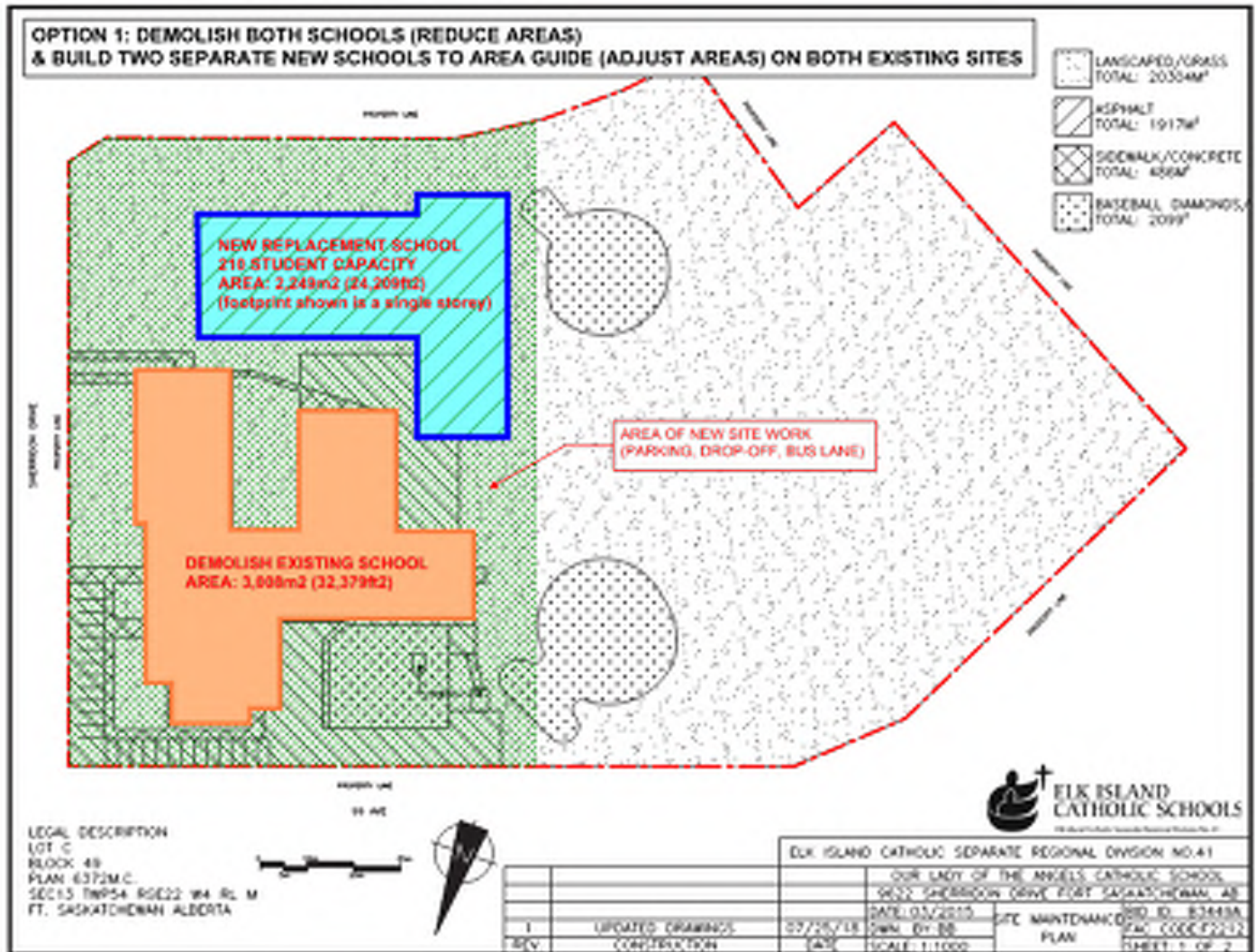
| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | Modernize and right size both existing schools | No | <ul style="list-style-type: none"> - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is upgraded. - Provides walkable communities in mature neighbourhoods. - Infrastructure is already in place. - Location of the school is close to river valley for nature education. | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Considerable decanting of students because modernizations would require reductions in area and would not be conducive to phasing during construction. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. - It has been previously determined that the cost of modernization would exceed the threshold for a replacement school. - Modernization does not address the existing site issues. - Modernizations do not have as efficient use of space as new buildings do. - Less opportunity for success in achieving funding. - Does not align with previous capital requests. | <ul style="list-style-type: none"> - Not a feasible option as a request for two modernizations would not be successful. - Modernization does not address the existing site issues. |
| 9 | Reconfigure grades in all 4 schools in the City to have K-6, 7-9, and 10-12. | Keep as Comparison | <ul style="list-style-type: none"> - Minimizes impact to schools. - Increases utilization in the two K-4 schools. - Aligns with City's policy for mature neighbourhoods. - Provides walkable communities in mature neighbourhoods. - Infrastructure is already in place. | <ul style="list-style-type: none"> - Does not address site issues and maintenance items in elementary schools. - Grade reconfigurations are required. - Decreases utilization rates at St. John Paul II and St. Andre Besette. | <ul style="list-style-type: none"> - Does not address site issues and maintenance items in K-4 schools. |
| 10 | Build a new combined K-6 school on a new site, demolish SJP11, and reconfigure St. Andre Besette as a 7-12. | Introduced on Second Day | <ul style="list-style-type: none"> - Increases utilization in all schools. - More programming / spaces for specialized programs with student number increase. - Less operational and utility costs by having two schools instead of four. - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - Ageing infrastructure is replaced. - Site issues are addressed. | <ul style="list-style-type: none"> - Grade reconfigurations are required. - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - Additional land would need to be negotiated with the City prior to capital request if school is built on SJXXIII site. - EICS will not have a school serving Grades K-6 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Two schools could feel utilization pressure if enrolments increase quickly. |

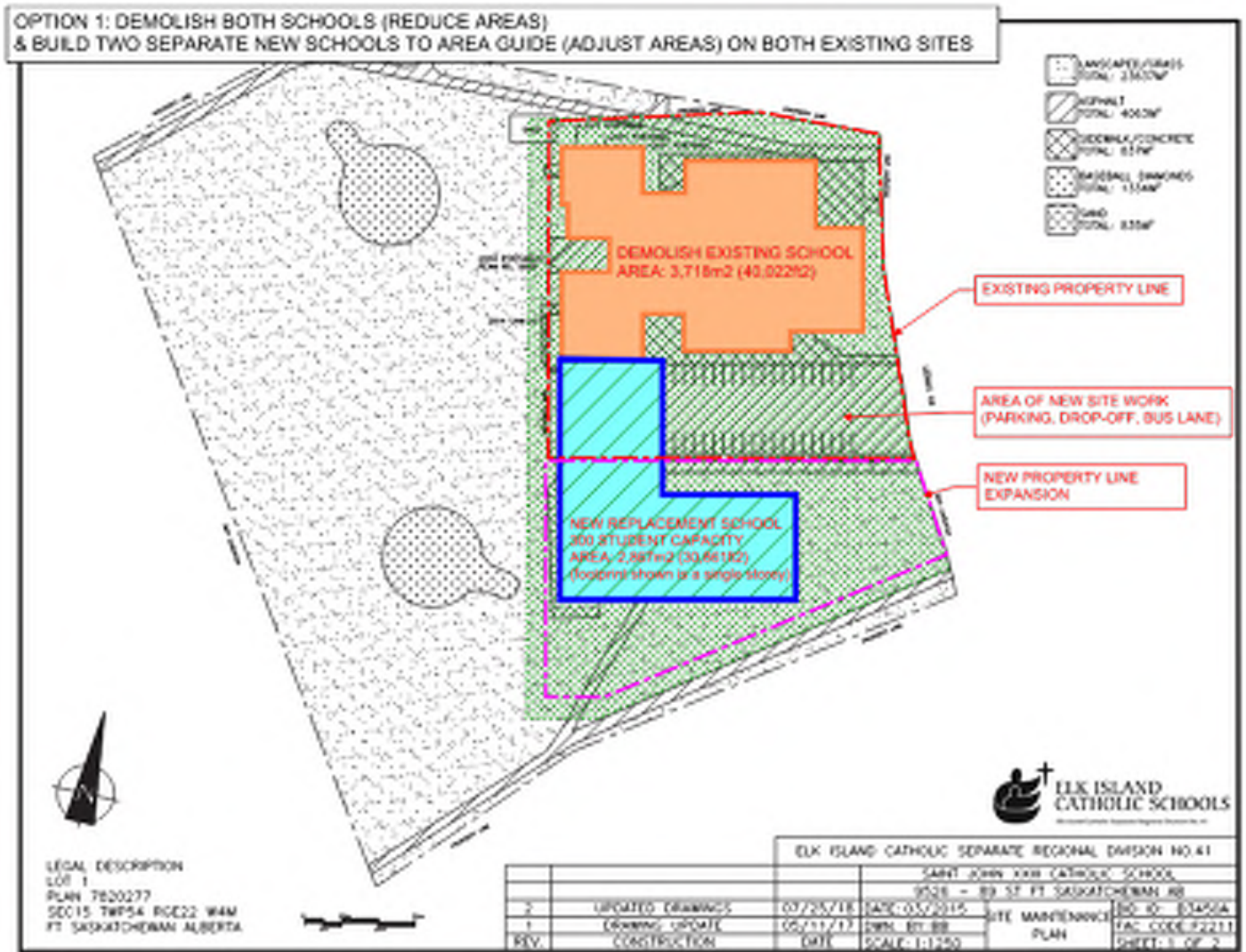
2.5 Development Phase

The Value Scoping Session participants agreed on the following options to be presented and discussed.

| Option # | Title | Pros | Cons | Risks |
|----------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Replace both schools with two K-4 schools at correct capacity. | <ul style="list-style-type: none"> - Two new replacement schools at the correct capacity. - Variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Addresses low utilization issue. - Lower operating and utility costs. - Infrastructure is already in place. | <ul style="list-style-type: none"> - Less opportunity for success in achieving funding. - Students will be displaced in both schools. - Difficult to coordinate decanting of students. - Larger student populations tend to be in new subdivision developments. - Smaller student populations limit the amount of possible programming. | <ul style="list-style-type: none"> - Not a feasible option as a request for two new schools would not be successful. |

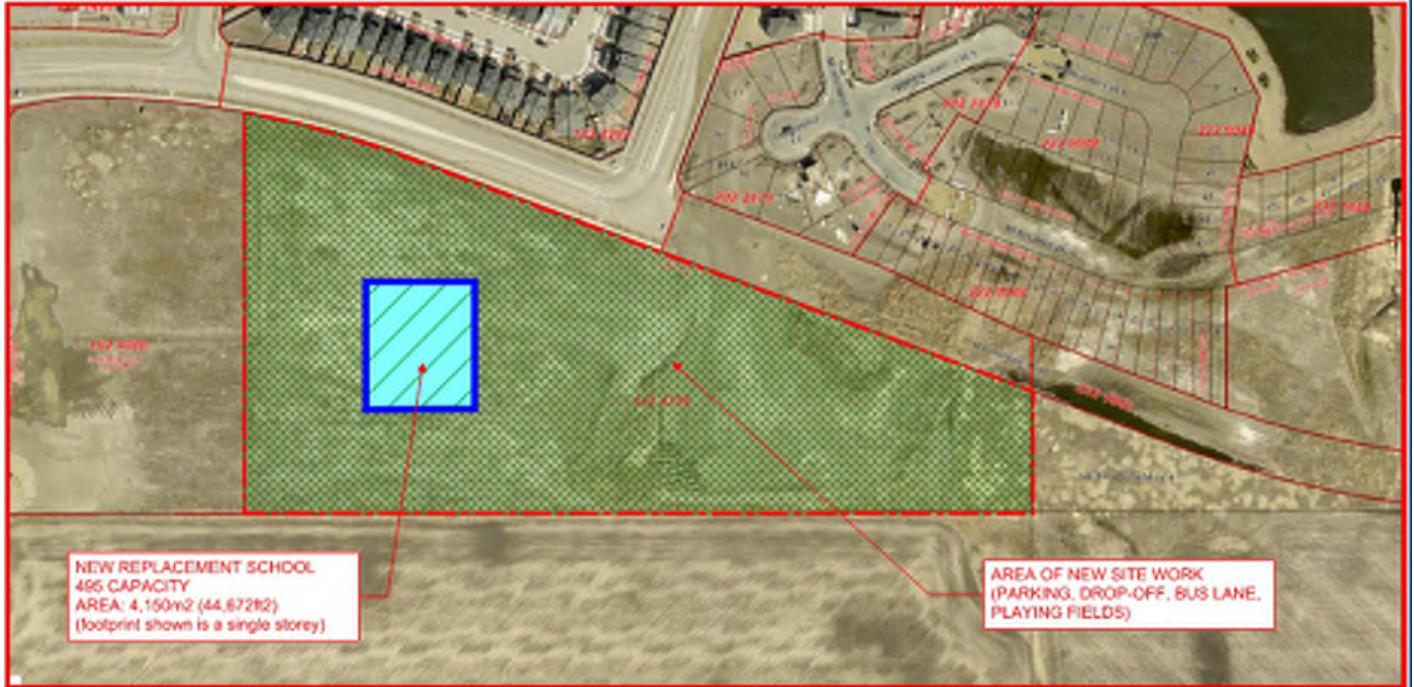
VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND CATHOLIC SCHOOLS - FORT SASKATCHEWAN SOLUTION - PREPARED BY START ARCHITECTURE MARCH 2024



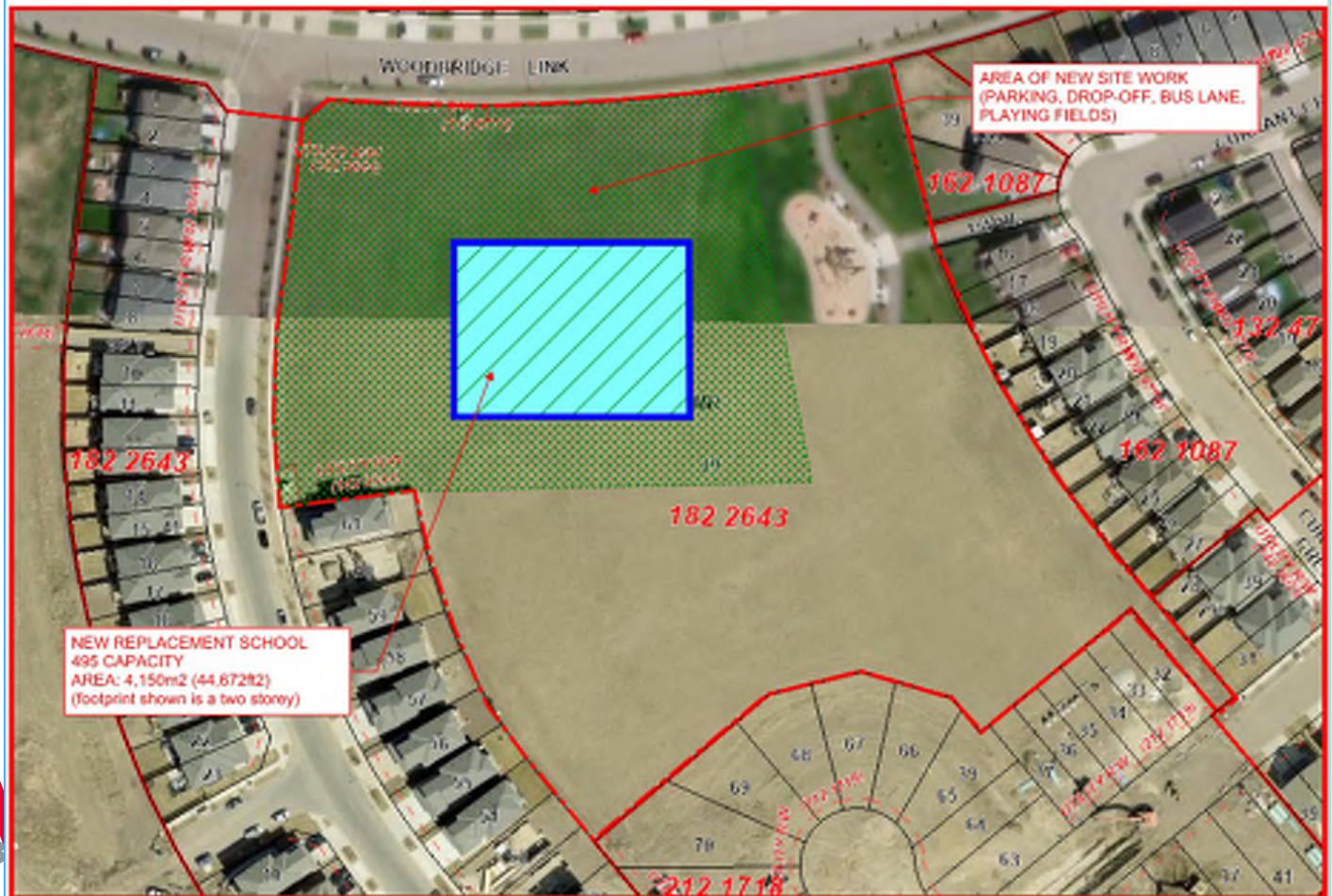


| Option # | Title | Pros | Cons | Risks |
|----------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2a | Replace both schools with one K-4 school on a new site. | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Attracts families from newly developed neighbourhoods. - Aligns with City's expansion plan with new neighbourhoods. - Convenient for parents driving their children. - Reduces disruption of students in existing schools. - Ageing infrastructure is replaced. - Site issues are addressed. - School is placed in new area with younger families. - Lower operating and utility costs. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with previous capital requests. - Larger student numbers allow for more programming. - Less operational costs by having one school instead of two. | <ul style="list-style-type: none"> - Moving from mature neighbourhoods. - Does not align with City's policy for mature neighbourhoods - Only one new site is currently "shovel-ready". - Lack of community acceptance for closing schools in mature neighbourhoods | <ul style="list-style-type: none"> - Only one new site is currently "shovel-ready" and the site may be assigned to Elk Island Public Schools. |

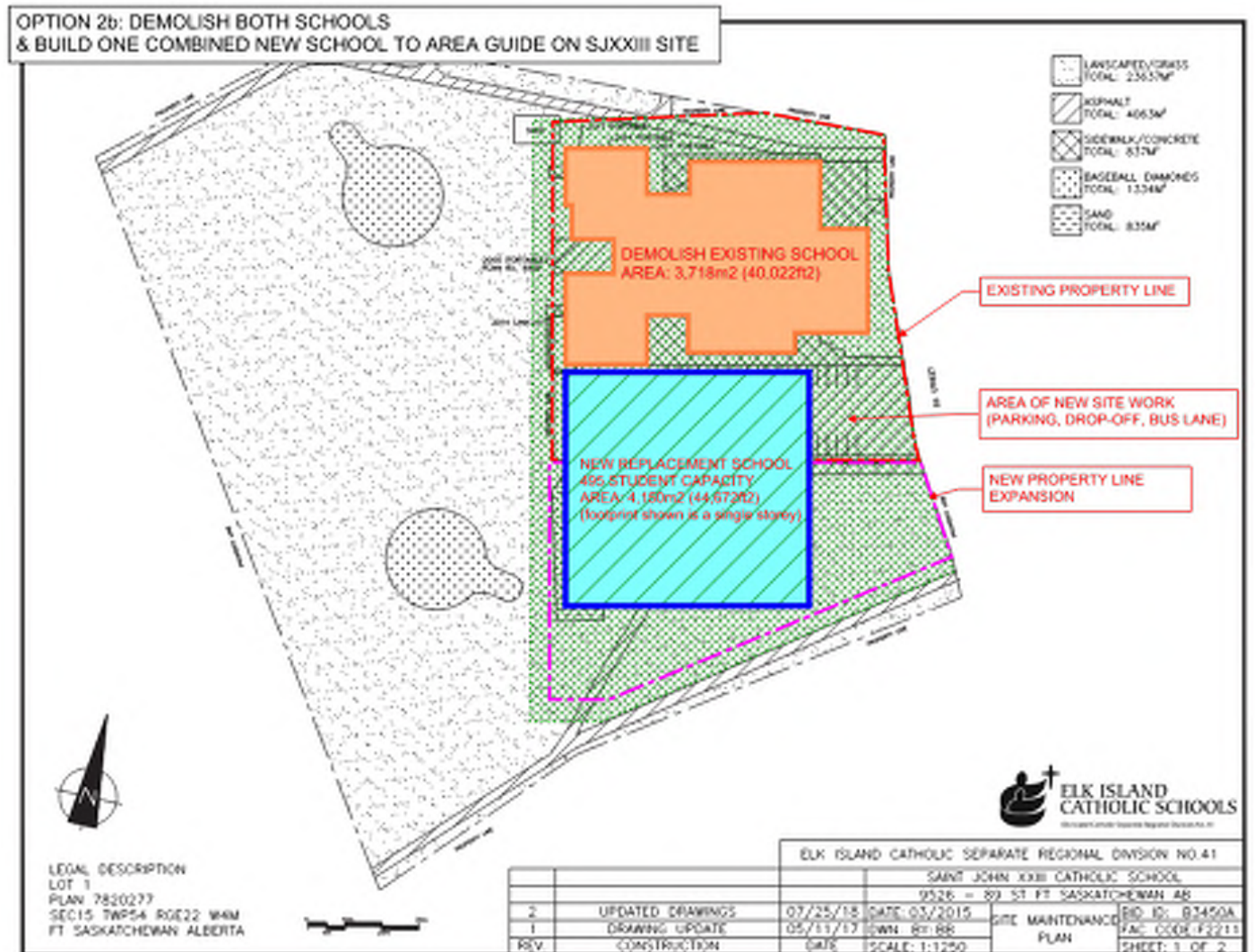
OPTION 2a: REPLACE BOTH SCHOOLS WITH A SINGLE K-4 SCHOOL ON A NEW SITE - SOUTHFORT RIDGE-MEADOWS



