



## Executive Summary

Each year the province requires school jurisdictions to complete a 3-Year Capital Plan. St. Albert Public Schools produces the district's 3-Year Capital Plan in paper format. However, arguably the driving mechanism for Alberta Education planning purposes is the electronic submission of the 3-Year Capital Plan within a provincial software system called Building and Land Information Management System (BLIMS). The electronic submission contains detailed information about each facility as well as an overall summary report. A copy of the summary report is contained on page 30 of this document.

St. Albert Public Schools currently houses 8,648 (8,315.5 FTE) students in fifteen schools, one of which is an Outreach High School. The district also partners with Greater St. Albert Catholic Schools in a Storefront School, currently operated by the Catholic school jurisdiction.

In April 2000, Alberta Infrastructure concluded its evaluation of provincial school buildings; the results of which determine the allocation of modernization and replacement funding to school jurisdictions. A provincial re-audit program started in 2004-2005 with a target to conduct 300 re-audits per year on a rolling basis and have each school re-audited every five years. All of the school buildings within the district have been re-audited and continue to be on a rolling basis. The intent was to create a more objective nonpolitical provincial inventory of school building facility needs.

A full 3-Year Capital plan follows in this report. As well, in assessing the needs of the district over the next ten years, a ten year overview has been created. In addition, detailed analysis of enrolments, utilizations, jurisdictional and municipal growth, individual school programming and provincial circumstances are contained.

As required by Alberta Education, the top priorities identified by the district are delineated between new or replacement school projects and preservation/major modernization projects. The projects are listed as follows:

New School/Replacement School Projects:		
1. Bellerose Composite High School Addition and Modernization to 1,650 students. In November 2017, Alberta Education and Alberta Infrastructure concluded its St. Albert Public Schools' High School Space Value Added Management Study. A report was shared with the school jurisdiction.	Addition and Modernization to 1,650 students. <ul style="list-style-type: none"><li>• Reroof and Maintenance of a Natural Light Conduit</li><li>• CTS Art Focus Addition</li></ul>	2020-2021

In five short years (2024-25), even with the addition to PKHS, the district is short approximately 400 high school spaces or 800 spaces @85% high school capacity. This is a student count value and does not consider the extra space required for students with inclusive educational needs.		
2. A new ECS- grade 9 900-student school in the Northwest within five years. (Projected for the Riverside school site.)	Additional New Space	2021-2022
3. Robert Rundle Elementary School	Gymnasium Addition and Modernization	2021-2022
4. Wild Rose Elementary School – A Value Added Study to reconfigure Sir George Simpson Junior High, Robert Rundle Elementary and Wild Rose Elementary Schools.	Modernization	2022-2023
5. Elmer S. Gish K-9 School	Modernization and additional permanent space through replacement of some of its 20 existing portables and modular.	2022-2023
6. École Leo Nickerson Elementary School	Modernization	2022-2023
7. A new 1,650 high school partnership.	The creation of a new large high school site in St. Albert with potential for municipal and school board partnerships.	2022-2023
8. École Muriel Martin Elementary School	Modernization and additional permanent space through the replacement of some of its 20 existing portables and modulars.	2022-2023
<b>Modular Classroom Projects</b>		
1. New modular classrooms to deal with growth, locations to be determined on an annual basis.	Emergent additional space . The district continues to require space to meet its needs even though it already has 54 steel framed modular classrooms.	2020-2021
2. New modular classrooms to replace old portables.	Request approximately 14 units/year. 35 of the district's 49 portables are over thirty years of age! 20 portables will be 40 years of age or older in 2019.	2020-2021

St. Albert Public Schools recognizes the significant pressure on our two large high school facilities. The two existing high schools are highly utilized with a population boom already enrolled in elementary and junior high in the district. The ECS-grade 9 population has increased approximately 26% in the last five years. Given St. Albert Public Schools' ballooning school enrolments, additional high school space is required. It is imperative that the work with the provincial government and the City of St. Albert to plot the most reasonable course of action towards a new high school continues. In the meantime, as concluded in the high school space value

added study, a substantial addition to 1,650 student capacity and modernization of Bellerose Composite High School is urgently needed. This would include traditional classrooms, CTS rooms, gyms and other core areas.

