



BOARD
MEMORANDUM

Date: March 23, 2022
To: Board of Trustees
From: Shawna Walter, Acting Superintendent
Originator(s): Liliana LeVesconte, Associate Superintendent, Corporate Services
Subject: Three Year Capital Plan

Purpose:

For approval. Motion required for submission to Alberta Education on April 1, 2022.

Motion:

- a) That the Board of Trustees approve the Three Year Capital Plan 2023-2024 as presented at the March 23, 2022, Public Board meeting.

Background:

The Division has to prepare and update its Three Year Capital Plan and submit it to Alberta Education on or prior to April 1 of each year. The Capital Plan is intended for review and approval by the Government and subsequently, fund the approved projects. The Government announces its approvals on an annual basis, and we anticipate receiving a response to this enclosed Three Year Capital Plan around March 2023.

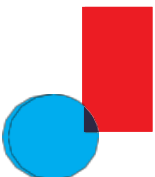
The Division is required to prepare all the planning and design of the projects in collaboration with members of the community and other stakeholders.

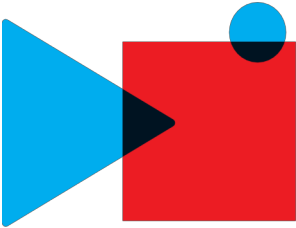
Upon Board approval and consequent submission to the Government, the Division will begin engagement activities.

Report Summary:

NEW CONSTRUCTION, MODERNIZATION, PRESERVATION AND STUDIES

SCHOOL	2022-2023		2023-2024		2024-2025	
		Priority		Priority		Priority
Gibbons School	Solution	1				
École Morinville Public	Solution	2				
Sturgeon Heights School	Modernization	3				
Redwater School			Replacement	1		
Landing Trail School			Modernization	2		
Bon Accord School					Replacement	2



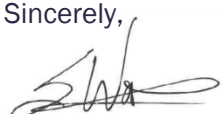


B O A R D
MEMORANDUM

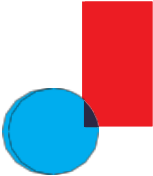
PORTABLE ADDITIONS, REPLACEMENTS AND RELOCATIONS

		2022-2023	2023-2024	2024-2025
		Priority	Priority	Priority
Namao School	Addition of 2 Modulars	1		
Redwater School	Demolish 2 Modulars	2		
Landing Trail School	Demolish and Replace 2 Modulars	3		

Administration is prepared to respond to questions at the March 23, 2022, Public Board meeting.

Sincerely,

Shawna Walter, M.Ed
Acting Superintendent

Attachment





Three Year Capital Plan Report

Sturgeon Public Schools Three Year Capital Plan Report

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1. Overview

Between July 2019 and March 2020, Sturgeon Public School Division engaged START Architecture (formerly ONPA Architects) to undertake a Facility Plan to examine the conditions which influence the use of the existing facilities in the Division where issues related to student population growth and educational program needs were concerned.

The components of the study which form its key elements consisted of the following:

1. **Facility Evaluations:** These were carried out in order to make assessments of existing space utilization and to provide recommendations where program needs are concerned.
2. **Capital Plan:** A proposal for submission to Alberta Education for funding has been prepared as part of the study. This will reflect the major recommendations of the study.
3. **School Input:** Site visits were conducted at each of the school facilities and information received has been incorporated into the plan.
4. **Model for the Future:** The study has embodied a series of processes which will be of value in future years where decisions related to space utilization are concerned. These include:
 - Capital Plan submissions
 - Enrolment statistics
 - Space data recording for facilities management
 - Community input

In a time of limited resources, there is an increasing expectation on School Boards across the Province to assess facility needs in considerable detail as well as review all possible alternatives for delivering education programs and accommodating students. These options are many and varied.

The main objective of the study performed by START Architecture was to assist Sturgeon Public School Division in making determinations for the future by addressing the issue of student population as it relates to spaces, programs and enrolments.

**PROPOSED 3 YEAR CAPITAL PLAN: STURGEON PUBLIC SCHOOLS PROJECTS
IDENTIFIED FOR CAPITAL FUNDING FOR NEW CONSTRUCTION,
MODERNIZATION, PRESERVATION AND STUDIES**

NEW CONSTRUCTION, MODERNIZATION, PRESERVATION AND STUDIES

SCHOOL	2022-2023	2022-2023	2023-2024	2023-2024	2024-2025	2024-2025
		Priority		Priority		Priority
Gibbons School	Solution	1				
École Morinville Public School	Solution	2				
Sturgeon Heights School	Modernization	3				
Redwater School			Replacement	1		
Landing Trail School			Modernization	2		
Bon Accord School					Replacement	2

**PROPOSED 3 YEAR CAPITAL PLAN: STURGEON PUBLIC SCHOOLS
PROJECTS IDENTIFIED FOR CAPITAL FUNDING FOR PORTABLE ADDITIONS,
REPLACEMENTS AND RELOCATIONS**

PORTABLE ADDITIONS, REPLACEMENTS AND RELOCATIONS

SCHOOL	2022-2023	2022-2023	2023-2024	2023-2024	2024-2025	2024-2025
		Priority		Priority		Priority
Namao School	Addition of 2 Modulars	1				
Redwater School	Demolish 2 Modulars	2				
Landing Trail School	Demolish and Replace 2 Modulars	3				

2. Capital Requests - School Summaries / Evaluations

Priority #1 – Gibbons School Solution, Gibbons, AB

Originally built in 1951, the school went through a few additions and demolitions, with the newest addition completed in 1994. The school is a large building that lacks adequate functional design. It suffers from a lack of natural light and natural ventilation in several teaching spaces and has many deficiencies in the code requirements, including health and safety issues related to hazardous materials. The electrical systems are past life expectancy which increases the risk exposure to our students and staff. Gibbons School provides education for grades 5 to 9, alongside Landing Trail School, grades Pre-kindergarten to 4, in a growing community that is expected to see increases in enrolment.

Approximate Cost: \$20,000,000 (Planning and Design required)

Priority #2 – École Morinville Public School Solution, Morinville, AB

With continued growth and large enrolments and utilization rates in recent years, the school required a significant number of portables and modular classrooms to be added to the site. The result is a very large, spread out, and poorly functioning school within an increasingly tight site. Although the opening of Four Winds Public School resulted in the transfer of students in grades 5-9, the student population at Morinville Public School continues to grow. A major reconfiguration or replacement of the school and site is required.

Approximate Cost: \$20,000,000 (Planning and Design Required)

Priority #3 – Sturgeon Heights School Modernization, St. Albert, AB

The school was built in 1971, with a circular design in mind, and has six Modulares attached, with the newest one added in 2017. The school's functional design does not meet requirements in a few areas, such as security, gymnasium, science classrooms, ancillary space, and non-instructional space. The main health and safety concerns stem from hazardous material and the mechanical and electrical system past their design life.

Approximate Cost: \$7,500,000 (Planning and Design Required)

STURGEON PUBLIC SCHOOLS
PRIORITY #1 – GIBBONS SCHOOL
4908 51 Avenue, Gibbons AB, T0A 1N0



Year Built:	1951 - Original Building (Demolished)
Additions:	1954 - Addition (Demolished) 1958 - Addition 1966 - Addition 1974 - Addition 1993 - Addition (2 Portables) 1994 - Addition
Key Driver:	Health & Safety Program
Grades Served:	5-9
Permanent Classrooms:	15
Portable Classrooms:	2
Gross Area:	4812.10 m ²
Capacity:	451
Enrolment:	274
Utilization:	61%
Instructional Program:	Basic academics plus computers, art, music, French, foods, CTS, fashion, construction, and sports programs.
Building Deferred Maintenance: (VFA 2022)	\$3,500,00
Building FCI: (2022)	27.58% (Fair)
Parking Requirements:	29 Required, 38 Currently Available





There is confusion about which is the main entrance. Visual cues could be improved such as differentiating the materials at the entrance, moving the school sign closer, and installing flag poles.



The interior corridor ramp does not meet current building code standards.



The dust collector in the industrial arts area may not be adequate and should be reviewed in relation to current code requirements.



Barrier-free access needs to be improved for all washrooms in terms of stall size, counter heights and clearances, and urinals.



While the interior areas are large, the configuration of the school means that a number of these spaces do not have natural lighting or ventilation.