OPTION 2a: REPLACE BOTH SCHOOLS WITH A SINGLE K-4 SCHOOL ON A NEW SITE - FOREST RIDGE SITE

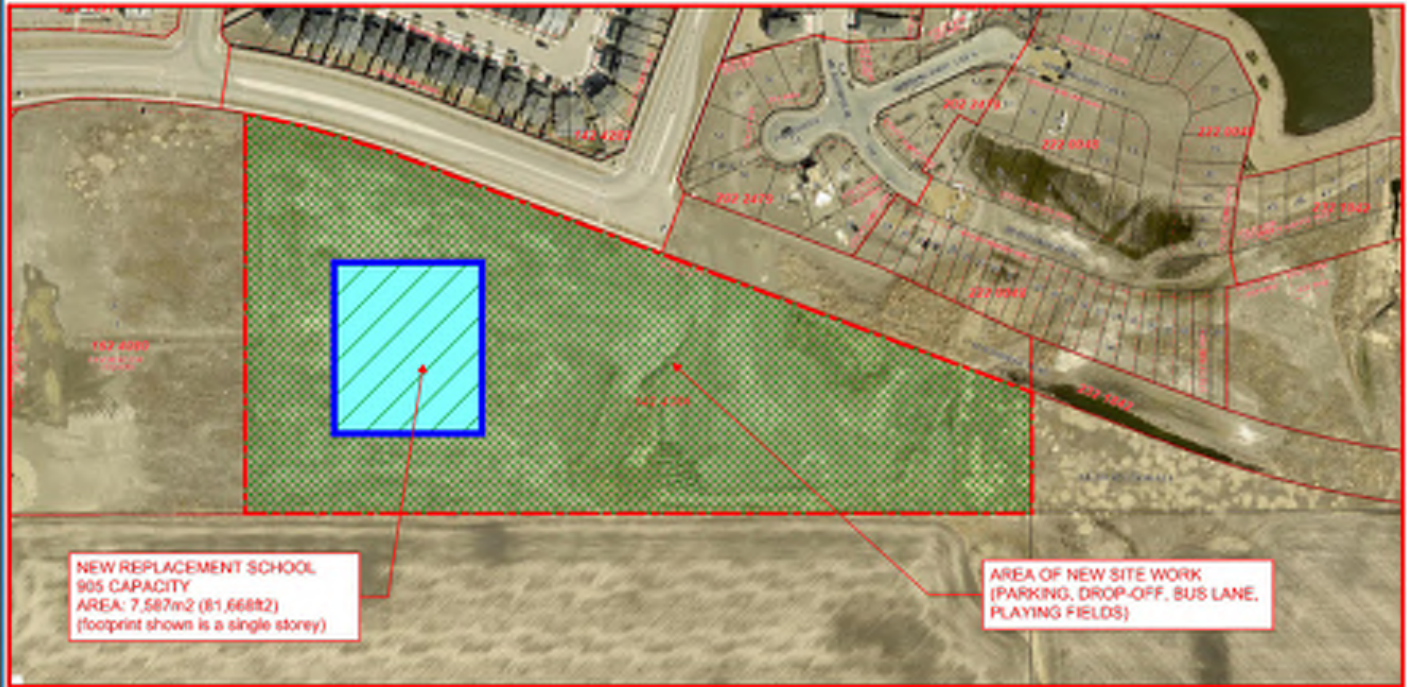


| Option # | Title | Pros | Cons | Risks |
|----------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2b | Replace both schools with one combined K-4 school on St. John SJXXIII site | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Site issues are addressed. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. - Less operational costs by having one school instead of two | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - Additional land would need to be negotiated with the City prior to capital request. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Additional land would be required to accommodate a larger school and address existing site issues. - Smaller site may hinder future expansion. |

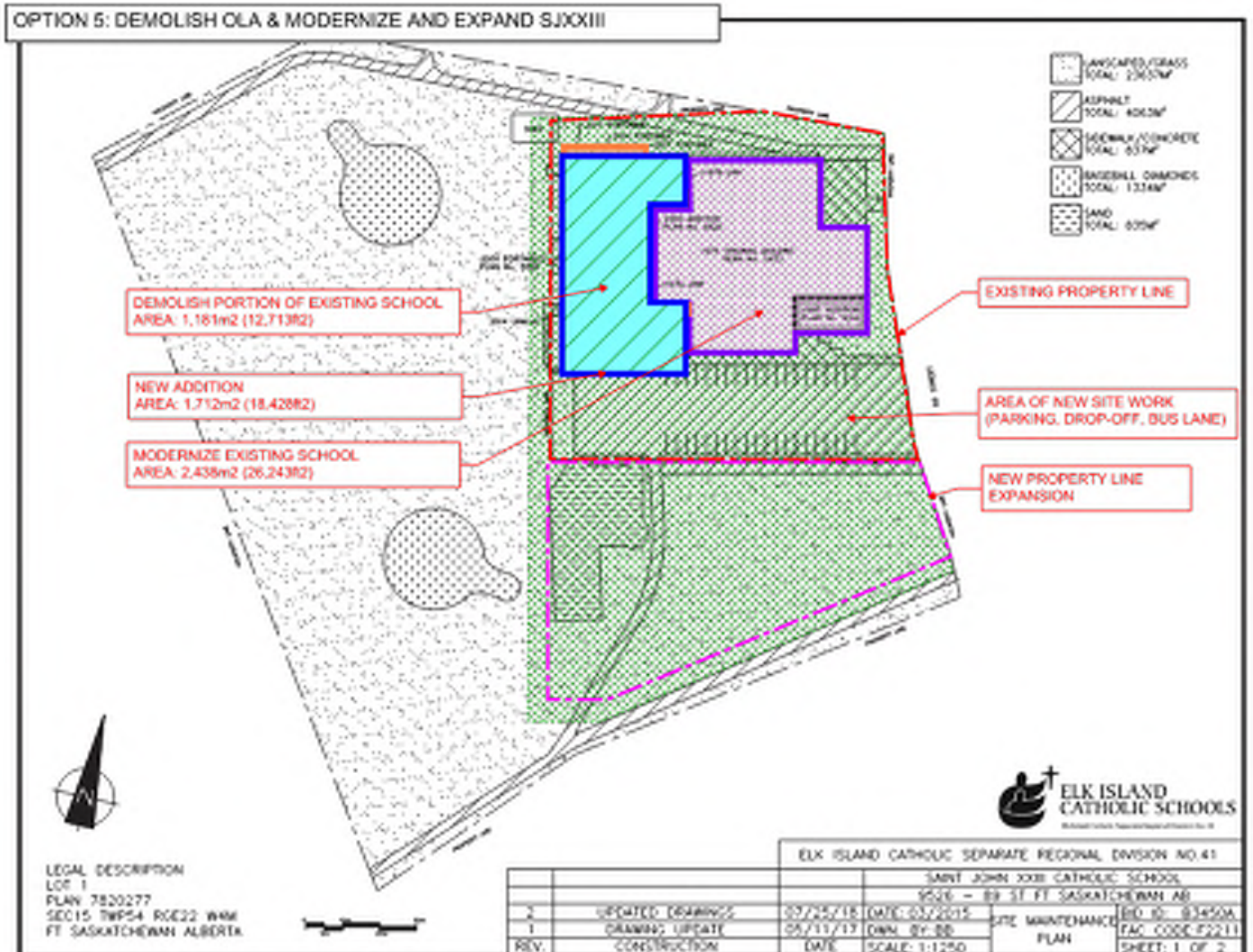


| Option # | Title | Pros | Cons | Risks |
|----------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Replace three schools with a K-8 school on a new site | <ul style="list-style-type: none"> - More programming / spaces for specialized programs with student number increase. - Would reduce driving time for parents with multiple children. - Less operational and utility costs by having one school instead of three. - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - Attracts families from newly developed neighbourhoods. - Aligns with City's expansion plan with new neighbourhoods. - Reduces disruption of students in existing schools. - Ageing infrastructure is replaced. - Site issues are addressed. - School is placed in new area with younger families. | <ul style="list-style-type: none"> - Moving from mature neighbourhoods. - Does not align with City's policy for mature neighbourhoods - Only one new site is currently "shovel-ready". - Lack of community acceptance for closing schools in mature neighbourhoods. - Required capacity would be above 900 students which may not fall in line with small school values in the community. - Will not fit on any existing sites so a new site would be required. | <ul style="list-style-type: none"> - Only one new site is currently "shovel-ready" and the site may be assigned to Elk Island Public Schools. |

OPTION 3a: REPLACE OLA, SJXXIII, AND ST. JOHN PAUL II WITH ONE NEW K-8 SCHOOL ON A NEW SITE - SOUTHFORT RIDGE-MEADOWS SITE

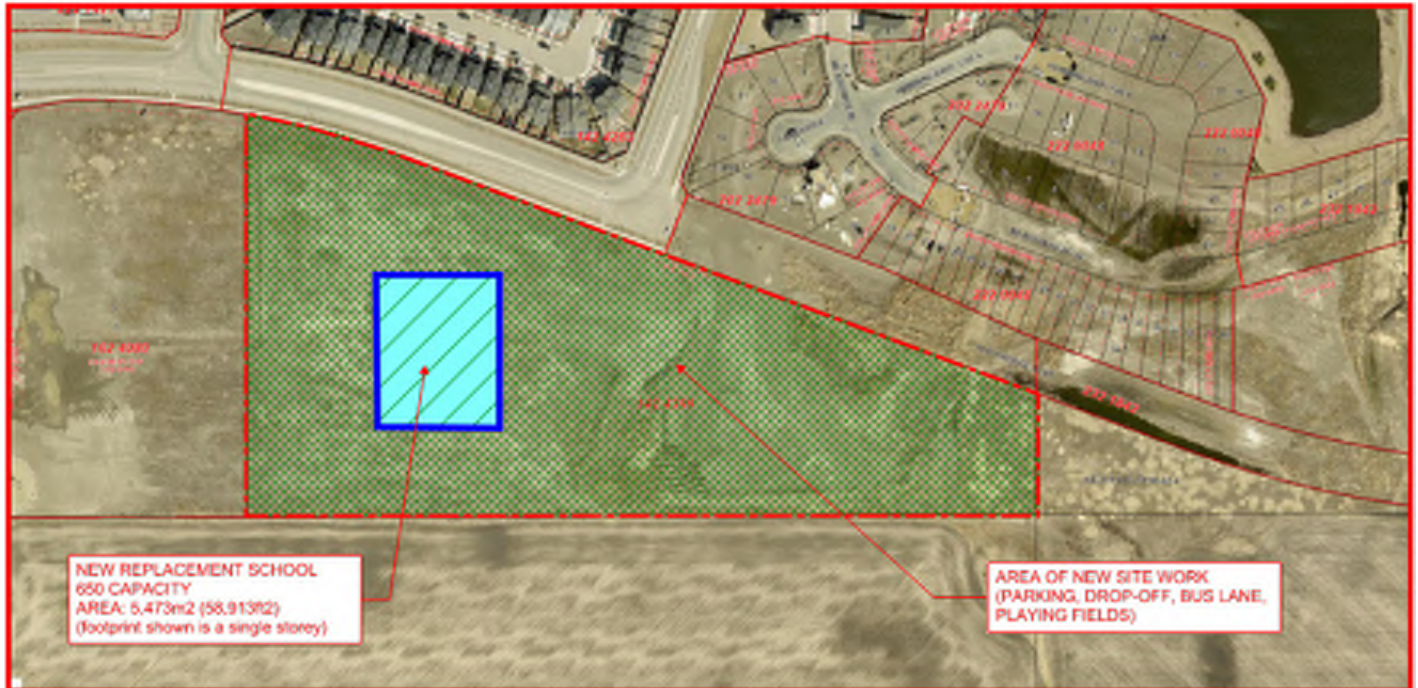


| Option # | Title | Pros | Cons | Risks |
|----------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Modernize and expand St. John XXIII and demolish OLA | <ul style="list-style-type: none"> - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - No grade reconfigurations required. - Aligns with City's policy for mature neighbourhoods. - Ageing infrastructure is replaced. - Provides walkable communities in mature neighbourhoods. - Lower operating and utility costs. - Existing site provides site readiness. - Aligns with previous capital requests. - Infrastructure is already in place. - Less operational costs by having one school instead of two | <ul style="list-style-type: none"> - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - EICS will not have a school serving Grades K-8 in the newer residential developments for a long time. - The existing building systems need to be reviewed for modernization evaluation to compare cost with a replacement school. - Additional land would need to be negotiated with the City prior to capital request. - Modernization does not address all of the existing site issues. - Modernizations do not have as efficient use of space as new buildings do. - Phasing would be required unless students can be moved to OLA during the construction. | <ul style="list-style-type: none"> - Additional land would be required to accommodate a larger school and address existing site issues. - The cost of a modernization could exceed the threshold for a replacement school. |

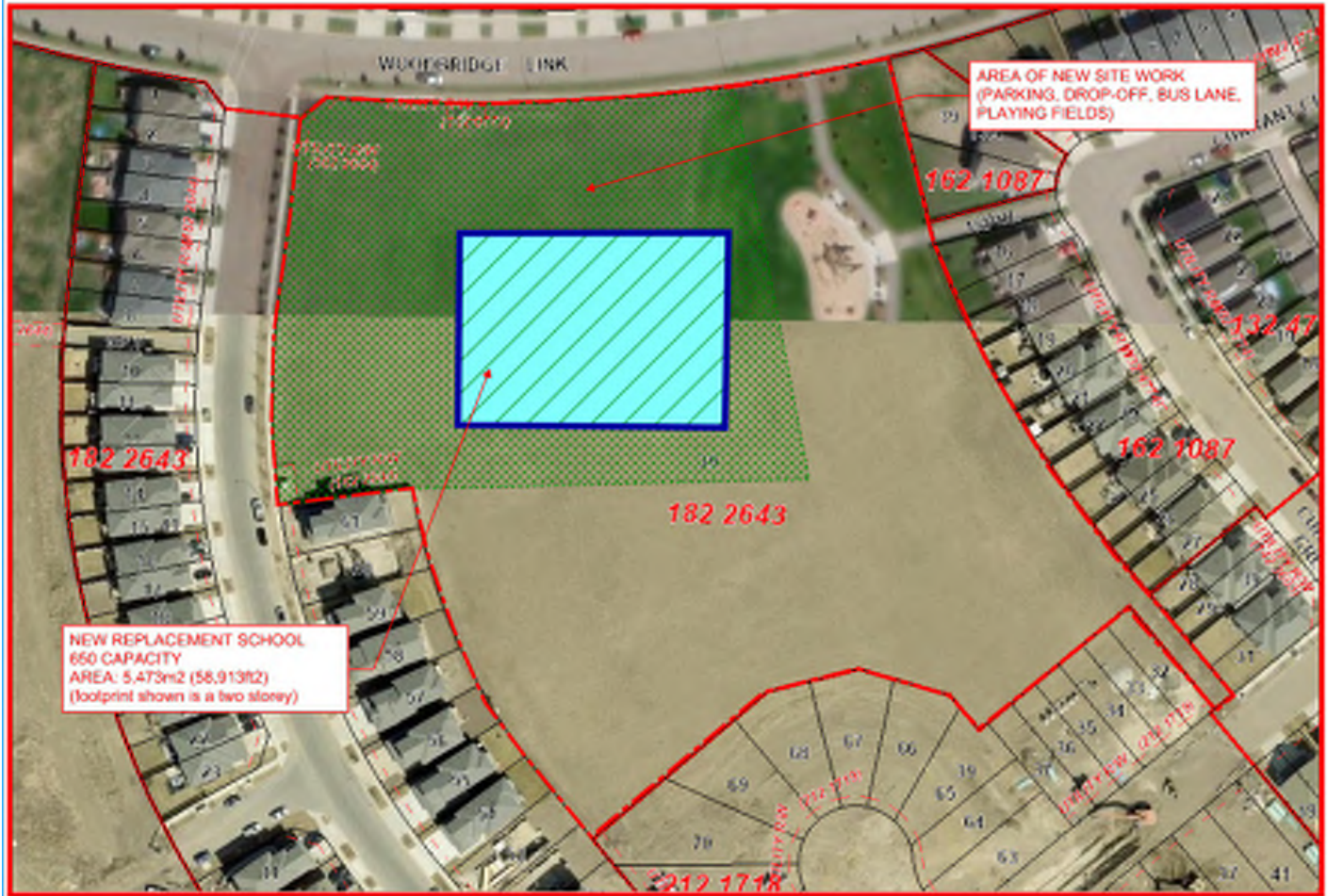


| Option # | Title | Pros | Cons | Risks |
|----------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 10 | Build a new combined K-6 school on a new site, demolish SJP11, and reconfigure St. Andre Bessette as a 7-12. | <ul style="list-style-type: none"> - Increases utilization in all schools. - More programming / spaces for specialized programs with student number increase. - Less operational and utility costs by having two schools instead of four. - Reduces funding pressure with only one capital request to address enrolment issues. - Addresses low utilization issue. - Provides variety of instructional spaces. - Ageing infrastructure is replaced. - Site issues are addressed. | <ul style="list-style-type: none"> - Grade reconfigurations are required. - Longer transportation time for students not living in the school neighbourhood. - Does not align with City's expansion policy. - Difficult to coordinate decanting of students. - Additional land would need to be negotiated with the City prior to capital request if school is built on SJXXIII site. - EICS will not have a school serving Grades K-6 in the newer residential developments for a long time. | <ul style="list-style-type: none"> - Two schools could feel utilization pressure if enrolments increase quickly. |

OPTION 10: BUILD A COMBINED K-6 ON A NEW SITE, DEMOLISH SJP11, AND RECONFIGURE SAB AS A 7-12 with 4 new modular classroom units - SOUTHFORT RIDGE-MEADOWS SITE