**A Summary of Alberta Education's St. Albert Public School District No. 5565 High School Space Critical Need – A High School Space Value Added Management Study – The Study was awarded and Completed – Resulted in St. Albert Public School District No. 5565's Number 1 Capital Priority**

1. The district asked the province, through Alberta Education, to assist it in its long term capital planning for high school space. The massive cohort of elementary students in our school system is quickly moving to high school where more space will be desperately needed. Not withstanding, the district has requested a new high school site for over ten years from the City of St. Albert, currently no site that is large enough has been made available. In November 2017 the district participated in the provincially funded high school space value added management study. It was an excellent process. The issue that was analyzed was should a third high school be constructed or should substantial additions to our existing high schools be completed. High school space is urgently needed.
2. Government appointed Cornerstone PMP as the lead consultant on the project.
3. Preparation meetings and site tours of the district's two large and heavily utilized high schools occurred. Two intensive days in November 2017 followed with participation by Alberta Education, Alberta Infrastructure, the City of St. Albert, consultants, architects and cost analysts. Internal representation consisted of members from district senior administration, facilitates services, one trustee as well as the two principals from each of the large high schools.
4. The highest ranking result of the High School Space Value Added Management Study was:
  - A. A new 1,500 student replacement Paul Kane High School.
  - B. An addition and modernization of Bellerose Composite High School. Expanded capacity of Bellerose Composite High School to be 1,650 or 1,800 students. The exact new Bellerose Composite High School enrolment capacity for the school site to be determined by an impending scoping study with government representatives.
  - C. A new high school within 10 years on a new school site. The new school site should enable municipal and jurisdictional partnerships.

**A - New Space and a Modernization of Bellerose Composite High School – An Addition to 1,650 Students and a Modernization - Including Roof and Program Enhancements – Priority 1**

Bellerose Composite High School serves the growing north end of St. Albert as well as the students looking for a more traditional CTS education. An addition to 1,650 students and a modernization would provide more much needed student accommodation space for St. Albert Public Schools' existing population aging forward and the continuing new growth.

A recent development in the winter and spring of 2010 was the emergence of significant roofing issues. The issues are not solely contained to, but are primarily concentrated with, the large numerous and closely aligned skylights. Natural light has been proven to enhance the educational experience and the mental and scholastic well-being of students. Given Bellerose Composite High

School is a highly populated, highly utilized facility, the maintenance of natural light is essential. The jurisdiction has been working with Alberta Education and Alberta Infrastructure on various solutions. The solutions are all in excess of \$1 million dollars. Clerestory windows or technologically advanced replacement skylights are options that the district is considering. An approximate \$3 million roof repair is required to prevent further deterioration and additional costs. Regular updates including professional reports and cost updates were submitted to Alberta Education under separate cover. Applications to the provincial Capital Emergent Fund in 2010 and 2011 were unsuccessful. To minimize damage to the building, a partial re-roof was completed in the summer of 2014 using IMR funding. There are six sections of roof on the original school building that require re-roof work. One section was completed in 2014 and one more section was completed in 2016 and 2017. With the IMR budget allocations the district continued to work on the remaining areas in 2018.

The high school would also benefit from an enhanced automotive area. A welding area could also be created. In addition, retooling existing space through a modernization would create more functional cosmetology, home economics and other programming areas. (Some enhancements were made through IMR funding - in 2012 a second foods lab was created and in 2013 a modernization of the art room was completed.)

### **B - New Space**

#### **(B1) A New 900-Student ECS – Grade 9 School – Riverside will have to be a solution – Priority 2**

A new 900-student ECS – grade 9 school will be required within five years to deal with current and continued projected population growth on the west side of St. Albert. Riverside is the only possibility as this new neighbourhood is expected to house 12,500 people and only contains one approximately 10.2 acre school site. The approximately 10.2 acre site should be serviced within five years. The 2012 area structure plan depicts Riverside to be more fully developed by 2030.