Entrances require upgrades to meet accessibility and building code guidelines.



Supervision of the main entrance from the office is an issue. This is the view upon entering the school.



Acoustic baffles are required in the gym to reduce reverberation.

SUMMARY STATEMENT

The School Division is looking for a Solution for Gibbons School that involves several factors related to the impacted schools, the condition of the impacted schools, and the site development that align with the Town's plans. A large building, it suffers from a number of additions and renovations over the years that results in a spread out building with security issues and a lack of natural light and natural ventilation in a number of teaching spaces, and many code deficiencies.

OBSERVATIONS, COMMENTS, AND RECOMMENDATIONS

The school is 60 years old. There are major deficiencies and code requirements related to the age of the facility. There is a lack of barrier-free access to many parts of the school. A groundwater problem has also been identified. Program deficiencies exist specifically, the fact that there are two small gymnasiums as opposed to one large gymnasium. To accommodate junior-high programming the gym should meet Alberta Provincial guidelines. There are no multipurpose spaces to support current standards of learning, making the existing school a strong candidate for a small "right sized" replacement school. The modernization of this school is not cost, design and building efficient. Building a replacement school would:

- Improve safety or security of the students with increased compliance with health and safety issues of hazardous material eliminated (an environmental assessment was conducted on this building in 2021). **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance of health and safety and other applicable legislation should be considered.**
- It would have a positive economic impact on the development of the area and surrounding areas.
- Improve delivery of programs and services to the students of the area.
- It would enhance the resiliency of community as the gym facilities are also utilized by the community.
- It would engage the community with a gym design that attracts more physical activity and enhancement to the local communities.
- It would improve the social and environmental circumstances in the community and local conditions by removing the obstacles noted in the drivers below.

The main drivers for the replacement of this school are:

- The administration area is located a distance from the main entrance of the school and consequently, there is no view of anyone entering the school, creating security issues and concerns. The administration area needs to be relocated to the front of the school to ensure the safety of staff and students. **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance of health and safety and other applicable legislation should be considered.**
- The school was built in 1958 with additions in 1966, 1974 and 1994 and its aging conditions and components need to be addressed immediately.
- The deferred maintenance for the school is \$5.1 million with an FCI of 28%. The two potables have FCI of 18% and total deferred maintenance of \$101,900.
- The replacement of the original mechanical/ventilation systems, electrical system and building envelope which are well past their life expectancy, including hazmat abatement (according to the environmental assessment) and the sprinkler system of the building is required to address code. These systems need immediate attention and in the case of the electrical system, it poses a potential danger to staff and students. The gas lines which are corroding and prone to leaks are a safety concern.

- Approximately 80% of the roof requires replacement.
- There are groundwater issues in the small gymnasium and although a sump pump has been added to remediate, however, it remains a constant issue and has caused mold.
- The walls and flooring are in poor condition and require replacement. For example, in several areas of the school, the floors are cracking severely and there are base tile separating from the floor.
- The stucco is peeling off the exterior of the building and the deterioration is a result and an internal condensation issue. Based on the exterior drawings, it appears that the exterior walls are 8” concrete block filled with loose fill insulation, therefore, it is likely the insulation has settled, and condensation is forming in the cavity. Bursting of pipes during cold weather is likely also related to the insulation of the exterior walls. In order to provide additional insulation and address condensation issues, the exterior wall would need to be re-cladded on the exterior.
- The site configuration has the bus lane and parking lot in the same area which causes congestion and safety issues. This is compounded by the fact that the buses are split between the two parking lots which create further travel distance and cross-over of site circulation. The site is nearing capacity for parking. There is only one designated barrier-free parking stall that is used daily and this does not meet code.
- The sidewalks around the school are not barrier-free and are deteriorating. Barrier free access is required at the main and other entrances in which code compliance of 50% has not been met. There are large lips on the entrance’s doors, making it difficult for wheelchair access.
- There are no universal washrooms for students.
- Due to the additions over the years many alcoves exist around the exterior of the school and students have been known to hide in these alcoves.
- The interior ramp in the school does not meet the current code and reconfiguration is needed to bring it up to code.
- There is no natural light or natural ventilation in the CTF (Cafeteria Area). Windows are required to alleviate this problem.
- This school has two small gyms and is good for scheduling. The West gym does not have an associated change room which can cause issues for older students using this space as they must walk from the change room to the other side of the school to access the gym. This can be very intimidating for students who are shy and cause an emotional situation where physical activity is avoided.
- Due to the current configuration, students face long travel times between classes. This is difficult to address without a major configuration.
- The current configuration of the school is challenging for supervision due to the number of corridors. This is a common issue in older schools that have had multiple additions or renovations over the years. **Bill 73 quotes “the extent to which the project or program is expected to result in the improved delivery of programs and services”.**
- The current layout of the school makes it difficult to intercept conflict among students when it arises. Often issues have escalated by the time the staff gets to the area. Students have become aware of the blind area and even though areas have cameras, there are areas where supervision is difficult with the current school configuration. **Bill 73 states “whether the project or program is expected to decrease risks to the health and safety or security of Albertans or increase compliance with health and safety”**, we believe that this school fits the health and safety requirement needs of the children attending this school.

- There is low utilization for Gibbons School 5 to 9; currently, the school can hold 498. The 2022 enrollment data indicated that only 258 students attend this school. This leaves a deficit of 250 students. The utilization is projected to continually be in the decline as we move into the future.

Program Requirement

This school provides the only public education to students in Grades 5-9 in Gibbons. In comparison to the Alberta Education Guidelines, the school is approximately 168 m² larger than a 500 capacity, grades 5-9 school and has 16 regular, undersized classrooms, as opposed to the 12-regular classroom (80m²) in the guidelines. There is no ancillary or gathering space, besides the undersized Learning Commons. A school of this capacity should have 490 m² in CTS space and this school has none. Home Economics, Fashion and Woodworking are currently offered in a small, dated area.

Access to the CTF Foods area is through the gymnasium. The CTF area requires configuration so that the students can access the CTF Foods area from the corridor. The adjacency of the gym to the CTF foods also contributed to a noise transfer from the gym to the CTF Food area.

The existing spaces, which for the most part are dated classrooms, need to be reconfigured to provide multi-purpose space which needs to be flexible and adaptable, to allow for interactive learning. Installation of movable walls and gathering spaces are needed so students can work independently or in small groups. This concept is a necessity today to offer 21-century learning to the students. Having considered the spacing issues and the costing issues it would better serve the community to have a new school than to try and reconfigure a 60-year-old school which would defiantly have other unforeseen issues due to the age and the maintenance issues observed.

Site Readiness

Currently, Gibbons School site has plenty of land to build the new school. The remaining school can be left functioning during the new school construction. The new construction would be fenced off and construction could be initiated as soon as funds were available. The close proximity to the existing school will allow for the underground utilities to be extended to meet the new school requirements. The site would have previously been subjected to soils investigation with documentation detailed to the community governing bodies.

The transition for the students and community would be smooth and engaging as both entities would be meters away from the existing school; thus, having no concerns from the community regarding location.

The Town of Gibbons is also exploring opportunities to construct a joint use recreation facility that would determine the adjacent site that the Town is planning to offer for the school replacement.

Impacted School

Landing Trail School is located in Gibbons and houses Pre K-4, it was built in 1981 and has additions of portables in 1977 (4 portables), 1982 (additional 4 portables), 2013 (1 portable), 2014 (2 Portables). This school has an enrolment of 263 students in 2021 and in 2022 saw a decline to 248 students. The school has an existing capacity of 464 with the provincial guidelines at 450.

Eight of the 12 portables have been identified as poor condition from a study done by START architects in March 2020. The Deferred Maintenance of the school is \$5.3 million and FCI of 33%. The portables have a total of deferred maintenance of (excluding three no data in VFA) at \$442,300 and FCI from 13% to 0%.

It was recommended by START architects that the eight portables be used for storage, decanting or demolition as per the attached Floor Plan.

Distance of Gibbons Schools

Gibbons distance between K-4 and 5-9 is 2.2 km. See Google Map Attached. This would allow for busing to continue with only changes to the routes involved. The parents who drop off their kids would only experience a short drive and still be within the community.