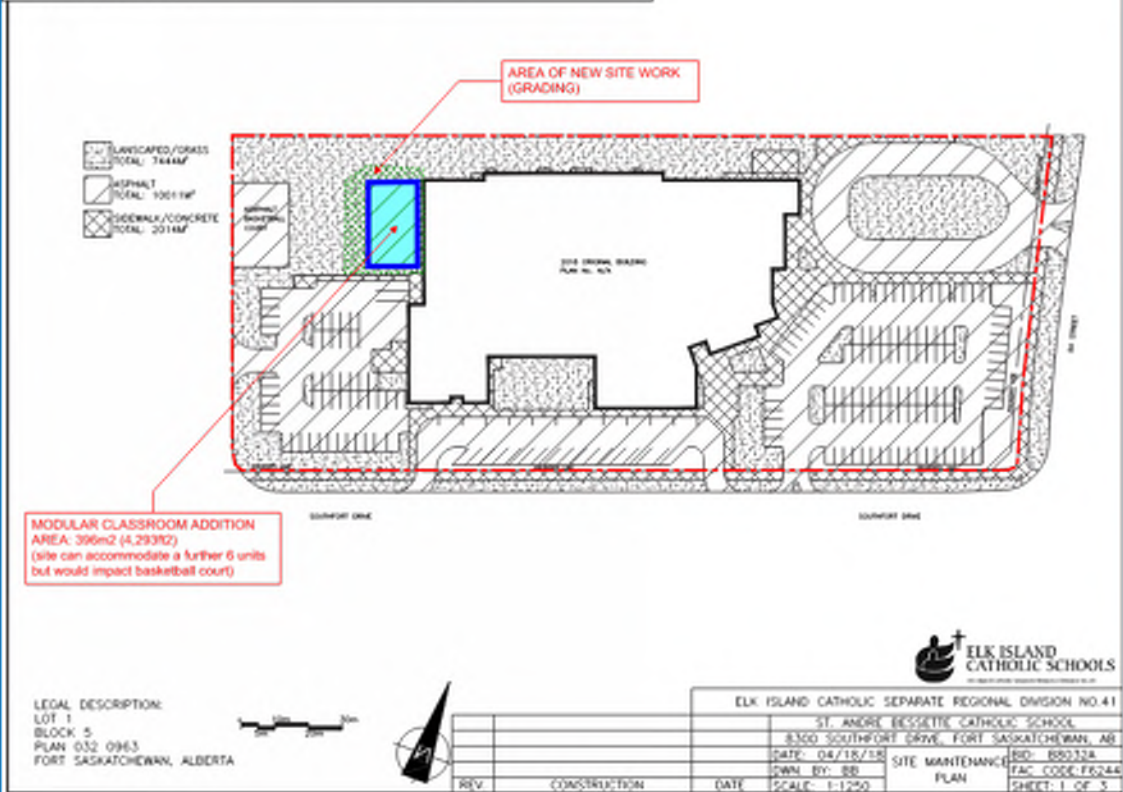
OPTION 10: BUILD A COMBINED K-6 ON A NEW SITE, DEMOLISH SJP11, AND RECONFIGURE SAB AS A 7-12 with 4 new modular classroom units - FOREST RIDGE SITE



NEW REPLACEMENT SCHOOL
 650 CAPACITY
 AREA: 5.473m² (58,913ft²)
 (footprint shown is a two storey)

AREA OF NEW SITE WORK
 (PARKING, DROP-OFF, BUS LANE, PLAYING FIELDS)

OPTION 10: BUILD A COMBINED K-6 ON A NEW SITE, DEMOLISH SJP11, AND RECONFIGURE SAB AS A 7-12 with 4 new modular classroom units - FOREST RIDGE SITE



MODULAR CLASSROOM ADDITION
 AREA: 396m² (4,293ft²)
 (site can accommodate a further 6 units but would impact basketball court)

AREA OF NEW SITE WORK (GRADING)

LEGAL DESCRIPTION:
 LOT 1
 BLOCK 5
 PLAN 032 0963
 FORT SASKATCHEWAN, ALBERTA



| | | | |
|------------------------------------------------------|---------------------|------------------------------------|---------------|
| ELK ISLAND CATHOLIC SEPARATE REGIONAL DIVISION NO.41 | | ST. ANORE BESSETTE CATHOLIC SCHOOL | |
| 8300 SOUTHFOOT DRIVE, FORT SASKATCHEWAN, AB | | RSD: RSD322A | |
| DATE: 04/18/18 | OWN: BY: SB | SITE MAINTENANCE PLAN | |
| REV: _____ | CONSTRUCTION: _____ | DATE: _____ | SCALE: 1:1250 |
| | | SHEET: 1 OF 3 | |



2.6 Evaluation Phase

Using the criterion decided upon during the Functional Analysis Phase, participants were provided with an Evaluation Form to fill out post Value Scoping Session. Individuals were asked to rank each criteria with a yes, maybe or no for each option. The summaries and findings of the final options (consensus and individual's rankings) are outlined below.

Consensus Evaluation Sheet Summary

LEGEND

| |
|--------------------------------------------------|
| Option Addresses the Evaluation Criteria: |
| y = yes |
| m = maybe |
| n = no |

Evaluation Criteria

| Option | Description | Existing System Upgrades | Improves Sustainability | Improves Supervision | Improves Site Safety | Community Acceptance | Support Students Learning | Maintain Community Presence | Improve Utilization Rates for Schools | Programming Opportunities | Capacity of Schools at a Desirable Size | Best Value for Money | Reduce Construction Disruption | Improve Functionality/ Efficiency | Meets Alberta Education Guidelines | Reduction of Operational Costs | Grade Reconfiguration | Aesthetics | Accessibility / Inclusiveness | Expansion / Adaptable | Walkable Communities | Maintenance | Existing Site Issues | Reduce Student Relocations | Totals |
|--------|-------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------|----------------------|----------------------|----------------------|---------------------------|-----------------------------|---------------------------------------|---------------------------|-----------------------------------------|----------------------|--------------------------------|-----------------------------------|------------------------------------|--------------------------------|-----------------------|------------|-------------------------------|-----------------------|----------------------|-------------|----------------------|----------------------------|--------|
| 1 | Option 1 - Replace both schools with two K-4 schools at correct capacity | y | y | y | y | y | y | y | y | y | y | n | m | m | y | n | n | m | m | m | m | y | y | m | 13 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 7 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 3 |
| 2 | Option 2a - Replace both schools with one K-4 school on a new site | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | n | y | y | y | y | y | n | y | 21 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 2 |
| 3 | Option 2b - Replace both schools with one combined K-4 school on St. John XXIII site | y | y | y | y | m | y | y | y | y | y | n | n | y | y | y | n | y | m | n | n | y | m | n | 14 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 3 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 6 |
| 4 | Option 2c - Replace both schools with one combined K-4 school on Our Lady of the Angels site | y | y | y | y | y | y | y | y | y | y | y | n | y | y | y | n | y | y | y | y | n | y | n | 19 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 4 |
| 5 | Option 3 - Replace three schools with a K-8 school on a new site | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | y | m | y | n | 21 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| 6 | Option 5 - Modernize and expand St. John XXIII and demolish OLA | y | y | y | m | m | y | y | y | y | y | n | m | m | m | y | n | y | m | n | y | m | n | n | 11 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 7 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 5 |
| 7 | Option 9 - Reconfigure grades in all 4 schools in the City to have K-6, 7-9, and 10-12 | n | y | n | n | m | m | y | y | m | y | m | y | m | m | m | n | n | m | m | m | m | y | y | 7 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 11 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 5 |
| 8 | Option 10 - Build a new combined K-6 school on a new site, demolish SJP11, and reconfigure St. Andre Bessette as a 7-12 | | | | | n | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 |

Individual Evaluation Sheet Summary

EICS Value Scoping - Individual Evaluation Sheet Summary

LEGEND

| |
|-------------------------------------------|
| Option Addresses the Evaluation Criteria: |
| y = yes |
| m = maybe |
| n = no |
| nr = non-response |

Evaluation Criteria

| Option | Description | Existing System Upgrades | Improves Sustainability | Improves Supervision | Improves Site Safety | Community Acceptance | Support Students Learning | Maintain Community Presence | Improve Utilization Rates for Schools | Programming Opportunities | Capacity of Schools at a Desirable Size | Best Value for Money | Reduce Construction Disruption | Improve Functionality/Efficiency | Meets Alberta Education Guidelines | Reduction of Operational Costs | Grade Reconfiguration | Aesthetics | Accessibility/Inclusiveness | Expansion/Adaptable | Viable Communities | Maintenance | Existing Site Issues | Reduce Student Relocations | Total Responses | Number of Respondents | |
|--------|-------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------|----------------------|----------------------|----------------------|---------------------------|-----------------------------|---------------------------------------|---------------------------|-----------------------------------------|----------------------|--------------------------------|----------------------------------|------------------------------------|--------------------------------|-----------------------|------------|-----------------------------|---------------------|--------------------|-------------|----------------------|----------------------------|-----------------|-----------------------|----|
| 1 | Option 1 - Replace both schools with two K-4 schools at correct capacity | 4 | 3 | 3 | 2 | 3 | 2 | 4 | 3 | 1 | 3 | | 1 | 1 | 2 | | | | 1 | 1 | 1 | 1 | 3 | 2 | 1 | 42 | 16 |
| | | | 1 | 1 | | 1 | 1 | | | | 2 | | | 1 | | | | | 1 | 1 | 1 | 1 | | | | 11 | |
| | | | | | | 1 | | | | | | | 2 | 1 | | | | 2 | 2 | | | | | | 1 | 9 | |
| 2 | Option 2a - Replace both schools with one K-4 school on a new site | 6 | 8 | 9 | 8 | 4 | 8 | 4 | 8 | 8 | 9 | 7 | 8 | 6 | 8 | 7 | 2 | 7 | 7 | 7 | 7 | 7 | 5 | 2 | 6 | 151 | 16 |
| | | | | | | 2 | 1 | 1 | | 1 | | | | | | | | 1 | 1 | | 1 | | | 1 | 9 | | |
| | | 2 | | | | | | 2 | | | | | | | | | 4 | | | 1 | | | 5 | | 14 | | |
| 3 | Option 2b - Replace both schools with one combined K-4 school on St. John XXIII site | 5 | 5 | 4 | 2 | 2 | 4 | 3 | 4 | 4 | 4 | 1 | | 3 | 3 | 3 | | 2 | | | 1 | 3 | 1 | 1 | 55 | 16 | |
| | | | | | 1 | 2 | | | | | | 1 | | | | | | | 1 | | | | | 1 | 6 | | |
| | | | | | 1 | | | | | | | 2 | 3 | | | | 2 | 1 | 1 | 3 | 3 | | | 1 | 2 | | 19 |
| 4 | Option 2c - Replace both schools with one combined K-4 school on Our Lady of the Angels site | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | | 19 | 16 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | 1 | | | | | | | | | 1 | | 1 | 4 | | |
| 5 | Option 3 - Replace three schools with a K-8 school on a new site | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | 21 | 16 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | 1 |
| 6 | Option 5 - Modernize and expand St. John XXIII and demolish OLA | 1 | 1 | 1 | | | 1 | 1 | 1 | 1 | 1 | | | | | 1 | | | | | 1 | | | | 11 | 16 | |
| | | | | | 1 | 1 | | | | | | | | 1 | 1 | 1 | | | | 1 | | | 1 | | 7 | | |
| | | | | | | | | | | | | 1 | | | | | | 1 | | | | | | 1 | 1 | | 5 |
| 7 | Option 9 - Reconfigure grades in all 4 schools in the City to have K-6, 7-9, and 10-12 | | 1 | | | | 1 | 1 | | 1 | | | 1 | | | | | | | | | | 1 | 1 | 7 | 16 | |
| | | | | | | 1 | 1 | | | 1 | | 1 | | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | | 11 | | |
| | | 1 | | 1 | 1 | | | | | | | | | | | | 1 | 1 | | | | | | | 5 | | |
| 8 | Option 10 - Build a new combined K-6 school on a new site, demolish SJPII, and reconfigure St. Andre Bessette as a 7-12 | | | | | | | | | | | | | | | | | | | | | | | | 0 | 16 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | 0 | | |
| | | | | | | 1 | | | | | | | | | | | | | | | | | | | 1 | | |

Option 1 - Replace Both Schools with Two K-4 Schools at Correct Capacity

Participant Feedback:

^ Likes:

- ^ Meets needs of capacity and there is the benefit of a small school.
- ^ Neighbourhood feel / access to river valley
- ^ Walkable for families
- ^ Aging infrastructure is replaced
- ^ We would continue to stay in our own communities
- ^ Two new schools would be a dream for our community

^ Dislikes:

- ^ Disruption to both schools + unlikelihood of approval.
- ^ South kids have to bus
- ^ Would not get approved for funding
- ^ Not going to get approved, too big of an ask.
- ^ Not feasible
- ^ Less options to get funding because of two schools
- ^ We don't have the student numbers to fill capacity of each school
- ^ 2 new schools is not really feasible, plus students all moved out of the mature parts of the city.
- ^ You would have to move kids around, option 2a the students don't need to move.
- ^ Ideal, but not likely to be granted.

Option 2a - Replace Both Schools with One K-4 School on a New Site

Participant Feedback:

^ Likes:

- ^ Attracts new students 450 – 500 students a good size...
- ^ Placing a school in the newer neighbourhood
- ^ No maintenance for @ least 5 yrs
- ^ Lower operating & facility costs
- ^ Two schools down to one
- ^ We only need one school for amount of students and new area
- ^ More programs included

- ^ I like the Forest Ridge location and that all of our K-4 students and staff would be together to be able to offer great programs. This also would allow for a school to be built without displacing students.
- ^ New build attracts students
- ^ I like this as it seems to be the best for the students & for being approved.
- ^ Walkable community, less bussing
- ^ Low maintenance costs for first 5 years
- ^ Dislikes:
 - ^ Lost connection to older part of Fort Sask, esp Forest Ridge location.
 - ^ Taking school away fr mature neighbourhood
 - ^ Limited because Westpark is full + expansion is to the south so kids would be bussing.
 - ^ Site needs to be shovel ready
 - ^ Elk Island Public could get funding for the site before EICS
 - ^ There is a lot of land on one of the sites
 - ^ Community view of closing 2 schools

Option 2b - Replace Both Schools with One Combined K-4 School on St. John XXIII Site

Participant Feedback:

- ^ Likes:
 - ^ Lower operational costs
 - ^ Replaces to schools and get larger school and numbers
 - ^ It's a beautiful area in a mature neighbourhood.
- ^ Dislikes:
 - ^ Concerned about frontage + access
 - ^ Bussing / parking issue would arise
 - ^ Construction around kids
 - ^ Still have accessibility issues
 - ^ Not cost effective
 - ^ Too congested
 - ^ Site is too tight, site circulation
 - ^ Need addition land request from the city
 - ^ Site is small
 - ^ We need to get more land from the city
 - ^ The area is a construction site for almost the entire time the students are at the school
 - ^ The space is too small
 - ^ Accessibility & no presence in new community

Option 2c - Replace Both Schools with One Combined K-4 School on Our Lady of the Angels Site

Participant Feedback:

^ Likes:

- ^ Centrally located.
- ^ Site is a good size
- ^ The school will be in the downtown community, close to the river valley and OLA catholic church
- ^ The school board owns all of the land.
- ^ If negotiated to go across the street w/ land swap it'd be close to new downtown developments & maintain older neighbourhoods

^ Dislikes:

- ^ Slightly better than 2b... but still concern about waning population
- ^ Make land deals.
- ^ Bigger size
- ^ Access to downtown services
- ^ Site circulation still an issue
- ^ The students from new areas still need to be bussed.
- ^ Same as above (2b) The existing roads / lights would not be able to handle the increased traffic volume.
- ^ Possible and would be my second choice
- ^ Movement of students would be painful.
- ^ Interesting concept but does it resolve our enrolment issues?
- ^ Site is so bad that we need a land swap with the city

Option 3 - Replace Three Schools with a K-8 School on a New Site

Participant Feedback:

^ Likes:

- ^ Replaces 3 older schools
- ^ More CTS spaces for the kids
- ^ Brand new school where families can be together
- ^ Improves operational costs.

- ^ Dislikes:
 - ^ Nope. Too large.
 - ^ Resistance from community
 - ^ Doesn't align with plan
 - ^ Down 2 catholic schools
 - ^ Not feasible
 - ^ Competing with EIPS for land
 - ^ Site needs to be shovel ready
 - ^ The school would be too big. Don't like going from 4 schools to 2.
 - ^ Three schools need to be demoed and a large school with too many students
 - ^ JP2 still has time before it needs change.
 - ^ Closing 3 schools
 - ^ Complicated request – raise flags with AI

Option 5 - Modernize and Expand St. John XXIII and Demolish OLA

Participant Feedback:

- ^ Likes:
 - ^ Needs to be a 2 storey school and could be a K-6 school
 - ^ Reduces operational costs.
- ^ Dislikes:
 - ^ Too drawn out, not cost effective
 - ^ It doesn't address the concerns of the school & enrolment
 - ^ Doesn't address concern
 - ^ Too costly
 - ^ Concerns with site circulation
 - ^ Need additional land
 - ^ Land is minimal and how can we add land?
 - ^ Construction / phased modernization takes a long time.
 - ^ Too small
 - ^ Modernization could exceed replacement value
 - ^ Displaced students for long modernization

Option 9 - Reconfigure Grades in all 4 Schools in the City to Have K-6, 7-9, and 10-12

Participant Feedback:

- ^ Likes:
 - ^ Evens out numbers and more students in Elem. schools
- ^ Dislikes:
 - ^ Doesn't resolve EICS issues
 - ^ Doesn't address above & the costs of maintaining the schools
 - ^ Not feasible
 - ^ Does not address concerns with aging schools / costs.
 - ^ Not really solving \$ problems, operational costs
 - ^ Doesn't address issues.
 - ^ Will take too long
 - ^ Does nothing for operations & maintenance
 - ^ No potential for options in 5-6
 - ^ Operations & maintenance cost w/ 4 schools

Option 10 - Build a New Combined K-6 school on a New Site, Demolish SJPII, and Reconfigure St. Andre Bessette as a 7-12

Participant Feedback:

- ^ Likes:
 - ^ Only have 2 schools to take care of
- ^ Dislikes:
 - ^ Not practical
 - ^ Public perception
 - ^ Community response
 - ^ Not practical, public perception & community response
 - ^ Going down to 2 schools
 - ^ SAB will be too full
 - ^ Community response not favourable.
 - ^ Quite a large school for both schools
 - ^ Doesn't address issues, just moves population.
 - ^ Will take longer than 2a.
 - ^ No potential for options in grades 5-6

2.7 Summary and Recommendations

A comprehensive value summary was discussed and compared by all participants. This report identifies all of the potential options in order to assist the school division in determining capital planning priorities and what should be further explored.

As mentioned earlier, the scope of the sessions deal with the following required outcomes:

1. Address excess capacity within the two elementary schools
2. Address ageing infrastructure and inefficiency of the existing facilities

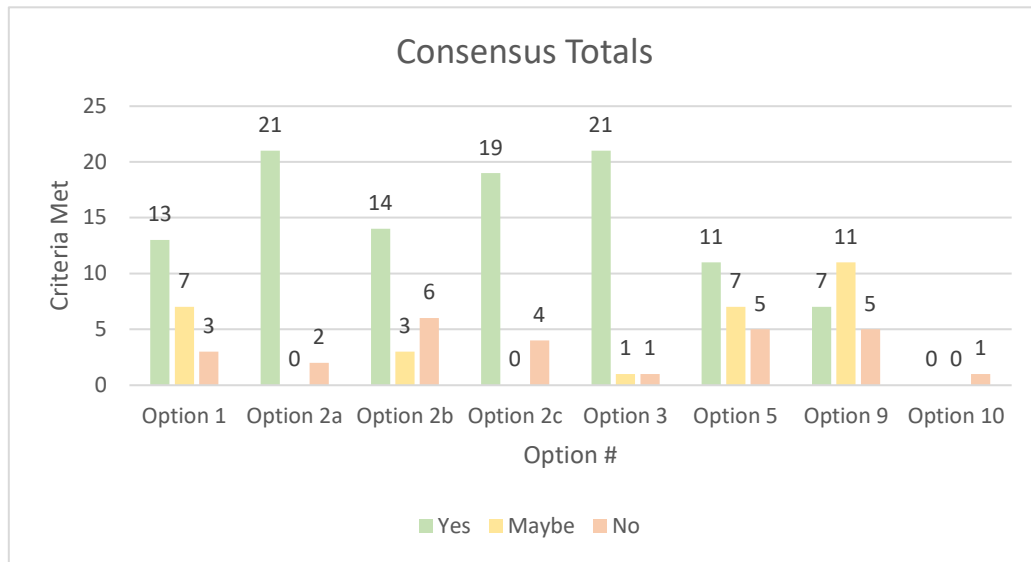
A summary chart provided below identifies how each option addresses each of the required outcomes:

Options Evaluation

At the end of the sessions, all of the options were discussed with regards to how well they met the evaluation criteria. Each option was reviewed in relation to the evaluation criteria and consensus was reached on how well the option met the criteria.

