



**DATE:** March 22, 2023

**TO:** Board of Trustees

**FROM:** Shawna Warren, Superintendent

**ORIGINATOR:** Liliana LeVesconte, Associate Superintendent, Corporate Services  
 Denis Henderson, Director, Facility Services

**GOVERNANCE POLICY:** [Policy 405 – Budget Development and Transparency](#)

**ADDITIONAL REFERENCE:** [Policy 225 – Board Responsibility and Conduct](#)  
[Policy 705 – Associate Superintendent Corporate Services](#)  
[AP600 – Capital Plan Development](#)  
 Education Act: Sections 139(1)(2), 143, 180, 183, 184  
 Assurance Domain - [Governance](#)

**SUBJECT:** Three Year Capital Plan 2023-2025

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**PURPOSE:**

For approval. Motion required.

**RECOMMENDED MOTION:**

- a) That the Board of Trustees approve the Three Year Capital Plan as presented at the March 22, 2023, Public Board meeting.

**BACKGROUND:**

The Division must 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 an anticipated response to this enclosed Three Year Capital Plan is expected around March 2024.

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 planning activities.



**Report Summary:**

**NEW CONSTRUCTION, MODERNIZATION, PRESERVATION AND STUDIES**

SCHOOL	2023-2024	2023-2024 Priority	2024-2025	2024-2025 Priority	2025-2026	2025-2026 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	1

**MODULAR ADDITIONS, REPLACEMENTS AND RELOCATIONS**

SCHOOL	2022-2023	2022-2023 Priority	2023-2024	2023-2024 Priority	2024-2025	2024-2025 Priority
Namao School	Addition of 2 Modulares	1				
Redwater School	Demolish 2 Modulares	2				
Landing Trail School	Demolish 2 Modulares and Relocate 2 Modulares	3	Evergreening 2 Modular Classrooms	1		
Four Winds Public School			Addition of 2 Modulares	2		

Administration is prepared to respond to questions at the March 22, 2023, Public Board meeting.

**ATTACHMENT(S):**

1. Three Year Capital Plan 2023-2025



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# Three Year Capital Plan Report

# Sturgeon Public Schools Three Year Capital Plan Report

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PRIORITY #3 – STURGEON HEIGHTS SCHOOL MODERNIZATION – ST. ALBERT, AB

## 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.

More recently, the Division engaged START Architecture to facilitate a Value Scoping session (November 29, and December 1, 2022). Trustees, councilors, mayors, town administrators, principals, and Division's senior leadership provided input into the process. Representatives from Alberta Education were also present and supportive of this engagement session.

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

1. **Facility Evaluations:** These were carried out 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 the 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 Divisions 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 THREE YEAR CAPITAL PLAN: STURGEON PUBLIC SCHOOL DIVISION  
PROJECTS IDENTIFIED FOR CAPITAL FUNDING FOR NEW CONSTRUCTION,  
MODERNIZATION, PRESERVATION AND STUDIES**

NEW CONSTRUCTION, MODERNIZATION, PRESERVATION AND STUDIES

SCHOOL	2023-2024		2024-2025		2025-2026	
	2023-2024	Priority	2024-2025	Priority	2025-2026	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	1

**PROPOSED THREE YEAR CAPITAL PLAN: STURGEON PUBLIC SCHOOL  
DIVISION PROJECTS IDENTIFIED FOR CAPITAL FUNDING FOR MODULAR  
ADDITIONS, REPLACEMENTS AND RELOCATIONS**

MODULAR ADDITIONS, REPLACEMENTS AND RELOCATIONS

SCHOOL	2022-2023		2023-2024		2024-2025	
	2022-2023	Priority	2023-2024	Priority	2024-2025	Priority
Namao School	Addition of 2 Modulares	1				
Redwater School	Demolish 2 Modulares	2				
Landing Trail School	Demolish 2 Modulares and Relocate 2 Modulares	3	Evergreening 2 Modular Classrooms	1		
Four Winds Public School			Addition of 2 Modulares	2		

## 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 in the Town of Gibbons and is located on the opposite end of town from Landing Trail School which provides education for grades Pre-kindergarten to grade 4, in a growing community that is expected to see increases in population and as a result, increased enrolment.

Approximate Cost: \$34,000,000 (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 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 out of the school, the student population at École Morinville Public School continues to grow. A major reconfiguration or replacement of the school and site is required.

Approximate Cost: \$30,000,000 (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 modulars attached, with the newest one added in 2017. The school's functional design does not meet requirements in a few areas, such as security, a gymnasium, science classrooms, ancillary space, and non-instructional space. The main health and safety concerns stem from hazardous materials and the mechanical and electrical systems past their design life.