Priority

Gibbons school is the number one priority in our capital plan submission for 2023/2024 and aligns with our submitted 10-year plan.

Landing Trails School is number 5 in our capital plan submission for 2023/2024 and aligns with our submitted 10-year plan.

RECAPP RECOMMENDATIONS 2016 - 2025 (Lifecycle Replacement)

1. Exterior:

- Replace metal siding on 1974 gymnasium
- Replace joint sealants around window and door openings
- Repaint steel canopies at the main and north entrance
- Repaint metal doors and frames
- Repaint block walls (1966, 1974 sections)
- Replace windows, 1974 section
- Replace entrance door (1966, 1974 section)
- Replace utility doors (1974 section)
- Replace membrane roofing, (1958, 1974, 1994 sections), built-up roofing (1966 section), replace SBS roofing over the music room
- Replace skylights

2. Interior:

- Replace folding panel partitions
- Replace toilet and shower partitions
- Replace lockers
- Replace resilient stairs
- Replace wall panelling in gymnasium
- Replace ceramic wall and floor tiles in washroom and showers (1966, 1974 sections)
- Replace gym wood floor (1958 gym)
- Replace parquet flooring in the shop
- Replace VCT and resilient flooring throughout
- Replace carpet
- Replace acoustic ceiling tiles
- Replace casework (1966, 1974 sections)

3. Mechanical:

- Replace stainless steel sinks
- Replace showers
- Replace drinking fountains
- Replace all washrooms fixtures (toilets, urinals sinks) (1966, 1974 sections)
- Replace building systems controls.
- Replace domestic water valves, backflow preventors (1966, 1974 sections)
- Replace domestic water recirculation pump (1966, 1974 sections)
- Replace domestic water heaters
- Replace chimney and combustion air (1966, 1974 sections)
- Replace furnaces (1974 section)
- Replace air handling units
- Replace hot water distribution system (1966, 1974 sections)
- Replace exhaust fans

- Replace heat exchangers (1994 section)
- Replace rooftop air conditioning unit (1994 section)
- Replace fan coil units (1974, 1994 section)
- Replace finned tube radiation (1966, 1974 sections)
- Replace pneumatic control components
- replace existing DDC control system

4. Electrical:

- Replace main electrical switchboard
- Replace branch circuit panelboards
- Replace combination magnetic starters (1974, 1994 sections)
- Replace emergency lighting battery packs
- Connect exit sign to battery packs
- Replace fire detection panel and field devices
- Replace intrusion alarm system
- Replace public address system

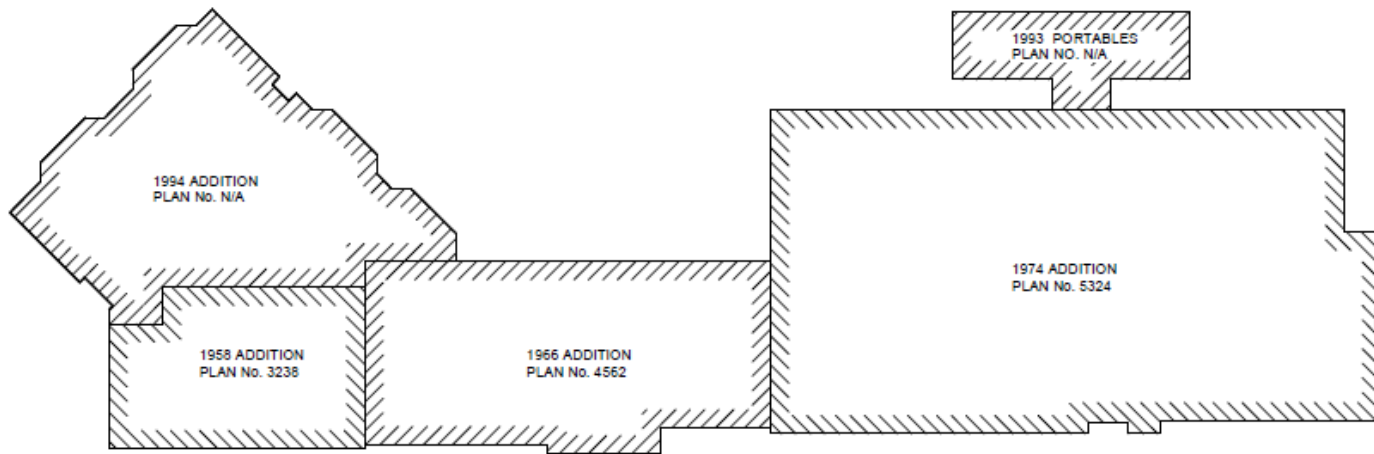
AREA COMPARISON CHART

**GIBBONS SCHOOL
GRADES 5-9**

Existing School (473 Total Capacity)		Provincial Guidelines (500 Capacity 5-9 School)		Variance
Instructional Space		Instructional Space		
	Total Area		Total Area	
13 Classrooms	969.8	12 Classrooms @ 80m2	960	9.80
1 Science Classrooms	86.4	2 Science Classrooms @ 120m2	240	(153.60)
1 Large Ancillary	132.7	1 Large Ancillary @ 130m2	130	2.70
3 Small Ancillary	256.2	3 Small Ancillary @ 90m2	270	(13.80)
0 Information Services	0	2 Information Services @ 115m2	230	(230.00)
2 Gymnasium	746.2	1 Gymnasium	595	151.20
Gym Storage	66.2	Gym Storage	60	6.20
2 CTS	173.6	1 CTS	200	(26.40)
1 Library	205.6	1 Library	200	5.60
Subtotal:	2636.7	Subtotal:	2885	(248.30)
Total Instructional	2636.7	Total Instructional Area:	2885	(248.30)
Number of Instructional Spaces:	23	Number of Instructional Spaces:	23	0
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
Admin/Staff Areas	308.4	Admin/Staff Areas	307	1.40
Wrap Around & Collaboration Space	67.9	Wrap Around & Collaboration Space	30	37.90
Mechanical	217	Mechanical	162	55.00
Recycle Room	0	Recycle Room	11	(11.00)
Physical Education	240.3	Physical Education	130	110.30
Circulation	826.4	Circulation	671	155.40
Wall Area	227.8	Wall Area	322	(94.20)
Storage	138.70	Storage	94	44.70
Washrooms	112.6	Washrooms	60	52.60
Accessible Washroom Facility	0	Accessible Washroom Facility	12	(12.00)
Flexible Space	36.3	Flexible Space	120	(83.70)
Wiring Network	0	Wiring Network	40	(40.00)
Total Non-Instructional	2175.4	Total Non-Instructional	1959	216.40