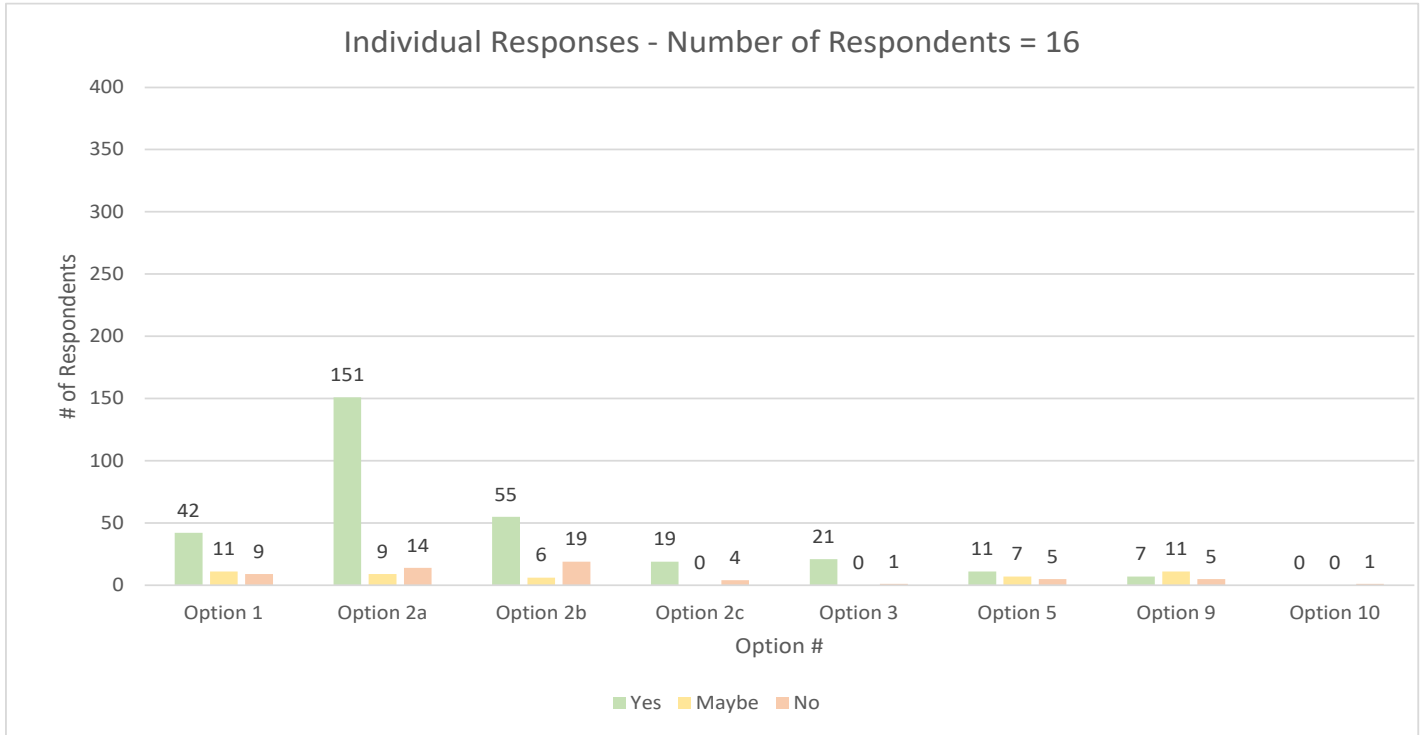
A "yes" evaluation meant the option fully met the criteria, a "no" meant it did not, while a "maybe" designation indicated that there was potential for the option to meet the criteria but additional or unknown factors could sway it either way.

Overall, each of the options met a majority of the criteria while some had more negatives than others.



The chart below indicates the number of participants who responded to each of the options as being positive, neutral, or negative.

Note: The large number of non-responses is due to participants not scoring options that they were not in support of.



Options Development

Summary of Group Discussion

The group discussions through the two day session identified a number of evaluation criteria of varying importance. Early in the sessions, the following criteria were identified as having a high importance:

- Improving utilization rates for the two elementary schools so that a capital request would have a greater chance of approval.
- Minimizing construction disruption for students.
- Addresses existing site issues.

All of the options identified on the first day of discussion were evaluated by the group on the afternoon of the first day and were marked for further development and discussion on the second day. A brief summary of the pros and cons of each of the options is provided below as to how well they addressed the high importance evaluation criteria:

Option 1 - Replace both schools with two K-4 schools with correct capacity

Pros: Would address the issues at both schools with regards to utilization and site issues as well as maintaining access to the river valley.

Cons: Two replacement schools at the same time in the same community would not likely receive approval and funding when a more feasible approach could be used to address utilization rates. In addition, disruption for students would be encountered at both sites and the size restrictions on both sites would be challenging.

Option 2a - Replace both schools with one K-4 school on a new site

Pros: This addresses current issues with low utilization along with the buildings' ageing infrastructure and high maintenance costs. It was felt that placing the school in a new area would attract more young families. In addition, a larger single school would have enrolment numbers that would allow for more programming to be offered.

Cons: This option would lose the connection to the mature neighbourhoods in the City. There are only a limited number of "shovel-ready" sites in the City and Elk Island Public may be approved for the site before Elk Island Catholic is approved.

Option 2b - Replace both schools with one combined K-4 school on the St. John XXIII site

Pros: This would make use of an existing site within a mature neighbourhood that is part of a linear park system.

Cons: The site has reduced frontage and would require additional land to be transferred from the City to address parking. However, even with the land transfer, the site is restricted and the site issues of congestion and safety would still not be addressed.

Option 2c - replace both schools with one combined K-4 school on the Our Lady of the Angels site

Pros: This would make use of an existing site within a mature neighbourhood while addressing the utilization rates of the two schools.

Cons: The school site is not located where a majority of the families live. The site is restricted and would hinder future expansion while it also has restricted frontage which would cause issues for site circulation and safety.

Option 3 - Replace three schools with a K-8 school on a new site

Pros: Replaces three older schools and allows for more elementary and CTS programming due to larger student numbers.

Cons: There was significant concern with the perception of too much of a reduction in the number of Catholic schools in the community. It was also felt to be a complicated request that would result in a school that would be too big for the requirements of the community.

Option 5- Modernize and expand St. John XXIII and Demolish Our Lady of the Angels

Pros: This would make use of an existing site within a mature neighbourhood and would address utilization rates while reducing operational costs.

Cons: The site has reduced frontage and would require additional land to be transferred from the City to address parking. However, even with the land transfer, the site is restricted and the site issues of congestion and safety would still not be addressed. In addition, the cost of a modernization could exceed the threshold for a replacement school.

Option 9 - Reconfigure grades in all four schools in the City to have K-6, 7-9, and 10-12

Pros: This option would address the utilization rates in all of the schools with a minimum of capital costs.

Cons: It does not address the issues of ageing infrastructure and the site issues with safety and congestion. It also decreases the utilization rates at St. John Paul II Catholic School so it would not resolve the issues that EICS is experiencing in the community.

Option 10 - Build a new combined K-6 school on a new site, demolish St. John Paul II, and reconfigure St. Andre Bessette as a 7-12

Pros: Addresses capacity and utilization at all schools and reduces maintenance costs with a reduction of school from four to two.

Cons: There was significant concern with the perception of too much of a reduction in the number of Catholic schools in the community. It was also felt that this would hamper future growth as any increases in enrolment in the future would be felt keenly at the two remaining schools.

Summary of Cost, Consensus Evaluation, and Individual Responses

In addition to the consensus evaluation completed during the session, on the second day, an evaluation chart was provided to all individuals in attendance to ensure that participants had the opportunity to provide feedback on the options. These evaluations were also taken into consideration in tandem with the consensus evaluation.

Option 1 - Replace both schools with two K-4 schools with correct capacity

Cost: \$28,505,391.00

Consensus Evaluation:

Yes: 13 / Maybe: 7 / No: 3

Individual Responses:

Yes: 42 / Maybe: 11 / No: 9

While a desirable option, the request for two smaller schools within a single community was not seen as feasible.

Option 2a - Replace both schools with one K-4 school on a new site

Cost: \$24,079,001.00

Consensus Evaluation:

Yes: 21 / Maybe: 0 / No: 2

Individual Responses:

Yes: 151 / Maybe: 9 / No: 14

Based on individual responses and general consensus, this was seen to be the best performing option.

Option 2b - Replace both schools with one combined K-4 school on the St. John XXIII site

Cost: \$23,762,460.00

Consensus Evaluation:

Yes: 14 / Maybe: 3 / No: 6

Individual Responses:

Yes: 55 / Maybe: 6 / No: 19

While meeting a number of the criteria, it was felt that the site restrictions did not make this a feasible option.

Option 2c - replace both schools with one combined K-4 school on the Our Lady of the Angels site

Cost: \$23,445,918.00

Consensus Evaluation:

Yes: 19 / Maybe: 0 / No: 4

Individual Responses:

Yes: 19 / Maybe: 0 / No: 4

While meeting a large number of the criteria, it was felt that the site restrictions and location in relation to young families in new residential development areas did not make this a feasible option.

Option 3 - Replace three schools with a K-8 school on a new site

Cost: \$43,974,165.00

Consensus Evaluation:

Yes: 21 / Maybe: 1 / No: 1

Individual Responses:

Yes: 21 / Maybe: 0 / No: 1

While ranking very high in terms of addressing criteria, the concerns of perception within the community, high capital cost, and undesirable size of the proposed school was a large issue.

Option 5- Modernize and expand St. John XXIII and Demolish Our Lady of the Angels

Cost: \$16,911,980.00

Consensus Evaluation:

Yes: 11 / Maybe: 7 / No: 5

Individual Responses:

Yes: 11 / Maybe: 7 / No: 5

While being the least in terms of capital cost, the limitations of even an expanded site did not address the base site issues of congestion, safety, and future growth.

Option 9 - Reconfigure grades in all four schools in the City to have K-6, 7-9, and 10-12

Cost: \$ n/a

Consensus Evaluation:

Yes: 7 / Maybe: 11 / No: 5

Individual Responses:

Yes: 7 / Maybe: 11 / No: 5

This option was ranked lower as it did not address the existing site issues of safety, congestion, and storm drainage. The concerns over increased maintenance costs were not addressed and the utilization of St. John Paul II would drop lower and not address the issues that EICS has in the community.

Option 10 - Build a new combined K-6 school on a new site, demolish St. John Paul II, and reconfigure St. Andre Bessette as a 7-12

Cost: \$34,161,493.00

Consensus Evaluation:

Yes: 0 / Maybe: 0 / No: 1

Individual Responses:

Yes: 0 / Maybe: 0 / No: 1

Similar to option 3, there was significant concern with the perception of too much of a reduction in the number of Catholic schools in the community. The proposed configurations and sizes of the schools were not desirable and it was felt that future growth would be hampered with only two schools.

Summary of Options

| Single Options | Ageing Infrastructure of Identified Facilities | Low Utilization of Our Lady of the Angels Catholic School | Low Utilization of St. John XXIII Catholic School | Costing |
|----------------|------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------|-----------------|
| 1 | yes | yes | yes | \$28,505,391.00 |
| 2a | yes | yes | yes | \$24,079,001.00 |
| 2b | yes | yes | yes | \$23,762,460.00 |
| 2c | yes | yes | yes | \$23,445,918.00 |
| 3 | yes | yes | yes | \$43,974,165.00 |
| 4 | yes | yes | yes | n/a |
| 5 | yes | yes | yes | \$16,911,980.00 |
| 6 | yes | yes | yes | n/a |
| 7 | yes | yes | yes | n/a |
| 8 | yes | yes | yes | n/a |
| 9 | no | yes | yes | n/a |
| 10 | yes | yes | yes | \$34,161,493.00 |

Best Performing Option

The best performing option is Option 2a. This is based on the option meeting a large number of evaluation criteria, specifically the following items:

1. Addresses the low utilization of Our Lady of the Angels and St. John XXIII Catholic Schools.
2. Addresses the ageing infrastructure and ongoing maintenance of both schools.
3. Reduces number of EICS school sites with a 2:1 replacement.
4. Brings schools in line with Alberta Education guidelines and projected enrolments.
5. Addresses the existing site issues of safety, congestion, and storm drainage.

Rationale of Not Recommending Other Options

The remaining options were not recommended as a conclusion of this report due to concerns meeting the evaluation criteria:

Option 1:

- Not a feasible option as a request for two new schools would not be successful.
- Existing sites are constrained and would have circulation and future expansion concerns.

Option 2b:

- Additional land would be required to accommodate a larger school and address existing site issues.
- The existing site has restricted frontage which would cause issues for site circulation and safety.
- The site is restricted and would hinder future expansion.

Option 2c:

- The site is restricted and would hinder future expansion.
- The existing site has restricted frontage which would cause issues for site circulation and safety.
- The school is not located where a majority of the families live.

Option 3:

- Only one new site is "shovel-ready" and the site may be assigned to Elk Island Public Schools.
- A 3 to 1 replacement of schools would not be acceptable to the School Division and community.
- Would result in a school with a capacity above 900 students which is felt to be too large for the grade configurations and community.
- With only two Catholic Schools in the community, any increases in enrolment would be keenly felt at the two remaining schools.
- Highest overall capital cost.

Option 4:

- Enrolment numbers do not support doubling of grades 5 - 8 without a shift in program offerings that would increase enrolment.
- Only one new site is "shovel-ready" and the site may be assigned to Elk Island Public Schools.

Option 5:

- Additional land would be required to accommodate a larger school and address existing site issues.
- The cost of a modernization could exceed the threshold for a replacement school.

Option 6:

- It has been previously determined that the cost of modernization would exceed the threshold for a replacement school.
- Modernization does not address the existing site issues.

Option 7:

- Dependent upon Elk Island Public Schools being approved for their capital request.

Option 8:

- Not a feasible option as a request for two modernizations would not be successful.
- Modernization does not address the existing site issues.
- Considerable decanting of students because modernizations would require reductions in area and would not be conducive to phasing during construction.
- EICS will not have a school serving Grades K-8 in the newer residential developments for a long time.
- It has been previously determined that the cost of modernization would exceed the threshold for a replacement school.

Option 9:

- Does not address site issues and maintenance items in the two K-4 schools.
- Decreases utilization rates at St. John Paul II Catholic School.

Option 10:

- With only two Catholic Schools in the community, any increases in enrolment would be keenly felt at the two remaining schools.

Recommended Next Steps

In conclusion to the Value Scoping Sessions, it is recommended that Elk Island Catholic Schools follow these steps:

Short-Term Tasks:

1. Review the Value Scoping Session Report for support in making a decision on how they would like to revise their school capital plan taking into consideration the findings of this study.
2. Develop more detailed reviews / analysis and business case for both schools to determine the potential cost and schedule of the replacement school.
3. Engage with the City of Fort Saskatchewan to determine any limitations on the impacted sites that would prevent the preferred option to be accommodated.
4. Continue partnership discussions with the City of Fort Saskatchewan and other community groups that may have an impact on the programming and funding of the capital requests. This also includes developing any joint use agreements.

Medium-Term Tasks:

5. Continue discussions amongst The Board of Trustees of Elk Island Catholic Schools Value Scoping Session participants.
6. Additional investigation into the proposed site and building conditions of the existing schools to address any unforeseen conditions to ensure that the project is feasible.

Long-Term Tasks:

7. Monitor and adapt the recommendation in this report based on changes to the community and ongoing discussions.



3.0 APPENDIX A: PARTICIPANTS

| Student / Visitor Name | Grade | Time In | Time Out | Date |
|-------------------------|-------|---------|----------|--------------|
| Kenneth Wong | | 8:15 | | Feb 22, 2024 |
| Bronwyn Blackstock Bass | | 8:15 | | " |
| HODA MOSADEGH | | 8:15 | | " |
| CHRIS WOOLLARD | | 8:15 | | " |
| Shree Shinde | | 8:19 | | " |
| Marc Dzura | | 8:22 | | " |
| Christi McTaggart | | 8:29 | | " |
| Jennifer Maldonado | | 8:30 am | | |
| DENK STANKLAND | | 8:30 AM | | |
| Therese deChamplain bus | | 8:30 AM | | |
| Michele Yuzdovsky | | 8:30 AM | | |
| Keri Gartner | | 8:30 AM | | " |
| Jaclyn Stokes | | 8:30 AM | | |
| Michelle Johnston | | 8:30 am | | " |
| Tracy Leigh | | 8:30 am | | |
| Allison Meticheck | | 8:15 am | | Feb 22/24 |
| Le-Ann Ewestiw | | 8:45 am | | Feb 22/24 |
| Kristine Willis Dangler | | 8:30 | | Feb. 22/24 |
| Scott Walker | | 8:30 AM | | Feb 22/24 |
| Jamel Smith-Duguid | | 8:30 am | | Feb 22/24 |
| Paul Corrigan | | 8:15 AM | | " |
| AI Stewart | | 8:50 | | " |
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4.0 APPENDIX B: AGENDAS AND MINUTES

MEETING AGENDA

Project: EICS Value Scoping Session – Fort Saskatchewan

Meeting Location: SJP II Catholic School

Meeting Time: February 22 and 28 / 9:00 – 4:30

February 22

| | |
|---------------|----------------------------------------------------------------------------------|
| 9:00 - 9:15 | Introductions / Technology Issues |
| 9:15 - 9:20 | Introduction and Welcome by EICS |
| 9:20 – 9:30 | Introduction by START stating the objectives of the session |
| 9:30 – 10:00 | Opening comments by GoA |
| 10:00 – 10:20 | Overview of process / agenda / schedule |
| 10:20 - 10:45 | Review of existing schools information |
| 10:45 - 10:55 | Break |
| 10:55 – 12:15 | Develop Criteria for Evaluating Options Brainstorm Ideas: Design Suggestions |
| 12:15 – 1:00 | Lunch |
| 1:00 - 2:45 | Continue Brainstorming / Evaluating Ideas (pros / cons / considerations / risks) |
| 2:45 - 3:00 | Break |
| 3:00 - 4:25 | Development of Ideas / Identify Best Options |
| 4:25 - 4:30 | Closing Remarks |
| 4:30 | Session Adjourned |

February 28

| | |
|---------------|-----------------------------------------------------------------|
| 9:00 - 11:00 | Presentation of preferred options and discussion of each option |
| 11:00 - 11:30 | Presentation of preliminary costing for options |
| 11:30 - 12:15 | Lunch |
| 12:15 - 3:30 | Evaluation and ranking of options |



EICS Value Scoping Sessions – Day 1 22.02.24

Background Information/Introduction

- Introduction – Chris Woollard (START Architecture)
 - Wide open discussion, no pre-planned options, discuss what's important to the community and develop options to suit the community
 - Figuring out what to do, hear pros and cons of options, assess the risks
 - Information gathered goes to the board of trustees for consideration for the capital request
- Alison Matichuk (Alberta Education)
 - Goal is to provide information that the school board uses in the development of the capital plan
 - Every spring, school boards present a 3 year capital plan which lays out the board's capital funding request
 - Alberta Education analyzes all capital plans and then creates a list of priority projects, the list goes of projects go to the minister for approval funding, if funding is approved then the projects are announced with the budget
 - It is a full year process
 - Each step is a matter of whittling down the list of priorities to determine what will get funded
 - Start with all capital request (300-400 projects), pare down to a manageable number
 - The number of project on the list varies from year to year, it is a very competitive process
 - It is in the school board's best interest to put forward the best plan, that is watertight and defensible
 - 3 items for consideration
 - Is there a need for the project? Review facility reports, enrollments
 - Is what you're proposing the best option to meet that need? Best for students, cost effective, best use of resources, addresses more than one school
 - Is the project ready to proceed? No barriers to delay or hinder, is the sight ready, accessible, serviced. If a modernization is there a plan to accommodate students, plan for the scope of work
 - Level of readiness determines level of funding suitable to progress
 - When putting forward a request is it going up against all other school divisions
 - Very challenging to get a project over the finish line
 - A scoping report doesn't guarantee that a project is approved but is a great tool
 - A comprehensive scoping plan can help in backing up a capital plan, if it is the best use of resources, best plan, best suits the students
- Kenneth Wong – Alberta Infrastructure
 - Scope of work is very important to ensure a proper budget
 - Modernization, what is being replaced
 - Demolition
 - Addition
 - Consolidation onto a new site
 - New/replacement fairly straightforward to budget
 - Alberta Infrastructure's role is more prominent after approval, A.I. implements through design and construction
- Chris Wollard – Overview of the process
 - 1st Day
 - Brainstorming session, consider all the options to ensure process can't be questions (ex. did you think of this option?)
 - All options are worth considering no matter how out there an idea is
 - Free flowing discussion, all input from stakeholders
 - No pre-developed solutions
 - Has to be best solution for the community
 - START is neutral, just facilitating, provides information to help make decisions
 - Develop a priority list
 - Physical
 - Functional programming
 - What's important to you in the school?