A new school is needed even if the residential growth does not materialize in Riverside quite as quickly as expected due to the current economic slowdown. The footprint of many of the district's existing schools have been expanded due to necessity with the addition of modulars to beyond what the core can support. Shifting some of the existing population to a new school and reducing and right sizing these crowded schools back to populations they were originally intended for would be prudent in the short term as the Riverside neighbourhood grows out.

#### **(B2) A New High School – Priority 7**

The District has had discussions with Landrex Ventures Inc., which plans a mixed residential neighbourhood with a 60 acre sports and sports related amenities area that includes a new high school site. It is currently located in Sturgeon County in the area to be annexed land north of St. Albert immediately east of Highway 2.

St. Albert Public Schools - A Need for High School Student Space – A Government Led High School Space Value Added Management Study was awarded to the District - It was completed in 2018-2019 - The Plan is Now Proceeding

St. Albert Public Schools recognizes the significant pressure on our two large high school facilities. More high school space is needed. Given St. Albert Public Schools' existing and projected high school enrolments additional high school space is urgently required.

An appropriately sized new high school site currently does not exist in the City of St. Albert. However, given our own and the City of St. Albert's projections for the city to dramatically increase in size, more adequate and appropriately sized school sites will be required.

In the spring of 2018, Alberta Education awarded the district a larger replacement Paul Kane High School (PKHS). The new 1,500 student PKHS will add a few hundred spaces to the existing Paul Kane High School which has aged and is in need of a full modernization. The government led value added study concluded the best course of action was for the existing Paul Kane High School to be demolished once the new replacement PKHS is complete. The capacity of the new PKHS will be 1,500 students, an increase of approximately 275 students. The replacement Paul Kane High School construction project is fully funded and is slated to be completed for the start of the 2022 school year.

The Province of Alberta (through Alberta Education and Alberta Infrastructure), the Board of Trustees and the St. Albert Public School District No. 5565 supported the value added study which contained a three phase high school space solution. As indicated above the first phase is a short term high school space solution that consists of the construction of a new replacement Paul Kane High School (PKHS) with an approximate 275 student addition. Phase II of the short-term high school space plan has yet to be funded by government, but consists of an addition and modernization of Bellerose Composite High School (BCHS). Approximately 300 student spaces will be added to BCHS. That will result in an increased BCHS capacity of 1,650 students. Pending the availability of future school sites and the capacity of the existing BCHS school site the possibility of an 1,800 student, BCHS has not been ruled out. A government participated scoping exercise will determine what BCHS enrolment expansion is achievable on the school site. Phase three is the construction of a new high school once an appropriate and properly sized high school site has been identified and designated in the City of St. Albert.

### A New High School Site

Notwithstanding these two short-term high school student space accommodations, an outlook beyond three years into the ten year time frame has also occurred. To that end St. Albert Public Schools has, from time to time, had preliminary discussions with the City of St. Albert and St. Albert Catholic Schools regarding the creation of a new large multiple high school site in St. Albert with potential municipal and school board partnerships. To date, although there is interest, a slight complication is our immediate student space needs have not aligned with our sister jurisdiction which has not experienced the same enrolment pressures.

The district has indicated to the City of St Albert for over ten years that a new high school site should be established, but to date this realization has not yet been achieved. The district is steadfast that a new St. Albert high school site that can accommodate the construction of a 1,650 student high school should be identified in the near future for that medium to long term high school student space outlook. The most promising development in recent years is that the district has been approached and has had discussions with Landrex Ventures Inc. for a high school to be built in

their exciting new residential development in the yet to be annexed land north of St. Albert on the east side of Highway 2 (St. Albert Trail).

St. Albert Public Schools recognizes the significant pressure on our two large high school facilities. The two existing high schools are highly utilized with a population boom already enrolled in elementary and junior high in the district. The ECS-grade 9 population has increased approximately 26% in the last five years. Given St. Albert Public Schools' ballooning school enrolments, additional high school space is required. It is imperative that the work with the provincial government and the City of St. Albert to plot the most reasonable course of action proceeds. A substantial modernization and addition to 1,650 student capacity addition to Bellerose Composite High School is urgently needed. This would include traditional classrooms, CTS rooms, gyms and other core areas.