Total Area 4812.1
Area per Student n/a

Total Area 4844 (31.90)
Area per Student 9.29

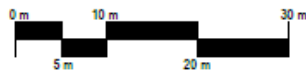


PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



LEGAL DESCRIPTION:
 LOT 18
 BLOCK 13
 PLAN 568TR
 GIBBONS, ALBERTA

STURGEON SCHOOL DIVISION NO. 24

GIBBONS SCHOOL

4908 51 AVENUE, GIBBONS, AB

DATE: 10/01/19

DWN BY: BB

SCALE: 1 : 750

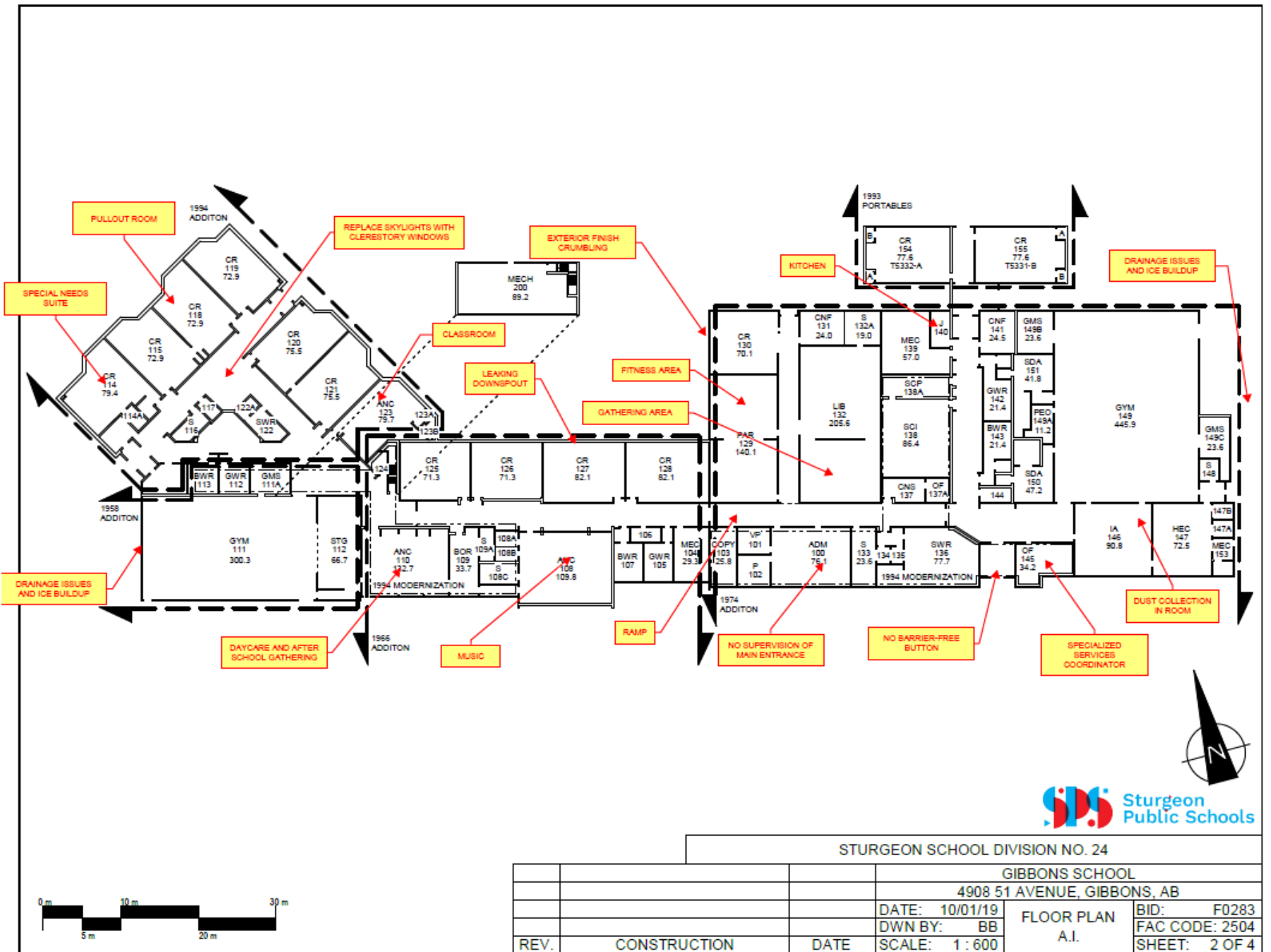
SITE PLAN
 A.I.

BID: F0283

FAC CODE: 2504

SHEET: 1 OF 4

REV.	CONSTRUCTION	DATE



STURGEON SCHOOL DIVISION NO. 24

GIBBONS SCHOOL
4908 51 AVENUE, GIBBONS, AB

DATE: 10/01/19	BID: F0283
DWN BY: BB	FAC CODE: 2504
SCALE: 1 : 600	SHEET: 2 OF 4

REV.	CONSTRUCTION	DATE

**STURGEON PUBLIC SCHOOL DIVISION
 PRIORITY #2 – ÉCOLE MORINVILLE PUBLIC SCHOOL
 10020 - 101 Avenue, Morinville, Alberta, T8R 1L5**



Year Built:	1957- Original Building
Additions:	1966 - Addition 1976 - Addition 1985 - Addition and Modernization 1991 - Addition (6 portables) 2015 - Addition (6 Portables) 2016 - Addition (9 Portables) 2017 - Addition (3 Modulares)
Grades Served:	Pre-K-4
Permanent Classrooms:	17
Portable Classrooms:	16
Gross Area:	4,640 m2
Capacity:	663
Enrolment:	445
Utilization:	70.1%
Instructional Program:	Basic academics in English and French (Immersion) (K-4) plus Pre-K, computers, music, art, construction, foods and fashion.
Building Deferred Maintenance: (VFA 2022)	\$2,740,000; Portables \$254,900
Building FCI: (VFA 2022)	28% (Fair)
Site Deferred Maintenance:	N/A
Parking Space Requirements	65 Required, 105 Currently Available

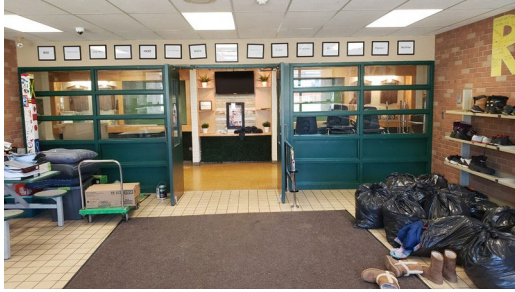


2016 / 2017 Modulares
and Link

PROPERTY LINE
UTILITY RIGHT OF WAY



NORTH



The location of the administration area in relation to the front entrance is good but visibility could be improved to make the entrance more welcoming and improve supervision.



The large footprint that has developed over time has created a large number of alcoves which causes issues for supervision and security.



The gym is sunken in relation to the rest of the floor plate. A lift is required for barrier-free access.



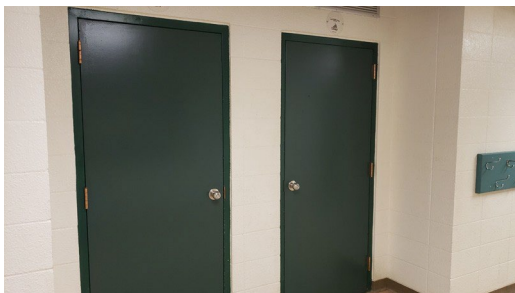
Barrier-free access needs to be improved for all washrooms in terms of stall size, counter heights and clearances, and urinals.



The gym does not have a divider curtain, in spite of the need for two classes using the space at the same time.



A large number of classrooms have fabric over the light fixtures or have hanging plug-in lamps with extension cords in the ceiling spaces. This is done to provide a variety of lighting levels but is against code and are to be removed.



Most classrooms have solid doors with no side lite. This creates a closed-off classroom from the corridor.



Breakout rooms and counselling spaces are required in the school. The school currently uses the boot room between the school and the Modulars as breakout space.

SUMMARY STATEMENT

The school has seen continual growth with modulares in order to house two functioning schools. With the opening of Four Winds Public School, a replacement is needed. The Division is exploring several options, including a redistribution of grades between the two schools in the Town of Morinville.

OBSERVATIONS, COMMENTS, AND RECOMMENDATIONS

The school is 65 years old. The building received additions in 1966, 1976. In 1985 the school had another addition and a modernization project. Portables were introduced in 1991 (2), 2015 (6), 2016 (9) and in 2017 another three modulares were received. Nine of the portables have since been removed and demolished. Leaving the school with 19 portables two of the portables are washroom facilities.

There are major deficiencies and code requirements related to the age of the facility. There is a lack of barrier-free access in many parts of the school. The gym is unique in that it is sunken down below the remaining school. The school sits on a high-water table. Remediation of water exposure is the use of sump pumps. The sump pumps are in continuous motion and subject to constant observation. The change rooms and the washroom are located on the second level and access by stairs poses issues when students are utilizing the gym facilities. With the large footprint of the school and the configuration, it has several alcoves existing. The alcoves need consistent supervision as students have been known to hide out in them. Remediation of cameras have been installed and still, the problem exists. The school has hazardous material in the building that has been substantiated by a study done by Golder. The hazardous materials to be removed would increase any renovation/modernization escalating the cost. Compliance with health and safety issues of hazardous material requires elimination (as per Golder Report). **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance with health and safety and other applicable legislation should be considered.**

Modernization/renovation is not cost efficient and would be an incorrect distribution of funding for this project. Building a replacement school would:

- Improve safety or security of the students with increased compliance with health and safety issues of hazardous material eliminated (see Golder Report). **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance with health and safety and other applicable legislation should be considered.**
- It would have a positive economic impact on the development of the area and surrounding areas.
- Improve delivery of programs and services to the students.
- It would move the students into a school environment instead of portable classrooms.
- It would remove the deferred maintenance on this building.
- It would improve the social and environmental circumstances in the community and local conditions by removing the obstacles noted in the drivers below.