- Develop a list of criteria for what you think is important in a school (safe, circulation on the site, etc.)
 - Use that criteria to grade the options that come up, how to quantify what everyone thinks is the best option to recommend to the board
 - Develop potential options (pros, cons, risks)
 - As a group, identify the best options
 - After 1st day, START goes back to develop options, preliminary floor plans, where an addition would go, what would be modernized, how you'd shrink the schools, etc.
 - Compare all options against the status quo
 - Ex. leaving the schools as is
- 2nd day – present the options and discuss them
 - The cost consultant reviews all preferred options and develops a cost estimate for them, high level cost, one more piece of information to make decisions
 - Unlikely for one community to get 2 replacement schools
 - Small group discussions/idea generation, talk about options amongst selves
 - Sheet with options and criteria to grade options
 - Identify best option for consideration in the capital plan by the board, part of the decision making process for making a capital request, may not be what the board requests
- Options
 - Modernizations
 - Consider health and safety issues, age and condition, utilization, ability to deliver standard k-12 education
 - If current utilization is below 85%, any option must consider plan to right size, shrink the school
 - Replacement school
 - Consider health and safety, age and condition, utilization, location or site issues
 - Needs to demonstrate that you've looked at all other options
 - Could be less expensive to modernize, can be enticing to just replace, but may not be the most fiscally responsible option
 - Solution
 - Capital request that involves more than one school
 - Main driver is removable of excess space, combine facilities
 - Gets attention, can solve a lot of issues
 - Solution/option can be a combinations of the above options
- Schools for Consideration
 - Our Lady of the Angels Catholic School (OLA) and St. John XXIII Catholic School (SJ23)
 - Dues to age and utilization, operational costs are above average
 - OLA 55% utilized
 - SJ23 62% utilized
 - Maintenance cost, identify what should be considered for replacement, not necessarily urgent items, when cost to modernize get high enough, 80% of the cost for a new building it turns into discussion for a replacement
 - Funding is per student, have to maintain the school on less money, tough to sustain a half full school
 - Small scale plans
 - Layout of the school, how it's being used
 - Red notes identify how the space is actually being used
 - Excess space can become storage rooms, specialized spaces
 - When a school is overfull, not enough spaces, many spaces have to serve dual purpose
 - Notes on the plans are from last year when START did a facility review, up to date information
- Base information
 - OLA – K-4, 55% utilized, FCI of 18 equates to fair

- Jennifer Maldonado – If the reports haven’t been done since 2013, how do we know it’s accurate?
 - Chris Woollard – We don’t, it’s just a capture in time, not to say that they’re unsafe, urgent items are dealt with, reports usually done every 5 years, there was a period of time where they weren’t done, 100s of schools across the province to do the reports, original school from is 1963, has multiple additions, modernizations, upgrades that have happened
 - Kenneth Wong – A.I. currently does not have a team to do facility condition reports, will try to start up again
- Utilization rates, projections, 10 year enrollment, historic information
 - Shree Sinde – Enrollments based on historic data, how are they done?
 - Chris Wollard – enrollment projections are very specialized, these were provided by EPSB,
 - Tracy Leigh – We took a look at enrollment projections, looked at birth rates, tried to find some correlations between that and what’s happening in the division, no correlations found, population seems to increase where there is a new school, population goes to the new school, EICS contracted EPSB to assist in developing a capital plan, they used their own enrollment projection software with EICS historical data and projections, in Edmonton projections were within 0.3%
 - Chris Woollard – Projections show enrollments dipping, but Fort Saskatchewan’s population is growing, very typical for a new school to get more students
 - Tracy Leigh – families moving to the new developments, sending student to closest school, older schools lose students
 - Chris Woollard – modernizations tend to make school populations dip, because parents don’t want their kids in a construction zone, can take a few years for the school population to recover
- Comparison of existing school to Alberta Education guidelines, highlights discrepancies between existing school and guidelines
- OLA been sitting and is expected to stay at about half full
- Identify some larger issues - OLA
 - Low utilization, not expected to increase
 - Deferred maintenance
 - School is depressed on the site, site drainage issues
 - Supervision issues, alcoves around the building
 - Site circulation, buses out on street, parent drop off down the alley
 - Confusing for first time visitors, street presence lacking
 - Older school, no natural light
 - Lack of small group learning spaces
 - Supervision issues inside the school, office can’t keep an eye on the front door, flight risk students are near the front door
 - Lack of washroom space, school meets code but doesn’t acknowledge that all students are using them at once
- SJ23 – 60% utilized, expected to dip to 54%
 - FCI in 2013 – 14, considered good, probably rated fair now
 - Built in 1976, has had a lot of additions, many portables added on
 - Close in area to the education guidelines
 - Enrollment to stay relatively steady
 - Larger issues – SJ23
 - Low utilization
 - Deferred maintenance
 - Site drainage issues

- Site circulation, property is only big enough for the school and parking lot, buses/drop off on the street
 - Front door is around a corner
 - Lack of natural light
 - Lack of small group learning spaces
 - Front office is not near the front door
 - Barrier free access is limited, workable but not ideal (lifts)
- Le-Ann Ewaskiw – Guideline on set lifetime of a school?
 - Chris Woollard – There is a guideline, 50-60 years expected life expectancy, usually goes longer for a variety of reasons
- Tracy Leigh – SJ23, has pathways students (student count as 3) been considered? 260 is the adjusted enrollment number, bringing enrollment up to 62%
- Chris Woollard – Given base information, point is to get feedback and discussion on options, criterial of what is important in a school
- Criteria Generation
 - Michelle Johnston – Safety, classrooms too hot, cooling
 - Jaclyn Stokes – Not obvious to parents that there is no air conditioning
 - Chris Woollard- New schools don't always have AC, guidelines say the temp can't go above 27 degrees, tempered air, hot spots and cold spots in all schools
 - Christi McTaggart - Smaller windows in older school for cooling?
 - Chris Woollard - Technology wise not there in older schools, now windows perform way better, operable windows
 - Site safety
 - Chris Woollard - Make sure that whatever option addresses this, both school sites are very tight, no room to work with for a replacement/modernization, hard to fix drop off
 - Janel Smith-Duguid – All school sites treated differently, some own site/land, boundaries are not a hard line, can be discussed with the school
 - Paul Corrigan – Looking at projections is a difficult task for administrators, hope and desire to prove expectations wrong, working hard at providing innovative programming to express those concerns
 - Chris Woollard – Almost needs to be negative to get something done, what are the problems, what needs to be improved, not “we’re making it work”, what are the problems with the schools that need to be improved
 - Christi McTaggart - Site safety, pedestrians crossing paths with cars, trails not safe, mobility issues
 - Chris Woollard – pedestrian circulation safety, vehicle circulation safety
 - Michelle Johnston – parents park in community lots and use trails to bring students to school
 - Chris Woollard – site context, schools along green space, access to green space, still be part of ribbon of green or move to one of the new developments
 - Community acceptance
 - Chris Woollard – One full school vs two half full schools, perceptions along with that, why are you closing a school when the city is growing, maintain status quo?
 - Marc Dzura – Like knowing my child is in a smaller class size, advantageous to have smaller class sizes
 - Christi McTaggart – One of the reasons I chose SJ23
 - Jennifer Maldonado – Opted for the catholic school system knowing that class sizes are smaller, more one on one time
 - Positive with lower enrollment rates but puts burden on school division because funding is per student
 - Christi McTaggart – like seeing flex spaces, art rooms, chapels, etc.
 - Chris Woollard - Can have dedicated spaces for special classes, ex. art room is not doubling as a home room

- Michelle Johnston – a lack of flex space was felt when SJ23 had all the K-4s (pre St. Andre), site circulation was difficult
- Janal Smith-Duguid – look at overall impact on community, in conjunction with the public school board, what happens if all schools are moved out of the mature neighbourhoods, mature neighbourhood populations are expected to remain steady
- Paul Corrigan – the public board has a plan of moving two schools out of the mature areas to build one new school, board met with city schools to discuss a few weeks ago
 - Le-Ann Ewaskiw – commitment from the city makes decisions like this easier, leaves school board hanging without commitment, willing to work with the school board, if the city is building infrastructure near the existing school site, more incentive to stay, dig into priorities, location, building itself
 - Shree Shinde – municipal development plan in 2021 – take a look at mature neighborhoods, look at population trends, neighborhoods have a life cycle, new neighborhoods have young families, eventually kids grow up and populations start to decline (40-50 years), trying to attract younger families to mature neighborhoods, hard to attract people if the schools aren't there, both have to work together to revive areas and sustain the areas
 - Le-Ann Ewaskiw – want the same thing, but investment needs to be shown from both sides
 - Chris Woollard – idea of walkable communities, important to be able to walk kids to school, demographics for the mature neighborhoods, number of kids in the mature neighborhoods
 - Tracy Leigh – something that the city is doing in the near future to invest in housing?
 - Janal Smith-Duguid – incentive programs to build homes in the downtown area, multifamily, two development permits issued recently for downtown multifamily projects, Dow announcement has increased interest
 - Tracy Leigh – what does multi family mean in the context of students?
 - Janal Smith-Duguid – more than three houses, townhouse, apartments, etc., one townhome, one condo complex
 - Janal Smith-Duguid – incentives for downtown, what about older neighborhoods?
 - Shree Shinde – more resistance to change, land use bylaw will be proposing ways to bring in more diversity of housing, create the opportunity for new developments, density increase in a subtle way, gradual change
 - Open to a school being put where the kids are
 - Shree Shinde – when neighborhoods are found, space is left for a school, generate student path calculation, younger children should be able to have nearby school, complete community (walkable), census info available on website
- Paul Corrigan – city is very good to work with on school sites, good sites, reasonable size, care about school sites
 - Tracy Leigh – city has a designated replacement site for OLA?
 - Janal Smith-Duguid - Preliminary mapped out where schools should go, joint use, first one to the site gets it, Southpointe site is not a serviced site, Southpointe School site wasn't ready at time of construction, many challenges related to that

- Marc Dzura – EIPS looking at schools in newer neighborhoods, what happens to the old schools and the land? Can EICS acquire that land, already serviced?
 - Tracy Leigh – vacant school have to offer the school to other school divisions first and get ministerial approval to sell the property
 - Chris Wollard – challenging sites, may be a conversation with the city to expand the site, even making a smaller school would be challenging on the sites, would need to grow the sites
- Kristine Willis Dengler – general timeline? From now to a fully built school?
 - Chris Woollard – requests made once a year, best case they approve after one year, one year to design, two years to build, best case five years, each year not approved adds on, important not to change priorities
- Le-Ann Ewaskiw – frustrating to determine board priorities, tough situations
 - Questions for parents? Location or the school itself more important?
 - Christi McTaggart – the school and what it encompasses, Fort Saskatchewan is not that big, looking at values of the school when choosing, what’s offered, smaller class sizes, but my family is in a situation where we can drive our children
 - Marc Dzura – same situation, more about the school, values
 - Jennifer Maldonado – location not a big deal, kids take the bus, 15-20 min bus ride
 - Dennis Staniland – not the location but what the school offers, bus ride would be an hour but am able to drop off kids
- Jennifer Maldonado – would a replacement school be a K-4 or a K-9?
 - Paul Corrigan – all options are possible, principals and parents from all schools are here, not just the ones impacted OLA and SJ23
- Christi McTaggart – partnerships are key, joint proposals with other school divisions, does that make it a stronger case? Part of evaluation criteria? Here are the people that should be on board for this project?
 - Chris Woollard – makes a huge impact, ex. EPKK gym expansion was partially funded by Strathcona County
 - Christi McTaggart – Fort Saskatchewan is very receptive to that, more collaborative work happening in the community
 - Chris Woollard – site readiness checklist, start exploring partnerships so that it is in place later when the project gets approved, moves you up the list
 - Something the city would be more willing to partner for? Keep in mature neighborhoods vs. move to new, city very open to discussing
 - Partnerships with industry, trade partnerships to fund bigger spaces
- Tracy Leigh – OLA has been number one priority for several years, Alberta Education told EICS that OLA would on the list for years because of utilization rates, need an 85% utilization rate, occurring cost in the meantime, schools falling apart

- Chris Woollard – competing against schools 110% full, can’t house the kids, has to tick the boxes for meeting the criteria, coming up with options to work with that
 - Shree Shinde – is the cost to modernize OLA more than replacement?
 - Chris Woollard – 89% cost to modernize
 - Michelle Johnston – is modernization of OLA an option?
 - Chris Wollard – not without reducing the school size
 - Dennis Staniland – obstacles to modernization – site issues, maintenance dollars are affected by the student numbers even though the school costs the same to maintain regardless of the student capacity
 - Chris Woollard – extremely difficult to do on the same site, either decant the school or run the school while building a new one next to it, modernization of OLA wouldn’t fix that problem
 - Scott Walker – all kids temporarily go to SJ23 to build a replacement school?
 - Kerri Gartner – can sale of school and land go to fund part of new school?
 - Tracy Leigh – not guaranteed, have to offer the school to other school boards first, also costs to demolish
 - Janal Smith-Duguid – if EIPS relocates the high school, then the existing school could be a temporary option
 - Janal Smith-Duguid – reducing school size, does it have to be demo or can part of the building be used by someone else?
 - Chris Woollard – potentially possible, the group would have to have some sort of land title so that it’s permanently their space, can’t be taken back by the school when additional space is needed later
 - Dennis Staniland – best practices/data of successful revitalization of older neighborhoods?
 - Chris Woollard – the ones in Edmonton that thrive tend to have more specialized programming, serving a specialized need, parents are willing to drive
 - Kristine Willis Dengler – both schools are working hard to increase enrollments, any option may take a hit on enrollment and will take time to regrow
 - Chris Woollard – short game, build a new school, long game, develop programs to bring students in, bigger school means more spaces, more kids, can offer a bigger variety of programs
 - Janal Smith-Duguid – ask parents what programs should be brought into the school, these are the options available?
 - Kristine Willis Dengler – brainstorming options to invite people in
 - Therese deChamplain-Good – stakeholder reviews, can request to look at that programming, survey to parents to gather interest in a program
 - Christi McTaggart – more explicit communication to parents on the programming
- Chris Woollard – criteria to keep the classroom low, does that extend to the max school size? 1000 K-4, K-6? if the two schools are put together it wouldn’t be a massive school
- Kristine Willis Dengler – losing a school would feel like losing a big community piece
- Paul Corrigan – appreciate feedback, small community school, small class size, have cross purposes, more to maintain leaves less money for small class sizes, money spent on maintenance instead of more teachers
- Chris Woollard – construction disruption, kids next to a construction zone, always safe, as clean as possible, is that enough of a disruption to not want to modernize and just do a replacement
 - Michelle Johnston – modernization would likely be a replacement
 - Chris Woollard – OLA modernization still wouldn’t fix the site issues, a replacement would
- Tracy Leigh – combine student at SJ23, modernize and expand at SJ23
- Michelle Johnston – can we keep two schools? Can’t see that getting approved by government?
 - Chris Woollard – we would look at whether there is space on the site to build a school
 - Michelle Johnston – can SJ23 site be used instead of OLA?
- Chris Woollard – identify options, evaluate
- Shree Shinde- 2 storey an option for a K-4?
 - Chris Woollard – it can be
 - Kristine Willis Dengler – accessibility taken into account with 2-storey
 - Chris Wollard – yes elevators, plan where classrooms need to be used
- Paul Corrigan – educate more than 50% of grade 12s and less than 25% of kindergarten
 - 2 options for high schools, many more for elementary schools, one option is in the new part of town

Review of evaluation criteria

- Review of criteria discussed in morning discussion

Options Discussion

- 1. Demolish OLA and SJ23, build two new K-4s (on same sites or new)
 - Cons
 - Difficult to coordinate decanting of students, displaces students
 - Unlikely to be funded
 - Pros
 - two new schools at the right size, variety of instructional spaces
 - No grade reconfiguration

- 2. Demolish OLA and SJ23, build one new K-4 on new site
 - Pros
 - Reducing funding pressure, one less school
 - Attracting enrollment from the new neighborhoods, city expanding that way
 - Lower operating and utility costs
 - Cons
 - Moving out of mature neighborhoods
 - Less walkable
 - Not in line with cities policies for mature neighborhoods
 - Site readiness
 - Longer bussing to site

- 3. Demolish OLA and SJ23, build one new K-4 on OLA or SJ23 site
 - Pros
 - Reducing funding pressure, one less school
 - Lower operating and utility costs
 - Site is serviced
 - Efficiency
 - OLA – deal with drainage, space to build new school behind OLA, advocacy alignment with previous funding requests
 - Cons
 - Decanting of students is a challenge
 - SJ23 – deal with negotiating land from the city, would need to be in place before asking for funding (fast process with city)
 - Cost associated with drainage issue at OLA
 - Bussing to site (OLA or SJ23)
 - Catholic school will only be on one side of the city, nothing in the newer part of the town

- 4. Demolish OLA, SJ23, JP11, build one new K-8 on new site
 - Pros
 - More space for specialized programs
 - Parents only have to drive to one school
 - one mechanical system etc., less operational costs
 - Larger spaces, gyms, libraries
 - Ability for more programming, more spaces
 - Cons
 - Site readiness
 - Won't fit on either existing site

- Take away from small school value
- 5. Demolish OLA, SJ23, build 1 new k-8, JP11 remains as is
 - Pros
 - Family dynamic, can keep all kids in the same school
 - Cons
 - Tough to make the numbers work
- 6. Modernize and expand SJ23, Demolish OLA (or vice versa)
 - Cons
 - Still have drainage issues at OLA
 - No frontage @ SJ23, would need more land to make work
- 7. Modernize and right size OLA and SJ23
 - Pros
 - Maintain number of schools in the area
 - Making the correct size to be funding appropriately for student capacity
 - Cons
 - Doesn't take care of the drainage issues at OLA
 - Unlikely to be approved
- 8. Modernize existing Fort Saskatchewan High school, demolish OLA and SJ23
 - Pros
 - students wouldn't have to live through construction
 - site is serviced
 - building already exists
 - community is used to having a school
 - Cons
 - school location farther away from student homes
 - difficult to turn a high school into an elementary school
 - more difficult timing wise, rely on EIPS being approved before this project can be approved
 - lifespan of the building, existing maintenance costs
- 9. Demolish OLA and SJ23, build a new K-6, 7-9 at JP11, 10-12 at SAB
- Kristine Willis Dengler – problem with schools being over capacity when opened, due to more students being enrolled because a school is new?
 - Chris Woollard – always allow site space for modularity, plan for expansion space, 85% capacity
- Kristine Willis Dengler – what do you do with the kids, coordinating of moving around?
 - Chris Woollard – multistep process, none of the schools would be able to take two schools at the same time
- Chris Woollard – any pros/cons to modernize OLA
 - Historical meaning
 - New playground recently installed
 - Walkable, in community, close to the river valley, nature walks
 - Big field
 - Near the church
 - OLA is a bigger site
- Kristine Willis Dengler - partnerships to increase capacity
- Shree Shinde – need a new school in 15-20 years?
- Keep SJ23, build a new OLA in new neighborhood
 - Unlikely to get funded
- Janal Smith-Duguid – two population spikes, 1950, 2000s oil and gas

- Dow announcement similar to previous announcements relating to population growth (8000 temp jobs)
 - Tracy Leigh – too hard to predict if families would actually live in Fort Saskatchewan and which school divisions they would go to
- Jennifer Maldonado – new school on other side of the highway, enticement being in a new school
- Shree Shinde – K-4 in mature, new future K-4 in annexed area from a planning perspective
- Paul Corrigan – new school without touching SJ23 is unlikely to be approved, 1 overfull school in a new area vs no school in an overfull area
- Paul Corrigan – seems like demoing two and building one new site is the most likely to be approved
 - Only preconception that the board has is just the facts, what’s fastest to be approved may be at odds with what is best for the communities, sitting to gather ideas
- Chris Woollard – two half full schools – get Alberta Education attention by combining, fixing two problems with one solution
- Shree Shinde – school boards figure out how many schools if populations increase/double, look at bigger picture, able to plan for school needs instead of reacting to it
 - Paul Corrigan – path to the new school is part of the equation
 - Janal Smith-Duguid – what does that look like at full build out?
 - Tracy Leigh – is that two schools in the south?
 - Janal Smith-Duguid – build one now and build a second later 15-20 years
- Jennifer Maldonado – close one school, move to another school, move all over while building new school?
 - Paul Corrigan – keep schools open while building new
- Jennifer Maldonado – can a larger school be divided up – K-4 section, 5-9 section
 - Chris Woollard – can still maintain grade groupings within the school
- Christi McTaggart – situation where a school is kept open at the end of a replacement school build due to rising enrollment?
 - Chris Woollard – potentially, open for discussion with Alberta Education
- Paul Corrigan – meeting is public, can share with others, engage with the community, reengage with the community after capital plan comes out