Approximate Cost: \$16,000,000 (Planning and Design Required)

# STURGEON PUBLIC SCHOOL DIVISION

## PRIORITY #1 – GIBBONS SOLUTION – 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 Modulars) 1994 - Addition
Key Driver:	Health & Safety Program
Grades Served:	5-9
Permanent Classrooms:	15
Modular Classrooms:	2
Gross Area:	4812.10 m <sup>2</sup>
Capacity:	451
Enrolment:	296
Utilization:	67%
Instructional Program:	Core academics plus French as a Second Language, art, music, foods, fashion, construction, information technology, CTF/CTS, and Academies in Hockey, STEAM, and Animal Wellness.
Building Deferred Maintenance: (VFA 2020)	\$5,401,265
Building FCI: (2020)	29% (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 requirements.



Supervision of the main entrance from the office is an issue. The main entrance is not visible from the main office, and the main office is too far from the main entrance. 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 aligns with the Town's plans. A large building that suffers from several additions and renovations over the years which has resulted in a spread out building with security issues, 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 over 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 standard space requirements. 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 or building efficient. Building a replacement school would:

- Improve safety and security compliance for the students and eliminate any potential issues associated with hazardous material exposure (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 the 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 \$5.4 million with an FCI of 29%. The two modulars have an 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 be updated to 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 also 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, it remains a constant issue and has also 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 tiles 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. The bursting of pipes during cold weather is likely also related to the insulation of the exterior walls. 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 creates 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 which 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 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 gymnasiums which are good for timetabling and offering students a plethora of educational opportunities, including increased activities requiring physical space and movement. The west gymnasium, however, does not have an associated change room which causes 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 gymnasium.
- Due to the current configuration, students must travel long distances to transition between classes. This is difficult to address without a major reconfiguration.
- 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 areas 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",** such measures should be adopted, bringing this school up to the required health and safety needs for the students attending this school.

- There is low utilization for Gibbons School 5 to 9; currently, the school can hold 441 students. The 2022 enrolment data indicated that only 296 students attend this school. This leaves a deficit of 33%. The utilization is projected to increase as we move into the future, according to the Town of Gibbons population growth projections, reaching 10,000 residents in the next 10 years.

## **Program Requirement**

This school provides the only public education to students in Grades 5-9 in the Town of Gibbons. In comparison to the Alberta Education Guidelines, the school is approximately 168 m<sup>2</sup> larger than the 500 capacity for a grade 5 - 9 school and has 16 regular, undersized classrooms, as opposed to the 12 regular classrooms (80 m<sup>2</sup>) listed in the guidelines. There is no ancillary or gathering space, besides the undersized Learning Commons. A school of this capacity should have 490 m<sup>2</sup> in CTF space and this school has none. Career and Technology Foundations (CTF) programs 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 contributes to a noise transfer from the gymnasium to the CTF Foods area.

The existing spaces are mostly dated classrooms and 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 21st-century learning to 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 definitely 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 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.

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. This process has progressed to the creation of a signed Memorandum of Understanding (MOU) between the Town of Gibbons and The Sturgeon Public School Division. The MOU sets forth the intent of both parties to investigate a land swap to ensure lands for new schools and space for future growth of both entities in a jointly supported fashion.

As part of our collaborative partnership opportunity, the Division and the Town of Gibbons are exploring building one single new school (Pre-K to 9), replacing both Gibbons School and Landing Trail School. This solution, which is currently being explored, will likely lead to significant savings for all parties involved in the collaborative partnership.

## **Impacted School**

Landing Trail School is located in the Town of Gibbons and houses Pre-Kindergarten - grade 4. It was built in 1981 and was opened with attached modulars, (4 - 1977 modulars) and additional units added in 1982 (4 modulars), 2013 (1 modular), and 2014 (2 modulars). This school had an enrolment of 367 students in 2021 and in 2022 saw a decline to 363 students, and 2023 adjusted enrolment shows a school population of 373 students. The school has an existing capacity of 484 with the provincial guidelines being 450.

Eight of the 12 modulars have been identified as poor condition from a study done by START Architecture in March 2020. The Deferred Maintenance of the school is \$5.3 million and FCI of 33%. The modulars have a total deferred maintenance of \$442,300 and their FCI varies from good to fair (three modulars have no audited data in VFA). It was recommended by START Architecture that the eight modulars be used for storage, decanting, or demolition as per the attached Floor Plan.

As per assessments of roofing conditions completed by Allen Desjarlais, Independent Inspection, in September 2023, nearly 80% of the total roof area of Landing Trail School is in poor condition. This is in alignment with the 2017 FCA report, stating the original roof was installed in 1981. Critical areas were replaced in 2019 and 2020, protecting the Gymnasium and Library. With a shift to torchless roofing applications driven by insurance providers, the increased cost of replacement stretches limited IMR funding beyond reasonable use.