The main drivers for the replacement of this school are:

- The electrical and mechanical systems are original with some upgrades done to the boiler over the years.
- The Morinville school roof has had patchwork done over the years and still has not been completed. This is a continuous project and absorbs a great deal of CMR to complete it.

- There is a lack of barrier-free access to many parts of the school.
- The gymnasium sunken structure did not have original barrier-free access. A ramp was placed at one entrance for equipment access and the design configuration had to be steep, making it hard to move equipment to the stage area. There is a lift put in place at the other entrance for barrier-free wheelchair access.
- The gymnasium design does not allow for adjacent washrooms or change rooms. The washroom and change rooms are located on the second floor and are accessed by stairs that are not barrier-free. Students engaging in activity in the gym must move from the second floor to the gym making it an awkward flow, especially since gym times are scheduled back-to-back. It also contributes to the students feeling uncomfortable with multi grades interacting to ready themselves for the gym.
- The sunken gymnasium site is above a high-water table. The fact that it is sunken, lower than the remainder of the school, leaves it more vulnerable to water penetration. This has been remedied using sump pumps that are consistently in use. Any mechanical failure would be detrimental to the area. Consistent monitoring must be done by staff. It also has in the past contributed to a mold problem and compliance with health and safety issues of hazardous material requires elimination (see Golder Report). **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance with health and safety and other applicable legislation should be considered.**
- The school and the portables set up do not allow for multi-purpose spaces to support 21st century learning.
- The entrances are congested due to the number of students that access these spaces and utilizing the area for getting changed into the outdoor attire.
- The U shape school and the many portables make the footprint large and spread out. Travel time is acutely felt for elementary students.
- The configuration of the sensory room is near the library/classroom. Students in the library/classroom are exposed to the noise traveling through the walls from the sensory room. Students who might need to access the sensory room may not avail of it due to privacy issues.
- The staff room is undersized and there is inadequate storage.
- The location of the administration area in relation to the front entrance is good but visibility could be improved to make the entrance more secure and inviting.
- This school has a junior headstart program and more change tables for younger students should be considered.
- Barrier-free access needs to be improved for all washrooms in terms of stall size, counter heights, clearance, and urinal heights.
- Windows in the classroom have lost their functionality and require replacement.
- The building envelop of the school is 65 years old and is in need of replacement.
- The kitchen should be moved close to the gym to allow for a better community and student use.
- The gym requires a divider curtain because two classes are running at the same time making it difficult for the group to keep within their respective area.

- The corridors are narrow and congested.
- There isn't enough storage and the changerooms are used for the overflow.
- The reverberation in the gym is quite strong and makes it difficult for using the sound system for instruction. Installation of sound baffles are required in the area.
- The doors to the classrooms do not have windows or sidelights in them which makes them very closed off from the corridor.
- The staff room has been relocated to the stage area. This allows the administration to expand and allow for more space.
- More water fountains are required throughout the school or put sinks in the classrooms to monitor the usage and have it contained especially with the covid transmission.
- There is a parking deficit at the school and parking is taking place in the bus lane. More parking can be achieved if a reconfiguration of the circulation was done.
- The bus lane is not large enough to accommodate the number of buses coming to the site. 9 buses need to be accommodated.
- The chain link fence that surrounds the school restricts students from accessing the play area. The fencing should be reconfigured to allow students ample play area.
- The deferred maintenance for this school is \$2.74 million with an FCI of 28%. The portables deferred maintenance is \$254,900 and an FCI of 20%.
- With the opening of the Four Winds Public School students have been moved out to the new school, leaving an excess of spaces, a poor functional design, and a lower utilization rate. Building a right size school and engaging in a modern design would bring this school into the future. Four Winds Public School is already at capacity. With a new school, it could alleviate the capacity issues at Four Winds Public School by having grades 5 and 6 at École Morinville Public School and making the Four Winds Public School a Junior High school with room for the students.

Program Requirements

In reviewing the drivers for a new school, you can see that the classroom spaces were over crowded and smaller, and some were not functional for the school needs. With students moving to Four Winds Public School, it left lower utilization and excess space. Even though there is excess space it does not mean that the remaining school now contains functional spaces. It means that the classrooms/spaces are less populated. The school still has a lot of problems with the programming and is in need of a better functional configuration throughout the school. This is a great opportunity to build a replacement school, bringing the functional planning up to code, having up-to-date technology and having a school for K-6 instead of a K-4. Since Four Winds Public School is at capacity, this solution could resolve issues at both schools.

Another alternative is to consider the replacement school for Pre-K to 9 and redesign the existing Four Winds Public School into a High School.

Site Readiness

Currently, École Morinville Public School site has plenty of land to build the replacement school. The remaining school can be left functioning during the new school construction. The new construction would be fenced off and construction could be initiated as soon as funds were available. The proximity to the existing school will allow for the underground utilities to be extended to meet the new school requirements. The site would have previously been subjected to soil investigation with documentation detailed to the community governing bodies.

The transition for the students and community would be smooth and engaging as both entities would be meters away from the existing school thus, having no concerns from the community regarding location.

Impacted School

Four Winds Public School was built in 2020 and currently has grades 5 to 12 students in attendance. The school has no deferred maintenance and is in excellent shape. École Morinville Public School transferred students to the new Four Winds Public School when it opened. The school is now at capacity with the transfer of students. The students are in the state-of-the-art school and are thriving. École Morinville Public School is a feeder school for Four Winds Public School. With Four Winds Public School already at capacity in the coming years, there will be a need to expand the school or bring in portables.

Distance of Morinville School to Four Winds

The distance between École Morinville Public School K-4 and Four Winds Public School 5-12 is 2.2 km.

Priority

École Morinville Public School is number two for our capital plan submission for 2023/2024 and aligns with our submitted 10-year plan.

RECAPP RECOMMENDATIONS 2016 - 2025 (Lifecycle Replacement)

1. Exterior:

- Replace metal siding (1975 section)
- Replace sealants around windows and doors
- Replace windows (1966 section)
- Replace entrance doors, utility doors
- Replace roofing
- Replace downspout (1976 section)

2. Interior:

- Replace visual display boards
- Replace toilet/shower partitions
- Replace metal lockers
- Replace wall tile in washrooms
- Replace resilient flooring
- Replace carpet flooring
- Replace acoustic ceiling tile
- Replace fixed casework
- Replace blinds

3. Mechanical:

- Replace stainless steel sinks
- Replace showers
- Replace drinking fountains
- Replace all washroom fixtures (toilets, urinal, sinks)
- Replace isolation valves, backflow preventers
- Replace hot water pumps, hot water heaters, heating boilers (1985 renewal), chimney, air handling units, (1985 renewal), roof exhaust fans, reheat coils, vestibule heaters, finned tube radiation, pneumatic control, BMCS system