EICS Value Scoping Sessions – Day 2 28.02.24

CW - Introduction of new attendees, overview

- Summary of evaluation criteria, summary options with pros/cons/risks, evaluation spreadsheets
 - o Start filling out spreadsheet as discussion progress
- Overview of 1st day
 - o Developed a priority list of what was important
 - o Base information about the schools and the sites, size, capacities, current enrollments, projected enrollments, what we're working from and why we're having these discussions
 - o Developed criteria of what is important in an education facility
 - o Developed potential options that addressed the issues, discussed all with pros and risks, determined which was a no-go based on risk/potential
 - o Baseline is to maintain the status quo – OLA and SJ23, both K-4 schools, need work, underutilized, keep as is, maintaining status quo is not feasible due to funding pressures, funding per student, less funding if half capacity
- 2nd day
 - o Present all the options, run through all first and then circle back to discuss each one
 - o Help to start formulating what is the most promising options, end result is to come up with a recommendation to the board as what to put forward on the capital request, information for the board to consider, but does not mean it is what the board will ask for
 - o General feeling or thought for what is the best option
 - o START will take spreadsheets and tally up responses to quantify information
 - o Identify the best option for consideration for the capital request
- Base information
 - o Utilization
 - OLA – 55%
 - SJ23 – 62%
 - JP11 – 78%
 - SAB – 73%
 - o Projected enrolments
 - OLA - 160
 - SJ23 - 230
 - JP11 – 390
 - SAB – 770
 - o Proposed capacities
 - OLA – 210 (76% utilization)
 - SJ23 – 300 (77% utilization)
 - JP11 – 495 (79% utilization)
 - SAB – 905 (85% utilization)
 - Le-Ann Ewaskiw – do numbers take into account adjusted number (ex. higher need students counted as two)?
 - Chris Woollard – yes, they do
 - 85% leave space for growth, historically ask for new space at 85%, not the case anymore, 85% is an indicator of a full school, but not overfull, more often schools have to be over 100% full to get projects approved

Review of options

- Option 1 – replace both with new K-4s on existing sites
 - o School would be built smaller to suit enrollments
 - o Move all kids to one school, demolish, move back and demolish other school

- All the costing based on 2024 dollars, construction costs will escalate by the time project is built, government will take these numbers and put them into their systems and add additional fees (design, FFE, etc.) not going to be final dollars
- Used same rate for all school (\$4500 per sqm)
- Assumed hazardous materials abatement for all schools
- Replacement school on existing site – smaller amount allowed for site work
- Site percentages - 6% for brand new, 4.5% expanding, 3% new school on site
- Chris Wollard - Comparator numbers, actual will likely be higher, use the numbers against themselves
- Chris Holden - Escalation typically runs at 3.5% per year
- Shree Shinde – government funds demolition of existing school?
 - Chris Woollard – currently the demolition is being funded by Alberta Infrastructure
- Chris Woollard – most are the same, with the exception of the K-8, often a wide discrepancy between of the options, comes down to what is the best space and gives you the most functionality, don't get caught on the cost
- Chris Holden – renovations, scale can be reduced depending on the dollars available
- Chris Woollard – don't assume a less expensive option would be approved faster than a more expensive, it's about what suits your needs
- Chris Woollard – option 1 as a comparator, make ask as watertight as possible, be consistent with what you're asking for, don't keep changing mind

Discussion of Options

- Option 1 – Replace both schools with two K-4 schools at correct capacity
 - Left as a comparator
 - Biggest risk – likely not to be approved due to the number of requests, notion of one community getting two schools is a tough ask, asking for two capital projects
 - Cons
 - Less opportunity for funding
 - Student displacement
 - Larger student population in new developments
 - Pros
 - two new schools at the correct capacity
 - Aligns with cities policies for mature neighbourhoods
 - Address site issues
 - Walkable communities
 - Infrastructure for sites in place
 - Michelle Johnston – least favorite, lots of disruption for students, how long does it take?
 - Chris Woollard – 12 months to 2 years for construction, large chunk of school time spent in a construction zone
 - Chris Woollard– first question Alberta Education would ask is why not one school? Needs to be a reason for why to ask for two, walkable school, bussing, etc.
- Option 2a Replace both schools with one K-4 on a new site
 - Risks
 - EIPS also looking at that site, first come first serve, only one appropriate sized serviced site currently available
 - Cons
 - Moving school away from mature neighbourhoods
 - Potential lack of community acceptance, closing schools in mature neighbourhoods
 - two sites shovel ready, one very large, high school sized, would a K-4 be feasible to put on that site
 - Pros
 - In new neighbourhood
 - Works with city expansion plans

- Reducing disruption in existing schools, students stay in existing school until the new school is built
 - Aging infrastructure addressed
 - Site issues addressed
 - Modern school
 - Don't have to reconfigure grades
 - Align with previous requests to replace OLA, adds interest by dealing with two schools, one for one replacement would never happen for OLA
 - Gives larger student numbers, more programming, more staff, more funding
 - Lower operating and maintenance costs
 - Jennifer Maldonado – site needs to be ready?
 - Chris Woollard – the site needs to be shovel ready
 - Janal Smith-Duguid – letter from the city?
 - Chris Woollard – yes, letter from city confirming site is available
 - Janal Smith-Duguid – high school is higher priority than James Mowatt for EIPS, EICS may be farther along for Forest Ridge site
 - Shree Shinde - % of student being bussed to mature neighbourhoods vs new neighbourhoods?
 - Paul Corrigan – have boundaries between the elementary schools – OLA boundary has new areas across the highway, SJ23 has Westpark area, finding that people from across the highway are not choosing to come to OLA
 - Gale Katchur – Southpointe school, if development continues, there is a site but it is not ready at this time, plan for a catholic site
 - Christi McTaggart – why did we choose that school, why drive? No other option, had to walk to James Mowatt and SJ23, walkable option may have swayed choice, SJ23 bus from Forest Ridge is packed, would be a lot of young families in Forest Ridge that would consider that location
 - Chris Woollard – working in tandem with public board, is there #1 request the high school
 - Gale Katchur – yes, fairly far along but also looking at a collegiate high school, plan on making request this year?
 - Paul Corrigan – plan is to submit a capital plan for April 1st
 - Gale Katchur – wouldn't want to see two applications for one site
 - Christi McTaggart - What are the odds of two school divisions being approved in the same year?
 - Chris Woollard – good if the numbers back it up
 - Michelle Johnson – how long is the Southpointe site from being ready?
 - Janal Smith-Duguid – depends on the developer
 - Chris Woollard – Alberta Education will make sure the site is ready or they won't fund the project, they'll give it to whoever's ready
 - Janal Smith-Duguid – if two schools are interested in the same site then it would go to a negotiation/mediation between the two sides
 - Tracy leigh – discuss joint use agreement, committing sites once it's on a capital request
 - Janal Smith-Duguid – once school has been allocated, the division has it for 3 years, discuss with modifications on draft of joint use agreement
 - Shree Shinde – EIPS had asked for letter that Forest Ridge site is shovel ready, letter just saying site is shovel ready but is not allocated
 - Chris Woollard – keep allocation of the site in mind
- Option 2b – Replace both school with one combined K-4 school on SJ23 site
 - Don't have to worry about allocating new land
 - Risks
 - Small site may limit expansion
 - Additional land required
 - Still a tight site with additional land, buses may need to still be on road

- New school
 - One request
 - No reconfiguration
 - Site issues addressed
 - Aging infrastructure addressed
 - Cons
 - Longer transportation times for students not in neighbourhood
 - Lots of decanting/moving students
 - Confirmation from the city that additional land is available
 - Longer time until a new school in new neighbourhoods
 - Michelle Johnston – comparison for Woodbridge site, size?
 - Chris Woollard – new site is on 2 streets, easier to separate out circulation, even if similar sized
 - Chris Woollard – how much could that property line shift?
 - Janal Smith-Duguid – city is pretty flexible
 - Christi McTaggart – how receptive would the community be if they were now backing onto a school instead of a green space?
 - Chris Woollard - would most likely be a 2 storey school to work, a little easier because it's already an existing site, but change is change
 - Tracy Leigh - SJ23 is a pathways schools, 2 storey might not be palatable, have to keep pathways on the main floor
 - Chris Woollard – would definitely impact the planning
 - Chris Woollard – 2 storeys use more circulation space, doesn't affect circulation area
 - Dennis Staniland – are 2 storey schools more energy efficient
 - Chris Woollard – yes and no, less roof, less envelope, tend to be warmer on 2nd storey
 - Chris Woollard – could make it fit on the site, busses would probably still be on the road, parent drop off may still be on the road
 - Michelle Johnston – could the school be further back on the property
 - Chris Woollard – could be but then you start taking more playing fields, lots of asphalt at the front
- Option 2c – Replace both school with one combined K-4 school on OLA site
 - Works a little better because it's a little bigger than SJ23
 - Still the same issue with limited frontage
 - Michelle Johnston – old school turned into a parking lot?
 - Chris Woollard – yes and fix drainage issues
 - Phased demolition, moving the kids to fully demolish existing school first
 - Gale Katchur – across from OLA is the park and the track, could there be a land swap and build the new school across the street
 - Open to new building ideas to keep in neighbourhoods
 - Janal Smith-Duguid – lane could be upgraded to a road to increase frontage
 - Chris Woollard – Alberta Education will only fund up to the property line, alley would have to be upgraded by the city
 - Michelle Johnston – demographic make sense for it to be a walkable school? Numbers from the city?
 - Gale Katchur – don't see the numbers yet but probably see increased density in the future
 - Janal Smith-Duguid – working to get more density in the downtown, multi attached, 3 units or more, not a lot of single family in the downtown, hoping to have announcements about projects pretty soon, Heartland Housing Foundation, single mother homes struggling to find housing, looking for one or two bedroom apartments to meet the needs of single parents
 - Shree Shinde – townhouses becoming a more attainable housing type to start a family

- Janal Smith-Duguid – quite a bit of space between track and Sheridan drive
 - Chris Woollard – for option 2 it comes down to new neighbourhood vs mature neighbourhood
 - Christi McTaggart – OLA site, reduce student disruption can portables be added on to SJ23 to move students
 - Chris Woollard – can be part of the discussion, would have to look at the floorplan to determine
- Option 3 – Replace three schools (OLA, SJ23, JP11) with a K-8 on a new site
 - Pros
 - Same as K-4
 - More programming and spaces for specialized programming
 - Driving time improved, multiple kids at one school
 - Cons
 - Leaving mature neighbourhoods
 - Community acceptance – perception, closing three schools, careful and clear messaging of why it makes sense
 - Tough to fit on SJ23, may work on OLA or across the street
 - Capacity above 900 students but not fall in line with small school ideology, perception of K-8 bigger than SAB
 - Risks
 - One new site shovel ready, would need Southpointe but still doesn't have needs of a high school
 - Would be tight to fit on Forest Ridge site
 - Not quite in line with previous capital requests as it addresses multiple schools
 - Increases costs but impacts JP11
 - Chris Woollard – thoughts about a 900 K-8?
 - Christi McTaggart – don't love it as a parent, wouldn't want to send a kindergarten student, feel like it's going backwards a bit to be losing that many catholic schools
 - Chris Woollard – maintain a presence in mature neighbourhoods, or in new neighbourhoods
 - Shree Shinde – does JP11 need a replacement?
 - Chris Woollard – no, will need a modernization at some point, used to be a high school, but not the most functional for a middle school, is it being used as effectively as it could be? A lot newer in relation to the elementary schools
 - Dennis Staniland - elementary schools- looking at replacing sanitary, the stuff that is hard to replace, the mechanical and electrical infrastructure
 - The more schools you involve, the more questions will get asked by Alberta Education, why getting rid of three, asking for too much can raise flags, JP11 can be improved but it is fine
 - Michelle Johnston – K-6, 7-6, 10-12 model? New K-6, JP11 7-9, SAB 10-12
 - Chris Woollard – can look at, combination of option 9 & 10
- Option 5 – Modernize and expand SJ23 and demolish OLA
 - Pros
 -
 - Cons
 - Transportation time for out of neighbourhood kids
 - Doesn't work with city expansion
 - Decanting/moving students around
 - Does not address all of the existing site issues, site tight, bus and parent drop off on the street, front difficult to identify from the street
 - Not as efficient in use of space as a new one
 - Modernization come with surprises, can't always been discovered until construction
 - Tends to take longer than building a new school because of phasing

- Less IMR
 - Aligns with previous requests
 - Met all criteria except maybe community view
 - Group 2
 - Westpark full, city expansion towards the south, Forest Ridge would still require bussing from the other side of the highway
 - Group 3
 - Discussed the most, favoured option
 - Not favoured at the beginning but leaned that way at the end
 - Group 4
 - SJ23 not be bussed
 - Discussed the most
 - Preferred option
 - Attract students
 - Forest Ridge location still gives neighbourhood feel
 - Green space
 - K-4 school where all K-4 students and staff are together, greater programming opportunities, larger size allows for more programming opportunities
 - Allows school to be built without displacing students, kids not next to construction zone
- Option 2b
 - Group 1
 - Concerns with traffic and frontage
 - Entirely likely will not have a new catholic school in the new development areas in over a decade
 - Group 2
 - Accessibility issues, traffic bussing issues
 - Group 4
 - Not enough frontage, is already congested, will be worse with double the size of school
- Option 2c
 - Group 1
 - Similar to 2b, OLA site more geographically centered
 - Group 2
 - Looked at moving across the street, if could be negotiated with city, keeps school in older area, kids are bussed anyway, still have access to downtown, pool, rinks
 - Opportunity to ask for another school in the south in 10-15 years when full
 - Group 3
 - Uses building could have once moved out, not looked at as a viable option
 - Group 4
 - Didn't see as a great option
 - Revitalization of the downtown area conversation has been going on for decades, like idea, but wouldn't gamble on that happening, school should be where the kids area, on the south side
- Option 3
 - Group 1
 - Potentially have community resistance
 - Doesn't align with previous requests
 - Competition with EIPS for site
 - Group 2
 - Didn't discuss
 - Group 3
 - Didn't discuss
 - Group 4
 - Didn't want to go from four school to two, seems like catholic education is decreasing
- Option 5



- Can't modernize without decanting
 - Exceed replacement value
 - Group 2
 - Didn't discuss
 - Group 3
 - Didn't discuss
 - Group 4
 - Didn't discuss
- Option 9
 - Group 1
 - Does nothing to address current problems
- Option 10
 - Group 1
 - Issues with community and long-term utilization
 - Group 2
 - Issues with land for pool/rink and amenities
 - Groups 3 and 4
 - Didn't discuss
- Favorite option?
 - Group 1 – 2a
 - Group 2 – 2a or 2c if land could be negotiated
 - Group 3 – 2a
 - Group 4 – 2a, keep away from industrial space

Final thoughts

- Michelle Johnston – K-6, 7-9, 10-12 a viable option?
 - Perception of 5 and 6s with Jr. high.
 - Paul Corrigan – access to options with 5-8s, K-6s don't have CTS options (ex. foods in grade 5)
 - Chris Woollard – include in report for information

EICS Value Scoping Sessions – Day 2 28.02.24

CW - Introduction of new attendees, overview

- Summary of evaluation criteria, summary options with pros/cons/risks, evaluation spreadsheets
 - o Start filling out spreadsheet as discussion progress
- Overview of 1st day
 - o Developed a priority list of what was important
 - o Base information about the schools and the sites, size, capacities, current enrollments, projected enrollments, what we're working from and why we're having these discussions
 - o Developed criteria of what is important in an education facility
 - o Developed potential options that addressed the issues, discussed all with pros and risks, determined which was a no-go based on risk/potential
 - o Baseline is to maintain the status quo – OLA and SJ23, both K-4 schools, need work, underutilized, keep as is, maintaining status quo is not feasible due to funding pressures, funding per student, less funding if half capacity
- 2nd day
 - o Present all the options, run through all first and then circle back to discuss each one
 - o Help to start formulating what is the most promising options, end result is to come up with a recommendation to the board as what to put forward on the capital request, information for the board to consider, but does not mean it is what the board will ask for
 - o General feeling or thought for what is the best option
 - o START will take spreadsheets and tally up responses to quantify information
 - o Identify the best option for consideration for the capital request
- Base information
 - o Utilization
 - OLA – 55%
 - SJ23 – 62%
 - JP11 – 78%
 - SAB – 73%
 - o Projected enrolments
 - OLA - 160
 - SJ23 - 230
 - JP11 – 390
 - SAB – 770
 - o Proposed capacities
 - OLA – 210 (76% utilization)
 - SJ23 – 300 (77% utilization)
 - JP11 – 495 (79% utilization)
 - SAB – 905 (85% utilization)
 - Le-Ann Ewaskiw – do numbers take into account adjusted number (ex. higher need students counted as two)?
 - Chris Woollard – yes, they do
 - 85% leave space for growth, historically ask for new space at 85%, not the case anymore, 85% is an indicator of a full school, but not overfull, more often schools have to be over 100% full to get projects approved

Review of options

- Option 1 – replace both with new K-4s on existing sites
 - o School would be built smaller to suit enrollments
 - o Move all kids to one school, demolish, move back and demolish other school
 - o Gives an idea of how they would fit on the site
- Option 2 – replace both with a single K-4 on a new site



EICS Value Scoping Sessions – Day 2 28.02.24

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 - --- ---



5.0 APPENDIX C: INDIVIDUAL SCHOOL INFORMATION AND PROJECTIONS

9 BASE INFORMATION

SCHOOLS FOR CONSIDERATION:

OUR LADY OF THE ANGELS CATHOLIC SCHOOL

ST. JOHN XXIII CATHOLIC SCHOOL

OPERATION COSTS FOR BOTH SCHOOLS
ARE ABOVE THE DIVISION AVERAGE

BOTH SCHOOLS HAVE LOW UTILIZATION:

OUR LADY OF THE ANGELS CATHOLIC SCHOOL - 55%

ST. JOHN XXIII CATHOLIC SCHOOL - 62%

MAINTENANCE COSTS (2013):

OUR LADY OF THE ANGELS CATHOLIC SCHOOL - \$1.95 MILLION

ST. JOHN XXIII CATHOLIC SCHOOL - \$1.5 MILLION

ENROLMENT DECLINE IS PUTTING PRESSURE ON
PROGRAM DELIVERY AND EFFECTIVE OPERATIONS OF
THE SCHOOL FACILITIES



Our Lady of the Angels Catholic School

9622 Sherridan Dr., Fort Saskatchewan, AB

Grade Configuration: K - 4

Instructional Area: 1,167.40 m²

Net Capacity: 336 Students

Enrollment 2023 / 2024: 186 Students

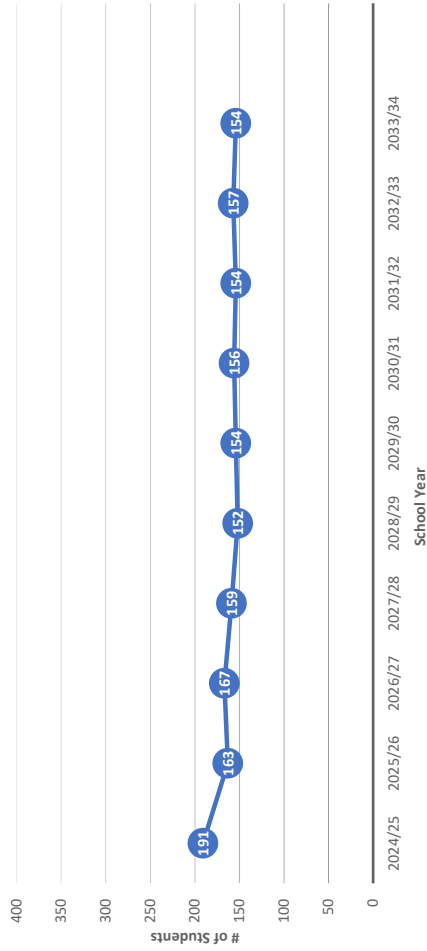
Utilization Percentage: 55%

FCI: (Facility Condition Index) 18 (fair / 2013)

Year Constructed: 1963, 1969, 1980, 1996, 1999, 2013

| Year | # of Students | Capacity | Utilization |
|---------|---------------|----------|-------------|
| 2024/25 | 191 | 336 | 57% |
| 2025/26 | 163 | 336 | 49% |
| 2026/27 | 167 | 336 | 50% |
| 2027/28 | 159 | 336 | 47% |
| 2028/29 | 152 | 336 | 45% |
| 2029/30 | 154 | 336 | 46% |
| 2030/31 | 156 | 336 | 46% |
| 2031/32 | 154 | 336 | 46% |
| 2032/33 | 157 | 336 | 47% |
| 2033/34 | 154 | 336 | 46% |