As discussed at the high school space value added management study in regards to an outlook beyond three years into the ten year time frame our school district has, from time to time, had preliminary discussions with the City of St. Albert and St. Albert Catholic Schools regarding the creation of a new large multiple high school site in St. Albert with potential municipal and school board partnerships. To date our immediate space needs have not aligned with our sister jurisdiction. Since the district has indicated to the city for over ten years that a new high school site should be established and this has not yet been achievable, the district is steadfast that a new high school site should be identified in the near future for that longer term outlook.

## **C – Preservation/Major Modernization Projects**

### **(C-1) Robert Rundle Elementary School – An Appropriate Gymnasium – Priority 3**

Robert Rundle Elementary School is an old school that has a small, inadequate gymnasium in comparison to other elementary schools. Although substantial efforts have been made to make the gymnasium barrier-free, it is still not easily handicap accessible. This situation should be corrected, either separately or as part of a school modernization.

As the district struggles with its junior high school space shortage it has begun to seriously evaluate the merits of utilizing Robert Rundle to house some of the junior high students due to its close proximity to Sir George Simpson Junior High School. An appropriate gym and a modernization of Robert Rundle would position this as a functioning elementary with the possibility of a partial joint campus with Sir George Simpson for the future.

### **(C-2) Wild Rose Elementary School – Full Modernization – Priority 4**

The most recent facility evaluation audit completed on Wild Rose Elementary School in February 2017 determined a facility condition index (FCI) of 25.07%.

Normal maintenance and repairs will continue including utilizing IMR block funding as required. More modulars are desperately required to replace six 1977 portables and to serve residential growth.

The district recognizes new appropriate school sites are very difficult to attain in many urban settings and St. Albert is certainly no exception. Hence we recognize the importance of Wild Rose Elementary, often described as the small school in the woods. It will need to accept future district enrolment. Currently there is only one shovel ready school site available in St. Albert and it is currently located in an inappropriate geographical area to meet St. Albert Public Schools' enrolment demands. Notwithstanding our jurisdiction's best efforts and pleas to the city to accelerate the school site process the next available school site in the west end of St. Albert is years off and with the continued enrolment pressures the district is facing, the district remains very concerned/alarmed about future student spaces.

Therefore, the district developed a plan to request under the 2018 Call for New Modulars that the six Wild Rose portables that are over forty two years old be evergreened, as well as additional new modulars be added for future growth while concurrently requesting the use of IMR funds to enhance the overall accessibility and safety of the ongoing troubling traffic situation. Wild Rose Elementary has worked repeatedly and extensively with the City of St. Albert on better vehicle and pedestrian signage, however the school reports that individuals continue not to adhere to the signage creating a very dangerous situation. A new parking lot reducing on street parking and an improved traffic flow of passenger and yellow school bus vehicles would alleviate many safety concerns.

The district realizes the estimated cost of the proposed Wild Rose parking lot enhancement is significant, however the district does not undertake the work or the expenditure lightly. The district also acknowledges IMR is the only source of dollars to fund the completion of this work.

Alberta Infrastructure and Maintenance department considers the parking lot expansion at Wild Rose Elementary School be a functional upgrade to address changes in the planned operation of the school and, as such, an allowable use of IMR funds.

#### **(C-3) Elmer S. Gish School – Full Modernization – Priority 5**

The most recent facility evaluation audit was completed on Elmer S. Gish School in October 2017 with a determined facility condition index (FCI) of 21.07%. Elmer S. Gish School is highly utilized with twenty relocatable classrooms (either portables or modulars). Originally constructed in 1979, it is housing over 900 students in a facility that was not originally designed to do so. A full modernization would overhaul aging mechanical systems and optimize program delivery.

#### **(C-4) École Leo Nickerson Elementary School – Modernization – Priority 6**

The most recent facility evaluation audit completed in October 2010 determined a facility condition index (FCI) of 13.05%. Originally constructed in 1964, Leo Nickerson Elementary School is in need of a full modernization.