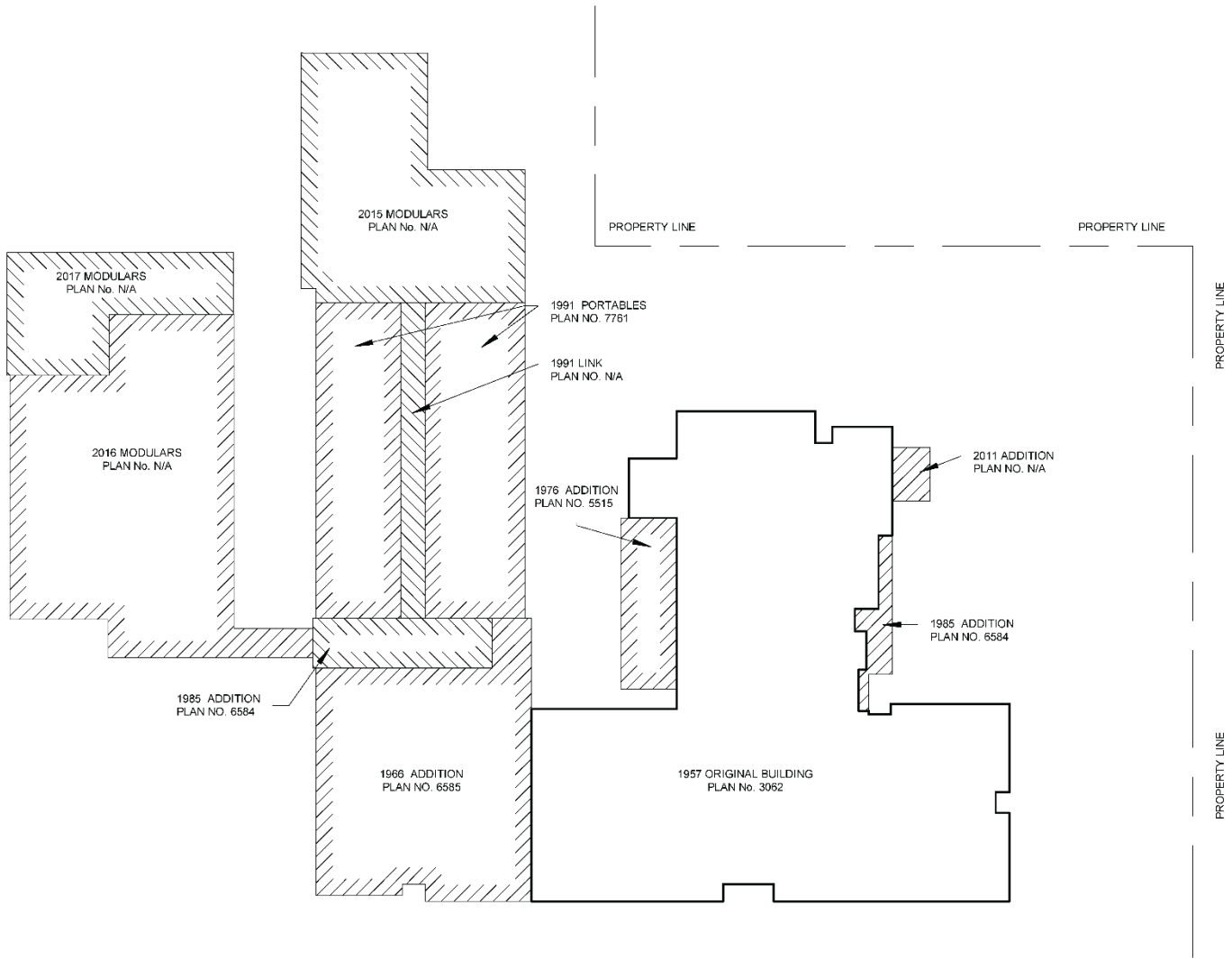
4. Electrical:

- Replace main electrical switchboard
- Replace panel boards
- Replace motor starters and accessories
- Replace fluorescent fixtures
- Replace emergency lighting battery packs
- Replace intrusion detection system
- Replace call system
- Replace fire alarm system

AREA COMPARISON CHART

MORINVILLE PUBLIC SCHOOL
GRADES K-4

Existing School (663 Capacity)		Provincial Guidelines (650 Capacity School -Grades K-4)		Variance
Instructional Space		Instructional Space		
	Total Area		Total Area	
30 Classrooms	2074	18 Classrooms @ 80m2	1440	634.00
0 Science Classrooms	0	0 Science Classrooms @ 120m2	0	0.00
0 Science Classrooms	0	3 Science Classrooms @ 95m2	285	(285.00)
0 Large Ancillary	0	2 Large Ancillary @ 130m2	260	(260.00)
3 Small Ancillary	234.7	3 Small Ancillary @ 90m2	270	(35.30)
1 Info Services	94.4	0 Info Services @ 115m2	0	94.40
1 Gymnasium	422.8	1 Gymnasium	595	(172.20)
Gym Storage	82.8	Gym Storage	60	22.80
1 Library	181.4	1 Library	260	(78.60)
0 CTS	0	0 CTS	0	0.00
Subtotal:	3090.1	Subtotal:	3170	(79.90)
Total Instructional	3090.1	Total Instructional Area:	3170	(79.90)
Number of Instructional Spaces:	36	Number of Instructional Spaces:	28	8
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
Admin/Staff Areas	214.8	Admin/Staff Areas	397	(182.20)
Wrap Around & Collaboration Space	0	Wrap Around & Collaboration Space	40	(40.00)
Mechanical & Meter Rooms	197	Mechanical & Meter Rooms	189	8.00
Recycle Room (LEED)	0	Recycle Room (LEED)	11	(11.00)
Physical Education	130.1	Physical Education	95	35.10
Circulation	816.3	Circulation	792	24.30
Wall Area	352.2	Wall Area	380	(27.80)
Storage	132.1	Storage	111	21.10
Washrooms	220.1	Washrooms	78	142.10
Accessible Washroom Facility	0	Accessible Washroom Facility	24	(24.00)
Flexible Space	0	Flexible Space	156	(156.00)
Wiring Network	26.1	Wiring Network	30	(3.90)
Total Non-Instructional	2088.7	Total Non-Instructional	2303	(214.30)
Total Area	5178.8	Total Area	5473	(294.20)
Area per Student	n/a	Area per Student	8.19	

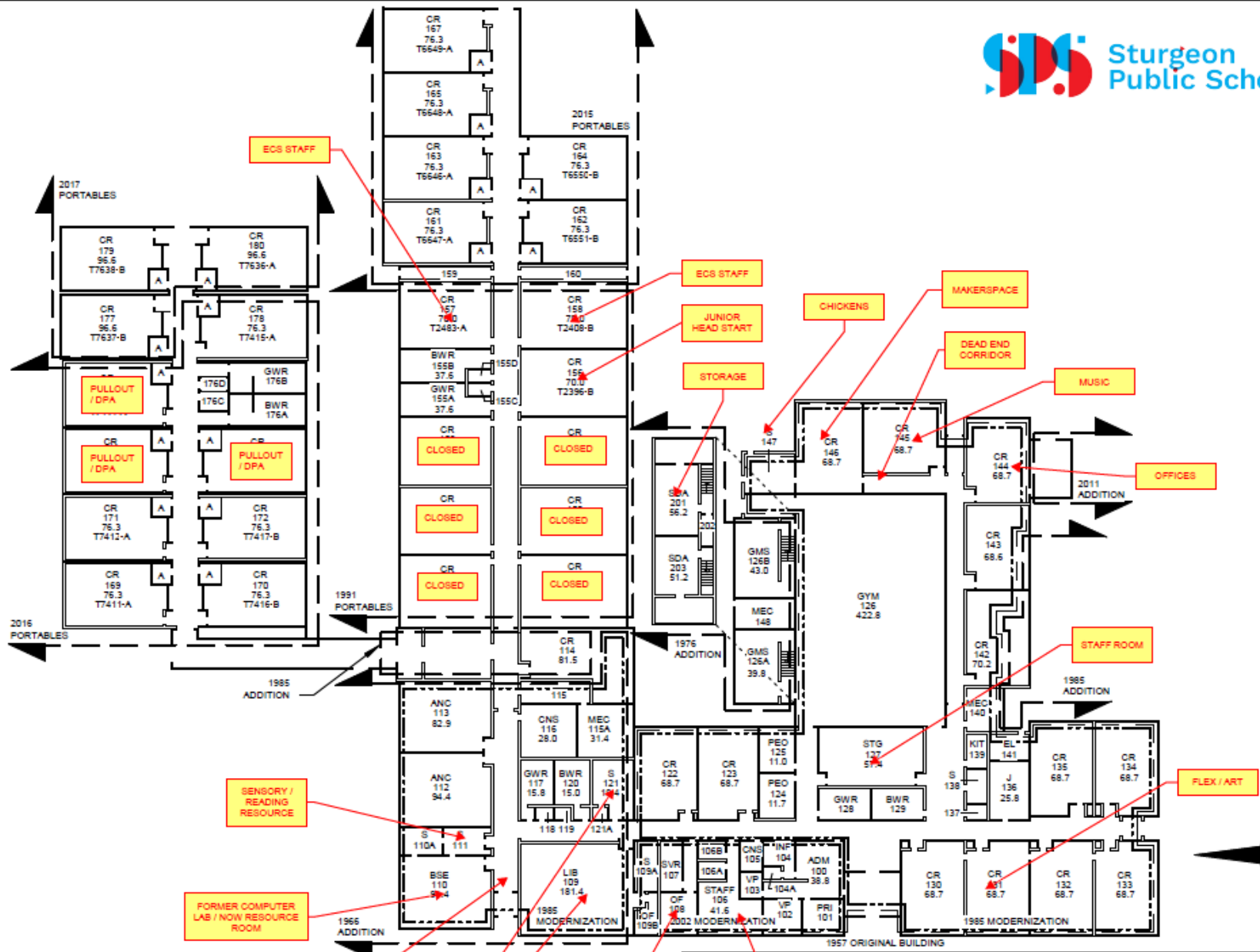


STURGEON SCHOOL DIVISION NO. 24



LEGAL DESCRIPTION:
 LOT 2A
 BLOCK A
 PLAN 2916TR
 SE Sec 4 Twp 56 R25 W4
 MORINVILLE, ALBERTA

MORINVILLE PUBLIC SCHOOL			
10020 - 101 AVENUE, MORINVILLE, AB			
		DATE: 10/01/2019	BID: F6110
		DWN BY: BB	FAC CODE: 1582
REV.	CONSTRUCTION	DATE	SCALE: 1 : 750
			SITE PLAN A.I.
			SHEET: 1 OF 4