10 Year Enrollment Projection - OLA Catholic School



Area Comparison Chart

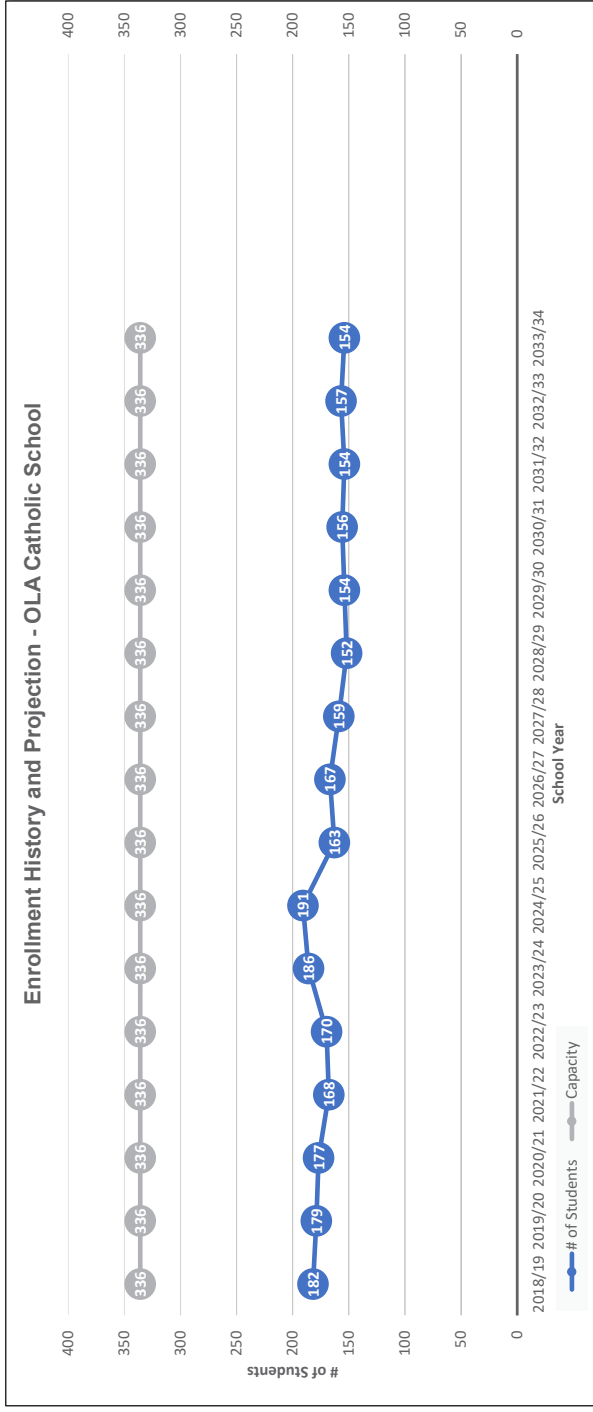
| Existing School (336 Capacity) | | Provincial Guidelines (345 Capacity K-6 School) | | VARIANCE |
|------------------------------------------|-------------------|----------------------------------------------------|-------------------|----------------|
| # | Total Area | # | Total Area | |
| 10 Classrooms | 572.0 | 10 Classrooms @ 80m ² | 800.0 | (228.0) |
| 0 Science Classrooms @ 120m ² | - | 0 Science Classrooms @ 120m ² | - | - |
| 2 Science Classrooms @ 95m ² | 222.4 | 1 Science Classrooms @ 95m ² | 95.0 | 127.4 |
| 0 Large Ancillary | - | 1 Large Ancillary @ 130m ² | 130.0 | (130.0) |
| 2 Small Ancillary | 178.1 | 2 Small Ancillary @ 90m ² | 180.0 | (1.9) |
| 1 Gymnasium | 500.2 | 1 Gymnasium | 430.0 | 70.2 |
| 0 Gym Storage | 24.0 | 0 Gym Storage @ 10% Gym Size | 43.0 | (19.0) |
| 1 Library | 121.0 | 1 Library | 140.0 | (19.0) |
| 0 CTS | - | 0 CTS @ 142m ² | - | - |
| 1 Info Services @ 115m ² | - | 0 Info Services @ 115m ² | - | - |
| Subtotal: | 1,617.7 | Subtotal: | 1,818.0 | 27.7 |
| Total Instructional | 1,617.7 | Total Instructional Area: | 1,818.0 | (200.3) |
| Number of Instructional Spaces: | 17.0 | Number of Instructional Spaces: | 16.0 | 1.0 |
| Non-Instructional Space | Total Area | Non-Instructional Space | Total Area | |
| Admin & Staff Areas | 173.3 | Admin & Staff Areas | 227.0 | (53.7) |
| Wrap & Collaboration Space | - | Wrap & Collaboration Space | 20.0 | (20.0) |
| Mechanical & Meter | 60.0 | Mechanical & Meter | 108.0 | (48.0) |
| Recycle Room | - | Recycle Room (LEED) | 11.0 | (11.0) |
| Physical Education | 47.7 | Physical Education | 70.0 | (22.3) |
| Circulation | 533.5 | Circulation | 455.0 | 78.5 |
| Wall Area | 198.5 | Wall Area | 218.0 | (19.5) |
| Storage Area | 83.0 | Storage Area | 64.0 | 19.0 |
| Washroom Area | 53.3 | Washroom Area | 42.0 | 11.3 |
| Accessible Washroom Facility | 12.0 | Accessible Washroom Facility | 12.0 | - |
| Flexible Space | 46.6 | Flexible Space | 84.0 | (37.4) |
| Wiring/Network | 15.7 | Wiring/Network | 30.0 | (14.3) |
| Subtotal | 1,223.6 | Subtotal | 1,341.0 | (117.4) |
| Total Non-Instructional | 1,223.6 | Total Non-Instructional | 1,341.0 | (117.4) |
| Total Area | 2,841.2 | Total Area | 3,159.0 | (317.8) |
| | | Area per Student | 8.44 | |

Our Lady of the Angels Catholic School

9622 Sherridan Dr., Fort Saskatchewan, AB

Enrollment History and Projection

| Year | # of Students | Capacity | Utilization |
|---------|---------------|----------|-------------|
| 2018/19 | 182 | 336 | 54% |
| 2019/20 | 179 | 336 | 53% |
| 2020/21 | 177 | 336 | 53% |
| 2021/22 | 188 | 336 | 50% |
| 2022/23 | 170 | 336 | 51% |
| 2023/24 | 186 | 336 | 55% |
| 2024/25 | 191 | 336 | 57% |
| 2025/26 | 163 | 336 | 49% |
| 2026/27 | 167 | 336 | 50% |
| 2027/28 | 159 | 336 | 47% |
| 2028/29 | 152 | 336 | 45% |
| 2029/30 | 154 | 336 | 46% |
| 2030/31 | 156 | 336 | 46% |
| 2031/32 | 154 | 336 | 46% |
| 2032/33 | 157 | 336 | 47% |
| 2033/34 | 154 | 336 | 46% |



Fort Saskatchewan Demographics

| Year | Population | % Change |
|------|------------|----------|
| 2011 | 19,883 | 0 |
| 2016 | 25,052 | 26.0% |
| 2022 | 28,045 | 11.9% |

| | |
|------------------------------|-------|
| 10 year Change (2011 - 2022) | 41.1% |
|------------------------------|-------|

| Condition | ICJ Definition | Capital Planning Initiative Definition |
|-----------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Good | Facilities with an ICJ that are in good to fair condition and are less than 15% of the total area. | Adequate for intended use and expected to provide worthwhile service life with average maintenance. |
| Fair | Facilities with an ICJ that are in fair to poor condition and are 15% to 30% of the total area. | Aging components are nearing the end of their life cycle and require additional expenditures for repair or replacement. |
| Poor | Facilities with an ICJ that are in poor to very poor condition and are greater than 30% of the total area. | Upgrading is required to comply with current code of standards and deterioration has reached a level where repair or replacement are necessary. |

Note: Current codes and standards are defined by the Alberta Building Code, which is the minimum standard for all buildings. Other codes and standards may apply to specific buildings and may be more stringent than the Alberta Building Code. All buildings are required to comply with the standards applicable at the time they were constructed and not the current standards.

OLA CATHOLIC SCHOOL

IDENTIFIED ISSUES

**LOW UTILIZATION THAT IS NOT EXPECTED
TO INCREASE**

DEFERRED MAINTENANCE REQUIRED

SITE DRAINAGE ISSUES

SITE SUPERVISION ISSUES

SITE CIRCULATION ISSUES

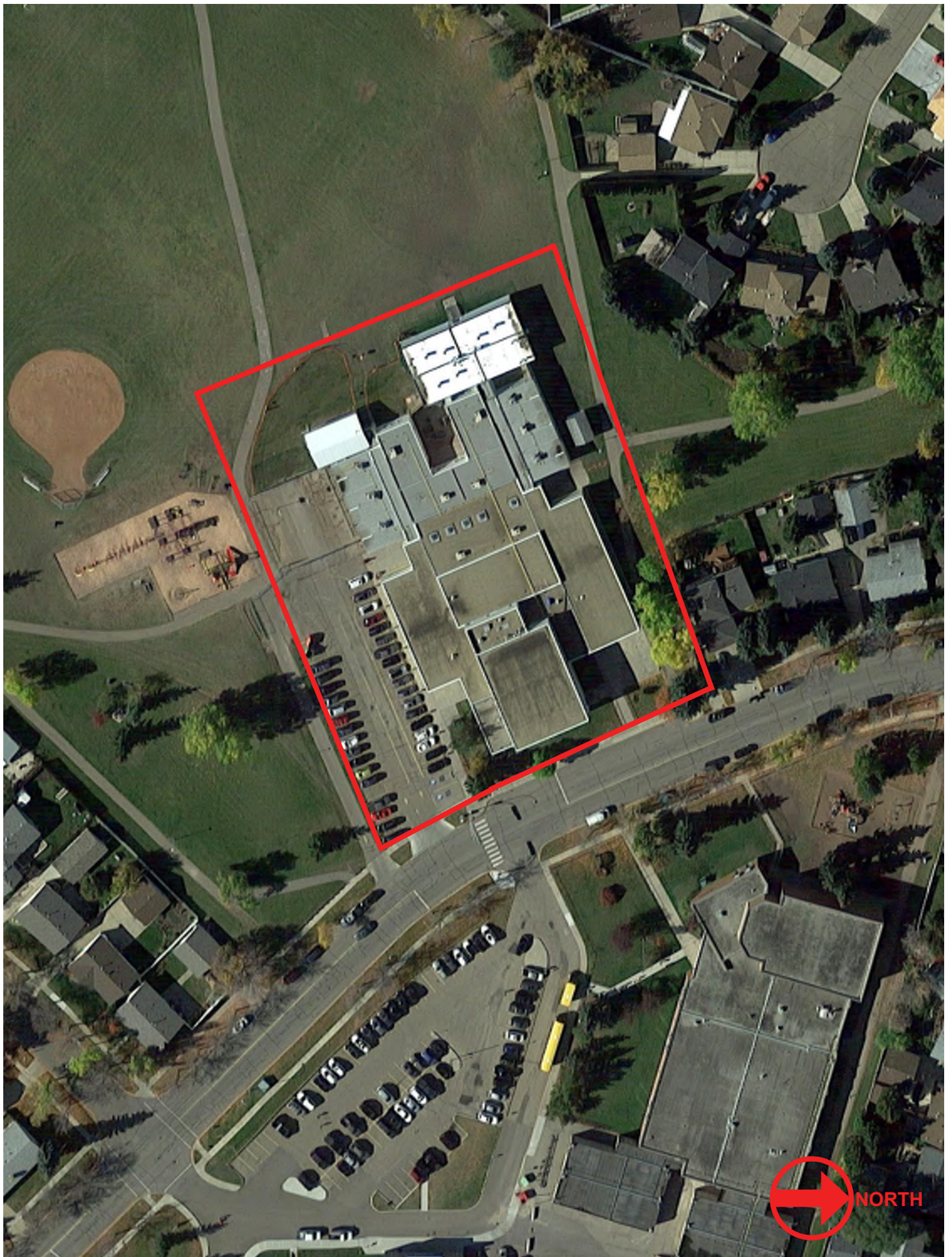
INCREASED STREET PRESENCE

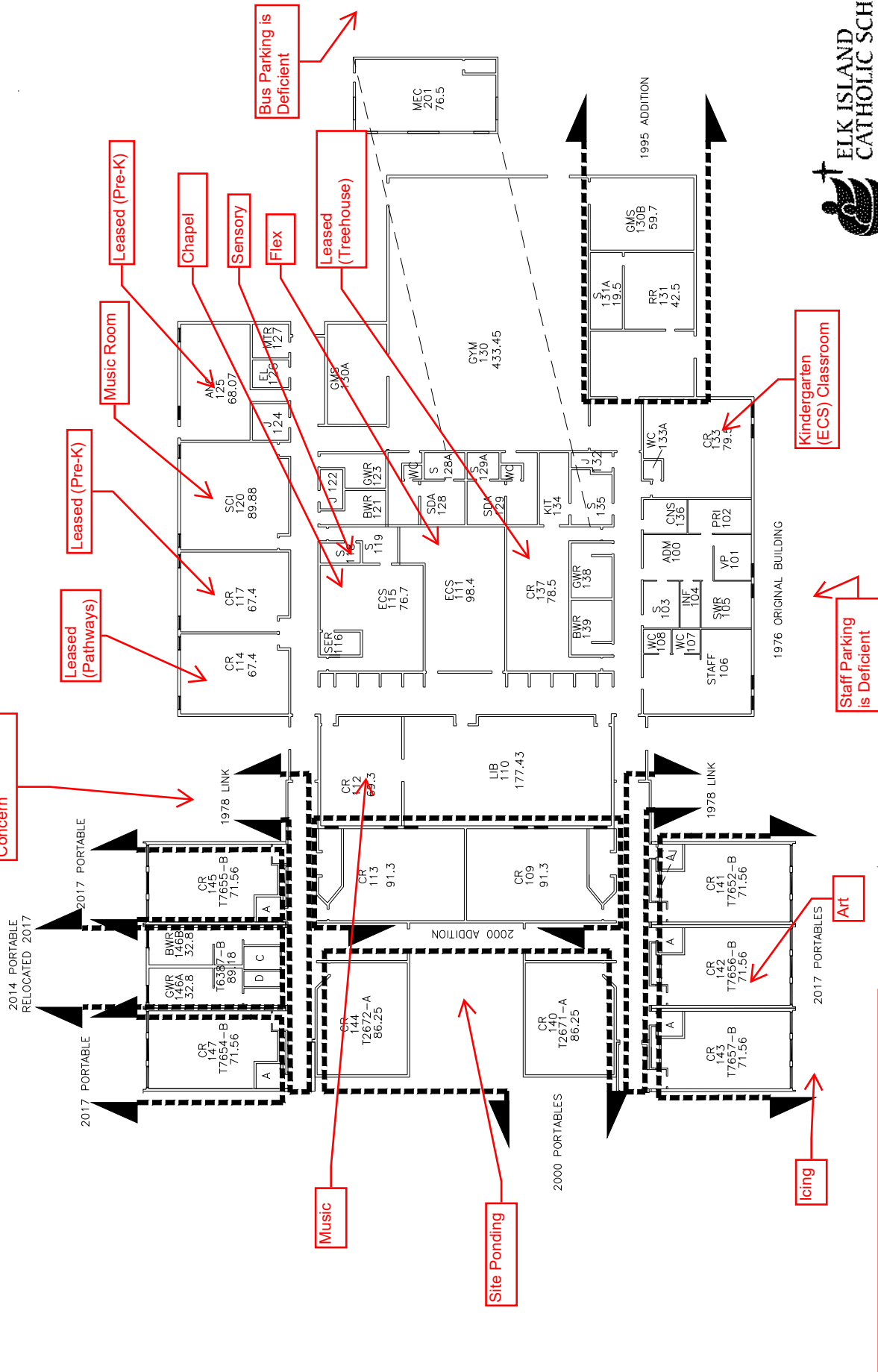
LACK OF NATURAL LIGHT

LACK OF SMALL GROUP LEARNING SPACES

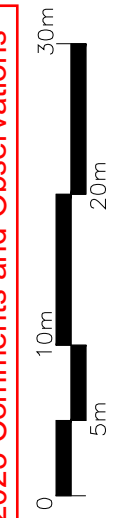
SUPERVISION ISSUES INSIDE SCHOOL

LACK OF WASHROOM SPACE





2023 Comments and Observations



| | | | |
|------|------------------|-----------------|------------------------------------------------------|
| 5 | UPDATED DRAWINGS | 07/25/18 | ELK ISLAND CATHOLIC SEPARATE REGIONAL DIVISION NO.41 |
| 4 | UPDATED DRAWINGS | 05/11/17 | SAINT JOHN XXIII CATHOLIC SCHOOL |
| 3 | UPDATED DRAWINGS | 05/07/15 | 9526 - 89 ST FT SASKATCHEWAN AB |
| 2 | UPDATED DRAWINGS | 06/16/14 | FLOOR PLAN |
| REV. | CONSTRUCTION | DATE | A.I. |
| | | SCALE: 1:500 | |
| | | BID ID: B3450A | |
| | | FAC CODE: F2211 | |
| | | SHEET: 2 OF 4 | |

St. John XXIII Catholic School

9526 - 89 Street, Fort Saskatchewan, AB

Grade Configuration: K - 4

Instructional Area: 1,450.55 m²

Net Capacity: 418 Students

Enrollment 2023 / 2024: 258 Students

Utilization Percentage: 62%

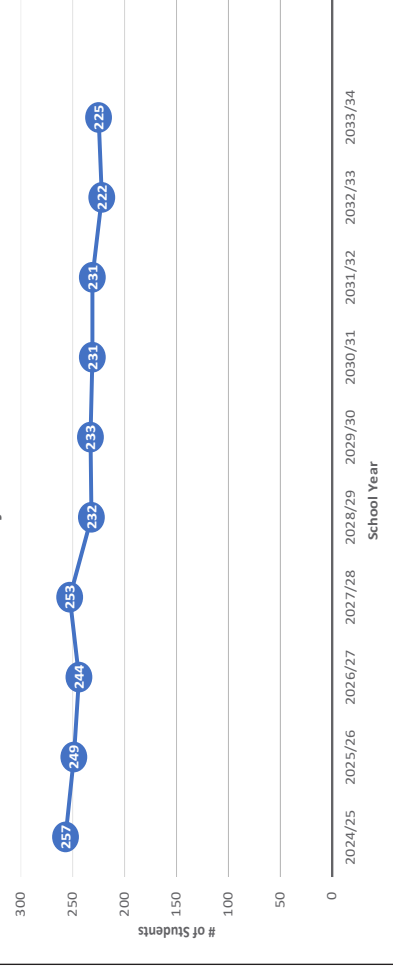
FCI: (Facility Condition Index) 14 (good / 2013)

Year Constructed: 1976, 1878, 1995, 2000, 2014, 2015, 2017, 2018

10 Year Enrollment Projection

| Year | # of Students | Capacity | Utilization |
|---------|---------------|----------|-------------|
| 2024/25 | 257 | 418 | 61% |
| 2025/26 | 249 | 418 | 60% |
| 2026/27 | 244 | 418 | 58% |
| 2027/28 | 253 | 418 | 61% |
| 2028/29 | 232 | 418 | 56% |
| 2029/30 | 233 | 418 | 56% |
| 2030/31 | 231 | 418 | 55% |
| 2031/32 | 231 | 418 | 55% |
| 2032/33 | 222 | 418 | 53% |
| 2033/34 | 225 | 418 | 54% |