The 2017 Facilities Condition Assessment reports that boiler units had been replaced pre-2017, though no alterations or improvements were undertaken on the remainder of the mechanical systems connected. This has left the building in a deficient state of struggling pneumatic control systems and outdated parts which become increasingly more difficult to source.

The building's exterior façade of cement plaster stucco has a moderate condition rating. The deterioration of the system is witnessed through cracking, spalling, and chipping, leaving the inner envelope susceptible to damage and decay.

The exterior doors and frames have surpassed the 30-year expected lifecycle in many locations, leaving the building susceptible to rodent and insect penetration.

Parking and traffic flow at the school create difficult, unsafe situations and often expose students to blind hazards as parent pick-up and bus traffic are intertwined and require supervision as the only means of controlling traffic flow and student crossings.

### **Distance between the two Town of Gibbons Schools**

The distance between the two schools in the Town of Gibbons is 2.2 km (see the Google map attached). Should the new school replace both existing schools in the Town of Gibbons, the solution would offer less congestion of school buses, as well as parents who drop off their kids.

### **Priority**

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

Landing Trail School is number five in the capital plan submission for 2023/2024 and aligns with the submitted 10-year plan.

### **RECAPP RECOMMENDATIONS 2016 - 2025 (Lifecycle Replacement)**

1. Exterior:
  - Replace metal siding on the 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 paneling 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, and backflow preventors (1966, 1974 sections)
- Replace domestic water recirculation pump (1966, 1974 sections)
- Replace domestic water heater 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 the existing DDC control system

## 4. Electrical:

- Replace the 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 the intrusion alarm system
- Replace the public address system

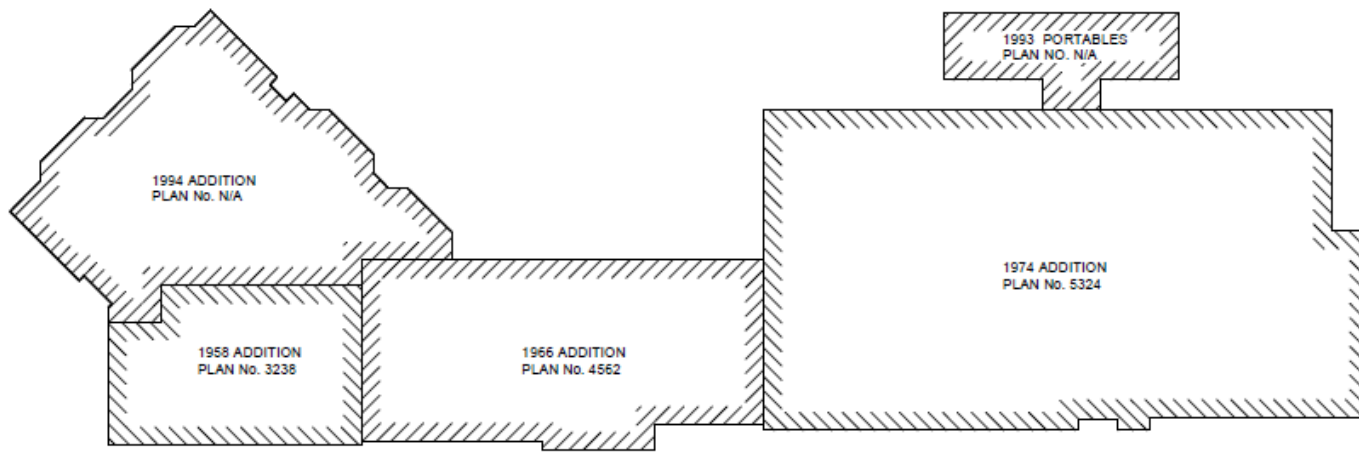
# GIBBONS SCHOOL

GRADES 5-9

## AREA COMPARISON CHART

Existing School (441 Total Capacity)		Provincial Guidelines (500 Capacity 5-9 School)		Variance
<b>Instructional Space</b>		<b>Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
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 CTF	173.6	1 CTF	200	(26.40)
1 Library	205.6	1 Library	200	5.60
<b>Subtotal:</b>	<b>2636.7</b>	<b>Subtotal:</b>	<b>2885</b>	<b>(248.30)</b>
<b>Total Instructional</b>	<b>2636.7</b>	<b>Total Instructional Area:</b>	<b>2885</b>	<b>(248.30)</b>
<b>Number of Instructional Spaces:</b>	<b>23</b>	<b>Number of Instructional Spaces:</b>	<b>23</b>	<b>0</b>
<b>Non-Instructional Space</b>		<b>Non-Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
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)
<b>Total Non-Instructional</b>	<b>2175.4</b>	<b>Total Non-Instructional</b>	<b>1959</b>	<b>216.40</b>
<b>Total Area</b>	<b>4812.1</b>	<b>Total Area</b>	<b>4844</b>	<b>(31.90)</b>
Area per Student	n/a	Area per Student	9.29	