STURGEON SCHOOL DIVISION NO. 24			
MORINVILLE PUBLIC SCHOOL			
10020 - 101 AVENUE, MORINVILLE, AB			
REV.	CONSTRUCTION	DATE	SCALE: 1 : 600
		DATE: 10/01/2019	FLOOR PLAN A.I.
		DWN BY: BB	BID: F6110
			FAC CODE: 1582
			SHEET: 2 OF 4

2019 STUDY RECOMMENDATIONS - MODULARS

- VERY POOR - CRUSH ON SITE, NOT TO BE MOVED
- POOR - MOVE ONLY AS STORAGE, DECANTING OR DEMOLISH ON SITE
- FAIR - MINOR UPGRADES REQUIRED
- GOOD - UPGRADE AS REQUIRED



STURGEON SCHOOL DIVISION NO. 24

MORINVILLE PUBLIC SCHOOL

10020 - 101 AVENUE, MORINVILLE, AB

DATE: 10/01/2019

DWN BY: BB

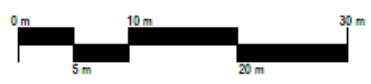
SCALE: 1 : 600

FLOOR PLAN
A.I.

BID: F6110

FAC CODE: 1582

SHEET: 2 OF 4



STURGEON PUBLIC SCHOOLS
PRIORITY #3 – STURGEON HEIGHTS SCHOOL
 50 Hogan Road, St. Albert, Alberta, T8N 3X7



Year Built:	1971 - Original Building
Additions:	1989 - Addition (2 Portables) 2015 - Addition (1 Portable) 2016 - Addition (1 Portable) 2017 - Addition (2 Portables) 2019 - Addition (2 Portables)
Grades Served:	Pre-K-9
Permanent Classrooms:	19
Portable Classrooms:	8
Gross Area:	4664.88 m ²
Capacity:	549
Enrolment:	467
Utilization:	85%
Instructional Program:	Basic academics plus art, music, CTS, foods, computers, French, Catholic Religion, and Pre-Kindergarten and special needs programs.
Building Deferred Maintenance: (VFA 2022)	\$4,000,000, Portables \$142,800
Building FCI: (VFA 2022)	25% (Fair), Portables 19% (Good)
Site Deferred Maintenance:	N/A
Parking Space Requirements:	38 Required, 89 Currently Available



PROPERTY LINE

UTILITY RIGHT OF WAY

NORTH





The location of the administration area in relation to the front entrance is good but visibility could be improved to make the entrance more welcoming and improve supervision.



Barrier-free access needs to be improved for all washrooms in terms of stall size, counter heights and clearances, and urinals.



Due to the size of windows and the configuration of the school, additional natural lighting and ventilation are required.



The staff parking area and North access lane flood frequently.



The configuration of the site leads to severe traffic congestion. Accidents have occurred and unsafe parking practices are used. The bus lane is separate from the student drop off area but both lanes use the same exit. In addition, the direction of flow of traffic in front of the school necessitates that students must walk between the cars and across the traffic lane.



The learning commons serve many functions in addition to the library. It also functions as a gathering space for junior high students and a wellness hub.



It has been identified that there are a number of areas around the school that have issues with drainage at the walkways and ice forming in the spring.



The elementary locker area is severely congested due to being a central hub for circulation through the school. It was noted that traffic needs to be directed at peak times.

SUMMARY STATEMENT

With the addition of modular classrooms to the West, the core of the school is overtaxed and suffering congestion. The circular layout of the building makes expansion difficult and inefficient.

OBSERVATIONS, COMMENTS, AND RECOMMENDATIONS

School Modernization. The school is 51 years old. Portables were added in 1989 (2), 2015(1), 2016(1), 2017(2), 2019(2). The school has no barrier-free access in a school that has a number of physically handicapped students. The school design was originally built as an open concept school, circular in design with classrooms. The school is outdated and does not fit the needs for current and future learning. Program deficiencies exist with the instructional & non-instructional space, as it is undersized according to the Alberta Education guidelines. The school has hazardous materials throughout the school. (see Golder Report). The circular shape of the school makes it hard to function with portables. The enrolment is increasing in this school and a modernization project is needed to ensure that the increase in enrolment can be met. The students will flourish in a learning facility that prepares them for the future. The current condition of this school is an outdated design concept.

- Improving the safety or security of the students will increase compliance with health and safety issues of hazardous material eliminated (see Golder Report). **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance with health and safety and other applicable legislation should be considered.**
- It would have a positive economic impact on the development of the area and surrounding areas.
- Improve delivery of programs and services to the students of the area.
- It would enhance the resiliency of community as the gym facilities are also utilized by the community.
- It would engage the community with a gym design that attracts more physical activity and enhancement to the local communities.
- It would improve the social and environmental circumstances in the community and local conditions by removing the obstacles noted in the drivers below.

The main drivers for the modernization of this school are:

- The mechanical/electrical systems are at the end of their design life.
- The school has experienced ventilation issues.
- The building envelope is well past its life expectancy.
- The building contains hazardous material throughout (See Golder Report).
- The building does not have a sprinkler system that meets code.
- Much of the flooring is original to the school and cannot be replaced due to the containment of hazardous material.
- Most of the school has no barrier-free access.
- The interior classrooms have no natural light.

- There is a number of areas around the school that have drainage issues with ice forming in the winter and spring.
- The staff parking area to the North side floods frequently.
- The configuration of the site leads to severe traffic congestion. Accidents have occurred and unsafe parking practices are used. The bus lane is separated from the student's drop off area but both lanes use the same exist. The traffic flow in front of the school necessitates that students must walk between the cars and across the traffic lane. Reconfiguring the traffic flow in the opposite direction so that students are let off directly on the sidewalk with dedicated drop off lanes is one solution to this problem.
- With the installation of the modular, it blocks all views to the north playfields and supervision to this area is difficult.
- Additional lighting is required in the staff parking area, access lane, and around the perimeter, so that staff feels safe and secure, and the school can be seen.
- The elementary locker area is severely congested due to being a central hub for circulation through the school. It was noted that traffic needs to be re-directed at peak times.
- The administration area is located in the school's interior and has no view of the front entrance of the school, which is a security issue. **Bill 73 outlines that where areas are subject to increased risks of health and safety of Albertans compliance with health and safety and other applicable legislation should be considered.**
- The deferred maintenance of this school is \$4.0 million with FCI of 25%. There are eight portables. Only two of the eight are in VFA and they have a deferred maintenance of \$142,800 with FCI of 19%.

Program Requirements

Sturgeon Heights School is Sturgeon Public School Division's only school in St. Albert. The school is very undersized for its capacity when compared to the Alberta Education Guidelines and consequently has very limited CTS, ancillary and flex space. The proposed modernization will reconfigure the school's existing space and add to the existing space. The rectangular portion of the school will provide a new gymnasium, CTS space and additional ancillary and gathering space. The new ancillary and gathering space need to be multi-purpose, flexible and adaptable, to all for interactive learning which is a necessity today to offer 21st century learning to students. The circular shape of the school will necessitate a well thought out project and could possibly result in some space being added to the school. The plan should address the busing and parent drop off/pick-up concerns and challenges.