#### **(C-5) École Muriel Martin Elementary School – Modernization – Priority 8**

Although the most recent facility evaluation audit completed in August 2012 determined a facility condition index (FCI) of 5.91%, Muriel Martin Elementary School is currently at an approximate 84% utilization rate and is in need of additional permanent space. The school currently serves 623 students (ECS counted at 0.5). It currently has nine portable classrooms and eleven modular classrooms. It is located in the north (growth) area of St. Albert and will remain heavily utilized.

## **D - Immediate Need and Justification for New Schools - Urgent Requests**

### Short to Medium Term

The impact of the recent development in the northeast, specifically Erin Ridge North, Jensen Lakes, North Ridge in the West, and in Riverside (a new neighbourhood in northwest St. Albert), has been considered in the formulation of the district's 3-Year Capital Plan.

The jurisdiction's ECS – grade 9 population has quickly ballooned approximately 26% in the last five years. The district's utilization rate at March 2019 is approximately 90%. The district's January 2019 kindergarten fair was very successful. The district has 596 kindergarten students registered, which is amongst the third highest in district history.

Early September 2019 ECS registrations are very strong and on pace with the record highs of the past two years.

The completion of the north leg of the Anthony Henday ring road and more recently the awarding of the twinning of the roadway that connects St. Albert to Edmonton and the Anthony Henday ring road has solidified the attractiveness and the continued viability of the south half of St. Albert. Young families with working parents commuting to Edmonton have sought housing in the south end of the city due to its accessibility and it has rejuvenated old neighbourhoods. At present, the district has little to no student space citywide.

As previously noted, the completion of the western bypass route (i.e. Ray Gibbon Drive) has triggered rapid growth in the northwest section of St. Albert. In addition, the 2018 annexation of approximately 2,180 hectares of land to the north, west and east of the city has increased the land base of St. Albert by approximately one-third. There remains considerable pressure to continue to develop this land. It is expected that substantial development in the northwest will significantly accelerate student enrolment growth in the district. St. Albert Public Schools will also require more space in the northwest section of St. Albert as this occurs.

The Riverside development, in the west, will add 9,584 now revised to approximately 12,500 people including over 1,900 students in this new neighbourhood. Jensen Lakes, in the north, will add 5,070 people including over 1,000 students, which will be served by the new 900-student Joseph M. Demko ECS-grade 9 school.

In the past, the district was flexible and willing to accept Sturgeon Heights School, if it was modernized, located in North Ridge and owned by the Sturgeon School Division. However, with a dramatic increase in population that timeline no longer works. Conversations with the district with respect to its capital needs would need to occur if the province wanted to re-explore the concept of a transfer.

St. Albert Public Schools' need for high school student space led to a government led High School Space Value Added Management Study which was awarded to the District. It was completed in 2018-2019. The plan is now proceeding.

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school enrolments additional high school space is urgently required. An appropriately sized new high school site currently does not exist in the City of St. Albert. However, given our own and the City of St. Albert's projections for the city to dramatically increase in size, more adequate and appropriately sized school sites will be required.

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#### **E - Current Inventory**

The fifteen school buildings within the district vary in age from 2 to 61 years. A profile of each school has been provided in the 10 Year Facility Outlook section of this document. Although not requested, to maintain capital planning consistency, we have also included our modular requests within this report. The district continues to utilize Alberta Education's required modular application process.

#### **F - Modular Classroom Projects**

As evidenced in the New Modular and Old Portables section, the majority of St. Albert Public Schools' fleet of portables is very old. Thirty five of the district's forty-nine portables are over thirty years old, 20 portables will be forty years old. On an ongoing basis, the district respectfully asks that the Province allocate fourteen replacement modular classrooms per year to St. Albert Public Schools to begin to address this deteriorating situation. The requested replacement modular classrooms are a band-aid solution that could be used currently to alleviate enrolment pressures. Once the requested new schools open and perhaps if student accommodation demands allow, the modulars then can be moved to other schools in the district to replace a portion of the very aged portables at those school sites. Replacement modular classrooms are required to revitalize the highly utilized aged fleet of portable classrooms.