10 Year Enrollment Projection - SJXXIII Catholic School



Area Comparison Chart

| # | Existing School (418 Capacity) | | Provincial Guidelines (400 Capacity K-6 School) | | VARIANCE | |
|----|----------------------------------------|-------------------|----------------------------------------------------|----------------------------------------|-------------------|----------------|
| | Instructional Space | Total Area | Instructional Space | Total Area | | |
| 16 | Classrooms | 1,137.5 | 11 | Classrooms @ 80m ² | 880.0 | 257.5 |
| 0 | Science Classrooms @ 120m ² | - | 0 | Science Classrooms @ 120m ² | - | - |
| 1 | Science Classrooms @ 95m ² | 89.9 | 2 | Science Classrooms @ 95m ² | 190.0 | (100.1) |
| 0 | Large Ancillary | - | 1 | Large Ancillary @ 130m ² | 130.0 | (130.0) |
| 1 | Small Ancillary | 68.1 | 2 | Small Ancillary @ 90m ² | 180.0 | (111.9) |
| 1 | Gymnasium | 433.5 | 1 | Gymnasium | 430.0 | 3.4 |
| 0 | Gym Storage | 107.2 | 1 | Gym Storage @ 10% Gym Size | 43.0 | 64.2 |
| 1 | Library | 177.4 | 1 | Library | 160.0 | 17.4 |
| 0 | CTS | - | 0 | CTS @ 142m ² | - | - |
| 0 | Info Services @ 115m ² | - | 0 | Info Services @ 115m ² | - | - |
| | Subtotal: | 2,013.6 | | Subtotal: | 2,013.0 | (257.0) |
| | Total Instructional | 2,013.6 | | Total Instructional Area: | 2,013.0 | 0.6 |
| | Number of Instructional Spaces: | 20.0 | | Number of Instructional Spaces: | 19.0 | 1.0 |
| | Non-Instructional Space | Total Area | | Non-Instructional Space | Total Area | |
| | Admin & Staff Areas | 226.0 | | Admin & Staff Areas | 227.0 | (1.0) |
| | Wrap & Collaboration Space | 20.0 | | Wrap & Collaboration Space | 20.0 | - |
| | Mechanical & Meter | 94.1 | | Mechanical & Meter | 162.0 | (67.9) |
| | Recycle Room | - | | Recycle Room (LEED) | 11.0 | (11.0) |
| | Physical Education | 67.0 | | Physical Education | 70.0 | (3.0) |
| | Circulation | 515.8 | | Circulation | 503.0 | 12.8 |
| | Wall Area | 278.2 | | Wall Area | 242.0 | 36.2 |
| | Storage Area | 108.8 | | Storage Area | 70.0 | 38.8 |
| | Washroom Area | 117.6 | | Washroom Area | 48.0 | 69.6 |
| | Accessible Washroom Facility | 12.0 | | Accessible Washroom Facility | 12.0 | - |
| | Flexible Space | 42.5 | | Flexible Space | 96.0 | (53.5) |
| | Wiring/Network | 7.5 | | Wiring/Network | 30.0 | (22.5) |
| | Subtotal | 1,489.5 | | Subtotal | 1,491.0 | (1.5) |
| | Total Non-Instructional | 1,489.5 | | Total Non-Instructional | 1,491.0 | (1.5) |
| | Total Area | 3,503.0 | | Total Area | 3,504.0 | (1.0) |
| | | | | Area per Student | 8.3 | |

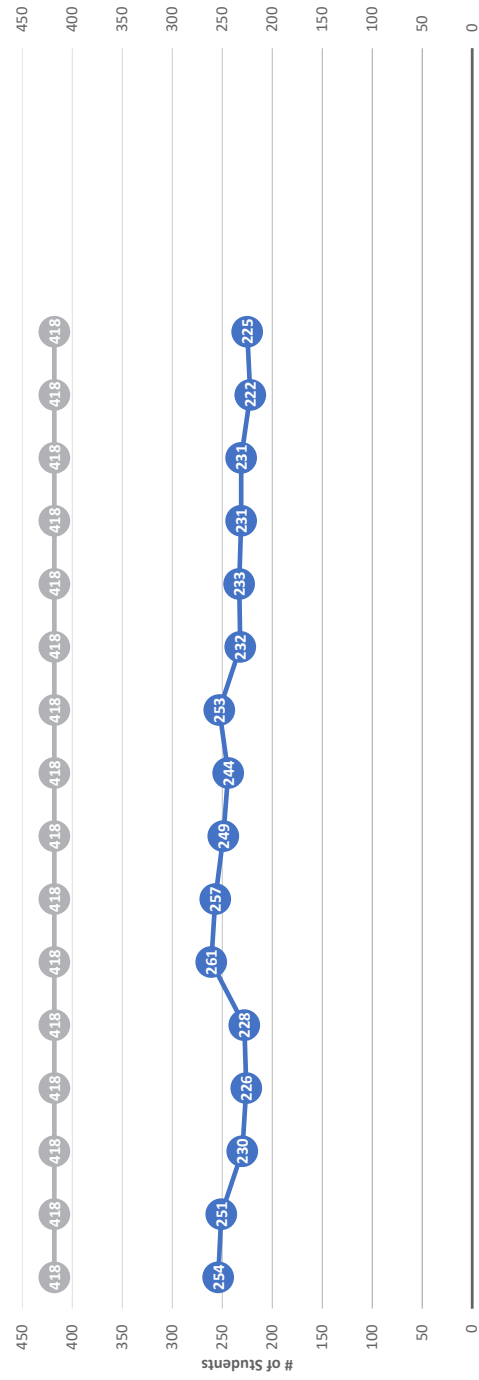
St. John XXIII Catholic School

9526 - 89 Street, Fort Saskatchewan, AB

Enrollment History and Projection

| Year | # of Students | Capacity | Utilization |
|---------|---------------|----------|-------------|
| 2018/19 | 254 | 418 | 61% |
| 2019/20 | 251 | 418 | 60% |
| 2020/21 | 230 | 418 | 55% |
| 2021/22 | 226 | 418 | 54% |
| 2022/23 | 228 | 418 | 55% |
| 2023/24 | 261 | 418 | 62% |
| 2024/25 | 257 | 418 | 61% |
| 2025/26 | 249 | 418 | 60% |
| 2026/27 | 244 | 418 | 58% |
| 2027/28 | 253 | 418 | 61% |
| 2028/29 | 232 | 418 | 56% |
| 2029/30 | 233 | 418 | 56% |
| 2030/31 | 231 | 418 | 55% |
| 2031/32 | 231 | 418 | 55% |
| 2032/33 | 222 | 418 | 53% |
| 2033/34 | 225 | 418 | 54% |

Enrollment History and Projection - SJXXIII Catholic School



Condition **ICD Definition** **Capital Planning Initiative Definition**

Good Facilities with an ICD rating of 1 or greater and less than 15% Adequate for intended use and expected to provide continued service life with average maintenance.

Fair Facilities with an ICD rating of 2 or greater and less than 40% Aging components are nearing the end of their useful life and require additional expenditures for renewal or replacement.

Poor Facilities with an ICD rating of 3 or greater and less than 60% Urgency to replace or renovate with some condition work and deterioration has reached the point where major repairs or replacement are necessary.

Note: Current codes and standards are defined by the Alberta Building Code, which is revised periodically or other mandatory requirements. Older buildings are grandfathered and require to comply with the standards applicable at the time they were constructed, and not the current standards.

Fort Saskatchewan Demographics

| Year | Population | % Change |
|------|------------|----------|
| 2011 | 19,883 | 0 |
| 2016 | 25,052 | 26.0% |
| 2022 | 28,045 | 11.9% |

| | |
|------------------------------|-------|
| 10 year Change (2011 - 2022) | 41.1% |
|------------------------------|-------|

2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34

School Year

● # of Students — Capacity

SJ XXIII CATHOLIC SCHOOL

IDENTIFIED ISSUES

**LOW UTILIZATION THAT IS NOT EXPECTED
TO INCREASE**

DEFERRED MAINTENANCE REQUIRED

SITE DRAINAGE ISSUES

SITE SUPERVISION ISSUES

SITE CIRCULATION ISSUES

INCREASED STREET PRESENCE

LACK OF NATURAL LIGHT

LACK OF SMALL GROUP LEARNING SPACES

SUPERVISION ISSUES INSIDE SCHOOL

NEED INCREASE IN BARRIER-FREE ACCESS



**6.0 APPENDIX D: IDEA EVALUATION MATRIX
- INDIVIDUAL RESPONSES**

EICS Value Scoping - Evaluation Sheet

LEGEND

Options Addressed in the Evaluation Criteria:

- 1 - 1 yr
- 2 - 2 yr
- 3 - 3 yr
- 4 - 4 yr
- 5 - 5 yr
- 6 - 6 yr
- 7 - 7 yr
- 8 - 8 yr
- 9 - 9 yr
- 10 - 10 yr
- 11 - 11 yr
- 12 - 12 yr
- 13 - 13 yr
- 14 - 14 yr
- 15 - 15 yr
- 16 - 16 yr
- 17 - 17 yr
- 18 - 18 yr
- 19 - 19 yr
- 20 - 20 yr
- 21 - 21 yr
- 22 - 22 yr
- 23 - 23 yr
- 24 - 24 yr
- 25 - 25 yr
- 26 - 26 yr
- 27 - 27 yr
- 28 - 28 yr
- 29 - 29 yr
- 30 - 30 yr
- 31 - 31 yr
- 32 - 32 yr
- 33 - 33 yr
- 34 - 34 yr
- 35 - 35 yr
- 36 - 36 yr
- 37 - 37 yr
- 38 - 38 yr
- 39 - 39 yr
- 40 - 40 yr
- 41 - 41 yr
- 42 - 42 yr
- 43 - 43 yr
- 44 - 44 yr
- 45 - 45 yr
- 46 - 46 yr
- 47 - 47 yr
- 48 - 48 yr
- 49 - 49 yr
- 50 - 50 yr

| Option | Description | Evaluation Criteria | | | | | | | | | | | | | | | | | | | | Comments: Provide one like and one dislike about each option. | | | | |
|--------|-----------------------------------------------------------------------------------------------------------------|---------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|---------------------------------------------------------------|----|----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | 21 | 22 | 23 | |
| 1 | Replace both schools with two K-4 schools at current capacity. | | | | | | | | | | | | | | | | | | | | | | | | | Would NOT GET APPROVED RE FUNDING |
| 2 | \$ 24,459,001 | | | | | | | | | | | | | | | | | | | | | | | | | need to dig deeper into potential allocation to EICS? (3-4 yrs ago letter given saying it was site ready) |
| 3 | Replace both schools with one combined K-4 school on St. John XXIII site | | | | | | | | | | | | | | | | | | | | | | | | | Busing/parking issue would arise |
| 4 | \$ 23,445,918 | | | | | | | | | | | | | | | | | | | | | | | | | majority of students would be female, but city suggested land swap is possible. revisiting concept but does it resolve our enrollment issues? see not looking regarding city involvement w/ ideas. |
| 5 | Replace three schools with a K-8 school on a new site | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Modernize and expand St. John XXIII and demolish OIA | | | | | | | | | | | | | | | | | | | | | | | | | expand, resolve EICS issues |
| 7 | Reconfigure grades in all schools in the City to have K-6, 7-9, and 10-12 | | | | | | | | | | | | | | | | | | | | | | | | | not practical public perception community response |
| 8 | Build a new combined K-8 school on a new site, on St. John XXIII and reconfigure St. Agnes' entrance at St. 112 | | | | | | | | | | | | | | | | | | | | | | | | | Can city give us something to make it worthwhile to stay in existing older areas to pool elem... |

Forestburg

EPCS Value Scoping - Evaluation Sheet

LEGEND

| |
|-------------------------------------------------|
| Option Addresses the Evaluation Criteria |
| Option does not address the Evaluation Criteria |
| Option does not meet the Evaluation Criteria |
| Option does not meet the Evaluation Criteria |

| Option | Description | Evaluation Criteria | | | | | | | | | | Comments: Provide one tick and one ditto about each option. | | | |
|--------|------------------------------------------------------------------------------------------------------------------------|---------------------|---|---|---|---|---|---|---|---|----|-------------------------------------------------------------|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | | |
| 1 | Replace two schools with two K-4 schools at current capacity. <i>same sites</i> | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | X |
| 2 | Replace both schools with one K-4 school on a new site. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | X |
| 3 | Replace two schools with one combined K-4 school on St. John XXIII site. | | | | | | | | | | | | | | X |
| 4 | Replace both schools with one combined K-4 school on Our Lady of the Angels site. | | | | | | | | | | | | | | X |
| 5 | Replace three schools with a K-8 school on a new site. | | | | | | | | | | | | | | X |
| 6 | Widen and expand St. John XXIII and demolish DLA. | | | | | | | | | | | | | | X |
| 7 | Reconfigure grades in all 4 schools in the CNY to have K-6, 7-8, and 10-12. | | | | | | | | | | | | | | X |
| 8 | Build or new combined K-8 school on a new site, demolish St. John XXIII, and reconfigure St. James Retreats at a 7-12. | | | | | | | | | | | | | | X |

Front edge of location or across from D.L.A.

Best possible location

EICS Value Scoping - Evaluation Sheet

LEGEND

Definitely Addresses the Evaluation Criteria:

Probably Addresses the Evaluation Criteria:

Maybe Addresses the Evaluation Criteria:

Does Not Address the Evaluation Criteria:

| Option | Description | Evaluation Criteria | | | | | | | | | | | | | | | | | | | | | | Comments: Provide one like and one dislike about each option. | |
|--------|-----------------------------------------------------------------------------------------------------------------|---------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | | 23 |
| 1 | Replace both schools with two K4 schools at current capacity | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - You would have to move kids around more option in the students don't need to move. |
| 2a | Replace both schools with one K-4 school on a new site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - I like this as it seems to be the best for the students & for being approved. |
| 2b | Replace both schools with one combined K-4 school on St. John, JAXII site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - The space is too small |
| 2c | Replace both schools with one combined K-4 school on Our Lady of the Angels site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - Possible & would be my 2nd choice. |
| 3 | Replace three schools with a K-5 school on a new site | | | | | | | | | | | | | | | | | | | | | | | | - JPL still has time before it needs change. |
| 5 | Modernize and expand St. John, XXII and demish OCA | | | | | | | | | | | | | | | | | | | | | | | | - too small |
| 9 | Reconfigure grades in all 4 schools in the City to have K-5, 7-8, and 10-12. | | | | | | | | | | | | | | | | | | | | | | | | - Will take to long |
| 10 | Build a new combined K-5 school on a new site, demolish St. John, and reconfigure St. Andre Bonasita as 4-7-12. | | | | | | | | | | | | | | | | | | | | | | | | - Will take longer than 2a. |

EICS Value Scoping - Evaluation Sheet

LEGEND
 Option Addresses the Evaluation Criteria
 1 = Yes
 2 = No
 3 = Maybe

| Option | Description | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | | | | |
|--------|-----------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|--|--|
| 1 | Replace both schools with two K-4 schools at current capacity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2a | Replace both schools with one K-4 school on a new site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2b | Replace both schools with one combined K-4 school on St. John XXIII site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Replace both schools with one combined K-4 school on Our Lady of the Angels site <i>or</i> Fast Start Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Replace three schools with a K-3 school on a new site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Demolish and expand St. John XXIII and demolish St. A. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Reconfigure space in all 4 schools in the City to have K-6, 7-8 and 10-12. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Build a new combined K-6 school on a new site. Demolish St. John XXIII and reconfigure St. Andre Bessette at 27-28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Comments: Provide one like and one dislike about each option.

Ident, but not likely to be granted.

EIGS Value Scoping - Evaluation Sheet

LEGEND

Option Addresses the Evaluation Criteria

- ✓ = yes
- ✓ = no
- ✓ = maybe

| Option | Description | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
|--------|----------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | Replace both schools with one K-4 school at a new site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a | Replace both schools with one K-4 school at a new site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7b | Replace both schools with one combined K-4 school on St. John's XIII site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2a | Replace both schools with one combined K-4 school on Our Lady of the Angels site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3 | Replace three schools with a K-4 school on a new site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5 | Redesign and expand St. John's XIII and demolish OLA | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9 | Redesign and expand all 4 schools in the City to have K, 6, 7, 8 and 12-12 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 10 | Build a new combined K-4 school on a new site, demolish St. John's XIII and St. Andrew | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Comments: Provide one like and one dislike about each option.

Community view of closing 2 schools programming, no construction

Traffic survey? Accessibility + no presence in new community

Land transfers (Timing) with the Southside site

Closing 3 schools



7.0 APPENDIX E: COST INFORMATION

Option 1 - Replace both schools with 2 new K-4 Schools on the existing sites

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Demolish St John XXIII | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 3 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 4 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 5 | New OLA K-4 School | 2,249 | m ² | \$ 4,500.00 | \$ 10,120,500 |
| 6 | New SJ XXIII K-4 School | 2,867 | m ² | \$ 4,500.00 | \$ 12,901,500 |
| 7 | Sitework | 3.0% | | \$ 23,022,000.00 | \$ 690,660 |
| | | | | | \$ 25,226,010 |
| | Add location factor @ | 3% | | | \$ 756,780 |
| | Add contingency @ | 10% | | | \$ 2,522,601 |
| | | | | | \$ 28,505,391 |

Option 2a - Replace both schools with a single school on a new site

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Demolish St John XXIII | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 3 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 4 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 5 | New combined K-4 School | 4,150 | m ² | \$ 4,500.00 | \$ 18,675,000 |
| 6 | Sitework | 6.0% | | \$ 18,675,000.00 | \$ 1,120,500 |
| | | | | | \$ 21,308,850 |
| | Add location factor @ | 3% | | | \$ 639,266 |
| | Add contingency @ | 10% | | | \$ 2,130,885 |
| | | | | | \$ 24,079,001 |

Option 2b - Replace both schools with a single school on SJ XXIII site

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Demolish St John XXIII | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 3 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 4 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 5 | New combined K-4 School | 4,150 | m ² | \$ 4,500.00 | \$ 18,675,000 |
| 6 | Sitework | 4.5% | | \$ 18,675,000.00 | \$ 840,375 |
| | | | | | \$ 21,028,725 |
| | Add location factor @ | 3% | | | \$ 630,862 |
| | Add contingency @ | 10% | | | \$ 2,102,873 |
| | | | | | \$ 23,762,460 |

Option 2c - Replace both schools with a single school on OLA site

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Demolish St John XXIII | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 3 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 4 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 5 | New combined K-4 School | 4,150 | m ² | \$ 4,500.00 | \$ 18,675,000 |
| 6 | Sitework | 3.0% | | \$ 18,675,000.00 | \$ 560,250 |
| | | | | | \$ 20,748,600 |
| | Add location factor @ | 3% | | | \$ 622,458 |
| | Add contingency @ | 10% | | | \$ 2,074,860 |
| | | | | | \$ 23,445,918 |

Option 3 - Replace OLA, SJ XXIII and St John Paul School with one new K-8 school on a new site

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Demolish St John XXIII | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 3 | Demolish St John Paul II Middle School | 5,386 | m ² | \$ 125.00 | \$ 673,250 |
| 4 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 5 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 6 | Hazardous materials abatement SJP II | 5,386 | m ² | \$ 100.00 | \$ 538,600 |
| 7 | New combined K-8 School | 7,587 | m ² | \$ 4,500.00 | \$ 34,141,500 |
| 8 | Sitework | 6.0% | | \$ 34,141,500.00 | \$ 2,048,490 |
| | | | | | \$ 38,915,190 |
| | Add location factor @ | 3% | | | \$ 1,167,456 |
| | Add contingency @ | 10% | | | \$ 3,891,519 |
| | | | | | \$ 43,974,165 |

Option 5 - Modernize and expand SJ XXIII and demolish OLA

| | | | | | |
|---|----------------------------------------|-------|----------------|------------------|---------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 2 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 3 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 4 | New addition | 450 | m ² | \$ 4,500.00 | \$ 2,025,000 |
| 5 | Major renovation of school | 3,718 | m ² | \$ 3,037.50 | \$ 11,293,425 |
| 6 | Sitework | 4.5% | | \$ 13,318,425.00 | \$ 599,329 |
| | | | | | \$ 14,966,354 |
| | Add location factor @ | 3% | | | \$ 448,991 |
| | Add contingency @ | 10% | | | \$ 1,496,635 |
| | | | | | \$ 16,911,980 |

Option 10 - Combined K-6 on new site, demolish SJP II, reconfigure SAB

| | | | | | |
|---|---------------------------------------------------|-------|----------------|------------------|----------------------|
| 1 | Demolish Our Lady of Angels | 3,008 | m ² | \$ 125.00 | \$ 376,000 |
| 1 | Demolish St John XXIII K-4 School | 3,718 | m ² | \$ 125.00 | \$ 464,750 |
| 1 | Demolish St John Paul II Middle School (grades 5- | 5,386 | m ² | \$ 125.00 | \$ 673,250 |
| 2 | Hazardous materials abatement OLA | 3,008 | m ² | \$ 100.00 | \$ 300,800 |
| 3 | Hazardous materials abatement SJ XXIII | 3,718 | m ² | \$ 100.00 | \$ 371,800 |
| 2 | Hazardous materials abatement SJP II | 5,386 | m ² | \$ 100.00 | \$ 538,600 |
| 4 | New combined K-6 School | 5,473 | m ² | \$ 4,500.00 | \$ 24,628,500 |
| 5 | Modular classrooms (St Andre Bessette) | 4 | ea | \$ 350,000.00 | \$ 1,400,000 |
| 6 | Sitework | 6.0% | | \$ 24,628,500.00 | \$ 1,477,710 |
| | | | | | \$ 30,231,410 |
| | Add location factor @ | 3% | | | \$ 906,942 |
| | Add contingency @ | 10% | | | \$ 3,023,141 |
| | | | | | \$ 34,161,493 |