Site Readiness

The school would undergo modernization and therefore may not need any additional space. However, there is ample room to add to the school, should it be deemed necessary. The Utilities would not be a problem as it would tie into the existing building.

Impacted School

Since this is the only public school that belongs to the Division there would be no impact to any other school.

Priority

Sturgeon Heights School is the number 3 in our capital plan submission for 2023/2024 and aligns with our submitted 10-year plan.

RECAPP RECOMMENDATIONS 2014 - 2025 (Lifecycle Replacement)

1. Exterior:

- Replace exterior doors
- Replace roofing
- Replace metal rainwater leaders
- Replace skylight

2. Interior:

- Replace folding partition
- Replace visual display boards
- Replace toilet and shower partitions
- Replace lockers
- Replace ceramic floor and wall tiles
- Replace gymnasium wood floor
- Replace carpet
- Replace acoustic ceiling tiles
- Replace casework

3. Mechanical:

- Replace stainless steel sinks
- Replace showers
- Replace drinking fountains
- Replace all washroom fixtures (toilets, urinal, sinks)

- Replace domestic water valves and backflow preventor
- Replace hot water circulation pump, hot water heaters, hot water heating boilers, type 'B' gas vents, reciprocating compressor, replace condenser, air handling system, hot water distribution system, rooftop exhaust fans, reheat coils, humidifiers, fan coil units, perimeter radiation, unit heater

4. Electrical:

- Replace line voltage thermostats
- Replace pneumatic controls
- Replace main distribution equipment
- Replace branch circuit panelboards (1971 section)
- Replace motor starters
- Replace emergency lighting battery packs
- Replace public address system

5. Modulars (1989):

- Replace building envelope
- Replace building interior
- Replace electrical systems
- Replace mechanical systems

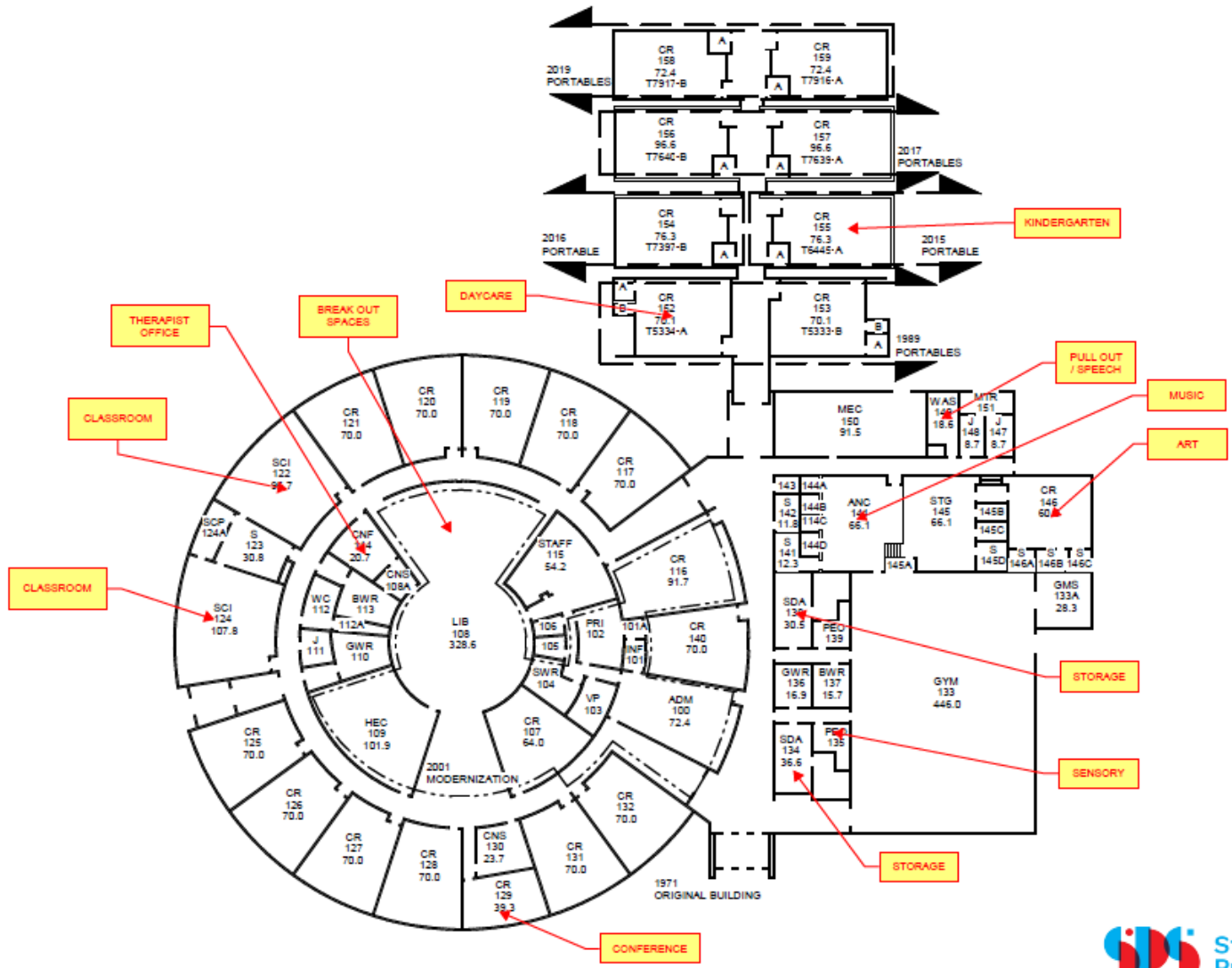
AREA COMPARISON CHART

STURGEON HEIGHTS SCHOOL
GRADES Pre-K-9

Existing School (549 Capacity)		Provincial Guidelines (550 Capacity School - K-6)		Variance	
Instructional Space		Instructional Space			
	Total Area		Total Area		
24	Classrooms	1725.8	15 Classrooms @ 80m2	1200	525.80
1	Science Classrooms	107.8	1 Science Classrooms @ 120m2	120	(12.20)
1	Science Classrooms	95.7	1 Science Classrooms @ 95m2	95	0.70
0	Large Ancillary		1 Large Ancillary @ 130m2	130	(130.00)
2	Small Ancillary	132.2	3 Small Ancillary @ 90m2	270	(137.80)
0	Info Services	0	1 Info Services @ 115m2	120	(120.00)
1	Gymnasium	446	1 Gymnasium	515	(69.00)
	Gym Storage	28.3	Gym Storage	52	(23.70)
1	CTS	101.9	1 CTS	200	(98.10)
1	Library	328.6	1 Library	220	108.60
Subtotal:		2966.3	Subtotal:	2922	44.30
Total Instructional		2966.3	Total Instructional Area:	2922	44.30
Number of Instructional Spaces:		31	Number of Instructional Spaces:	25	6
Non-Instructional Space		Non-Instructional Space			
	Total Area		Total Area		
	Admin/Staff Areas	269	Admin/Staff Areas	307	(38.00)
	Wrap Around & Collaboration Space	18.6	Wrap Around & Collaboration Space	30	(11.40)
	Mechanical & Meter Rooms	175.4	Mechanical & Meter Rooms	162	13.40
	Recycle Room (LEED)	0	Recycle Room (LEED)	11	(11.00)
	Physical Education	86.3	Physical Education	100	(13.70)
	Circulation	716.1	Circulation	679	37.10
	Wall Area	191	Wall Area	326	(135.00)
	Storage	127.1	Storage	95	32.10
	Washrooms	84.6	Washrooms	66	18.60
	Accessible Washroom Facility	30.5	Accessible Washroom Facility	12	18.50
	Flexible Space	0	Flexible Space	132	(132.00)
	Wiring Network	0	Wiring Network	40	(40.00)
Total Non-Instructional		1698.6	Total Non-Instructional	1960	(261.40)

Total Area **4664.9**
Area per Student n/a

Total Area **4882 (217.10)**
Area per Student 8.5



STURGEON SCHOOL DIVISION NO. 24

STURGEON HEIGHTS SCHOOL
50 HOGAN ROAD, ST. ALBERT, AB

			DATE: 10/01/2019	FLOOR PLAN	BID: F0285
			DWN BY: BB	A.I.	FAC CODE: 2506
REV.	CONSTRUCTION	DATE	SCALE: 1 : 600		SHEET: 2 OF 4