## **G – Update on Ongoing Projects**

A full modernization and CTS addition of W. D. Cuts Junior High School was announced in January 2014 and substantially completed in 2017. A contractor holdback of funds currently exists as touch ups or another new floor finishing in the gym will occur in the summer of 2019. This will be the third gym floor refinishing required in 3 years due to warranty issues.

Joseph M. Demko School: On October 8, 2014, the district was awarded a much needed ECS-grade 9 900-student school. Named the Joseph M. Demko School (JMD), it is critically needed student space. This project is needed to alleviate enrolment growth pressures. As of January 2019, construction is coming to a difficult close, the district attends regular meetings to participate in the design and construction process. It will fit on a 9.6 (+/-) acre Jensen Lakes school site. Joseph M. Demko is slated to open in September 2019.

JMD is a government led construction process with the jurisdiction actively involved and participating. It will serve a new neighbourhood, estimated to be 5,000 people and 1,000 students.

The New 1,500 Student Replacement Paul Kane High School: As of February 2019 the new replacement 1,500 student Paul Kane High School was nearing completion of the floor plan design, soil testing has been done and the project should push forward to schematic design. Construction should begin in earnest in the spring of 2020 and completion should be spring 2022.

## **H - Significant Growth Facts Substantiating the Need for Additional Space and Proper, yet Flexible, Planning**

### **Some facts about St. Albert Public Schools for the 2018-2019 school year**

- St. Albert Public Schools grew 2.8% in full time equivalent (FTE) students. (FTE enrolment counts Kindergarten students at 0.5.) This growth occurred despite enrolment restrictions due to overcrowding in some district schools. It does not include Outreach High School, preschool program unit funded (PUF) and home education students.
- St. Albert Public Schools serves more than 8,600 students! This includes Outreach High School, preschool PUF and home education students, but not the community children in the PUF classes.
- Every grade cohort, except for one, grew in size as it moved forward one grade!
- The district has 596 Kindergarten students registered, which is amongst the third highest in district history.
- Kindergarten to grade 4 enrolment is up 25% during the last five years.
- Kindergarten to grade 9 enrolment is up 26% during the last five years.
- The district is working with the provincial government to plan facilities for the rapid growth of high school students that is imminent.
- Six out of our fifteen schools have more than 600 students.
- The district recorded its greatest number of self-identified First Nations, Métis and Inuit students. 304 FTE is approximately 4% of our student population. The district just opened the new 600-student Kindergarten to grade 6 Lois E. Hole Elementary School in September 2017 and the new 900-student Kindergarten to grade 9 Joseph M. Demko

School is slated to open in September 2019. The 1,500 student replacement Paul Kane High School is scheduled to open in September 2022.

- The district uses 49 old portables and 54 new modulars for a total of 103 non-permanent classroom spaces. 103 non-permanent classrooms house approximately 2,400 students.
- St. Albert Public Schools' budget for 2018-2019 is approximately \$101 million.
- St. Albert Public Schools employees more than 900 people and more than 750 FTE. It is arguably the largest employer in the City of St. Albert.

#### **I - For, 2016-2017, 2017-2018, 2018-2019 and 2019-2020 Enrolment Curtailment**

For 2016-2017, 2017-2018, 2018-2019 and again in 2019-2020, significant curtailment in growth will occur as enrolments are being severely capped at E.S. Gish School and monitored closely at Leo Nickerson, Muriel Martin and other elementary schools due to a profound lack of school and jurisdictional space. This continues and is especially notable at E.S. Gish ECS- grade 9 school for 2018-2019 until the Joseph M. Demko School is completed for September 2019. Due to a relocation of the LOGOS program some moderate enrolment relief, approximately 60 students, will be granted to E.S. Gish School and approximately 180 students to Leo Nickerson Elementary School. Enrolments are also restricted at Lois E. Hole Elementary School as it opened in 2017, but its enrolment is currently over capacity.

#### **J- Projections**

Based on realistic growth projections Bellerose Composite High School, Elmer S. Gish School, Lois E. Hole Elementary School, Lorne Akins Junior High School, Muriel Martin Elementary School, Paul Kane High School, Ronald Harvey Elementary School, and Sir George Simpson Junior High School all have projected enrolments that far exceed their buildings' capacities.