PROPERTY LINE

PROPERTY LINE

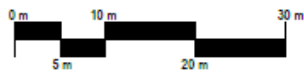
PROPERTY LINE

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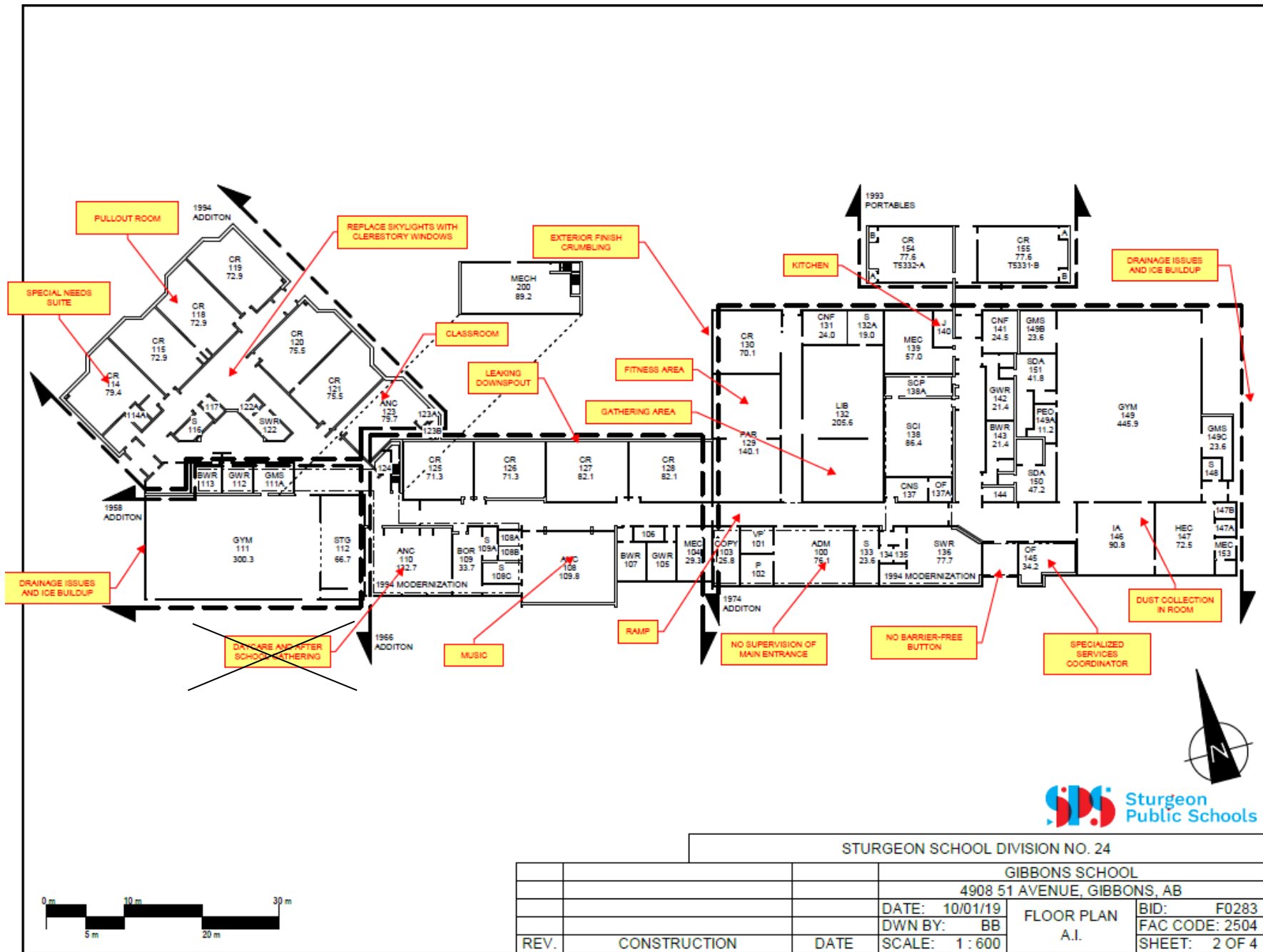
STURGEON SCHOOL DIVISION NO. 24

GIBBONS SCHOOL  
4908 51 AVENUE, GIBBONS, AB



LEGAL DESCRIPTION:  
LOT 16  
BLOCK 13  
PLAN 568TR  
GIBBONS, ALBERTA

			DATE: 10/01/19	BID: F0283
			DWN BY: BB	FAC CODE: 2504
REV.	CONSTRUCTION	DATE	SCALE: 1:750	SHEET: 1 OF 4



STURGEON SCHOOL DIVISION NO. 24

GIBBONS SCHOOL  
4908 51 AVENUE, GIBBONS, AB

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

REV.	CONSTRUCTION	DATE



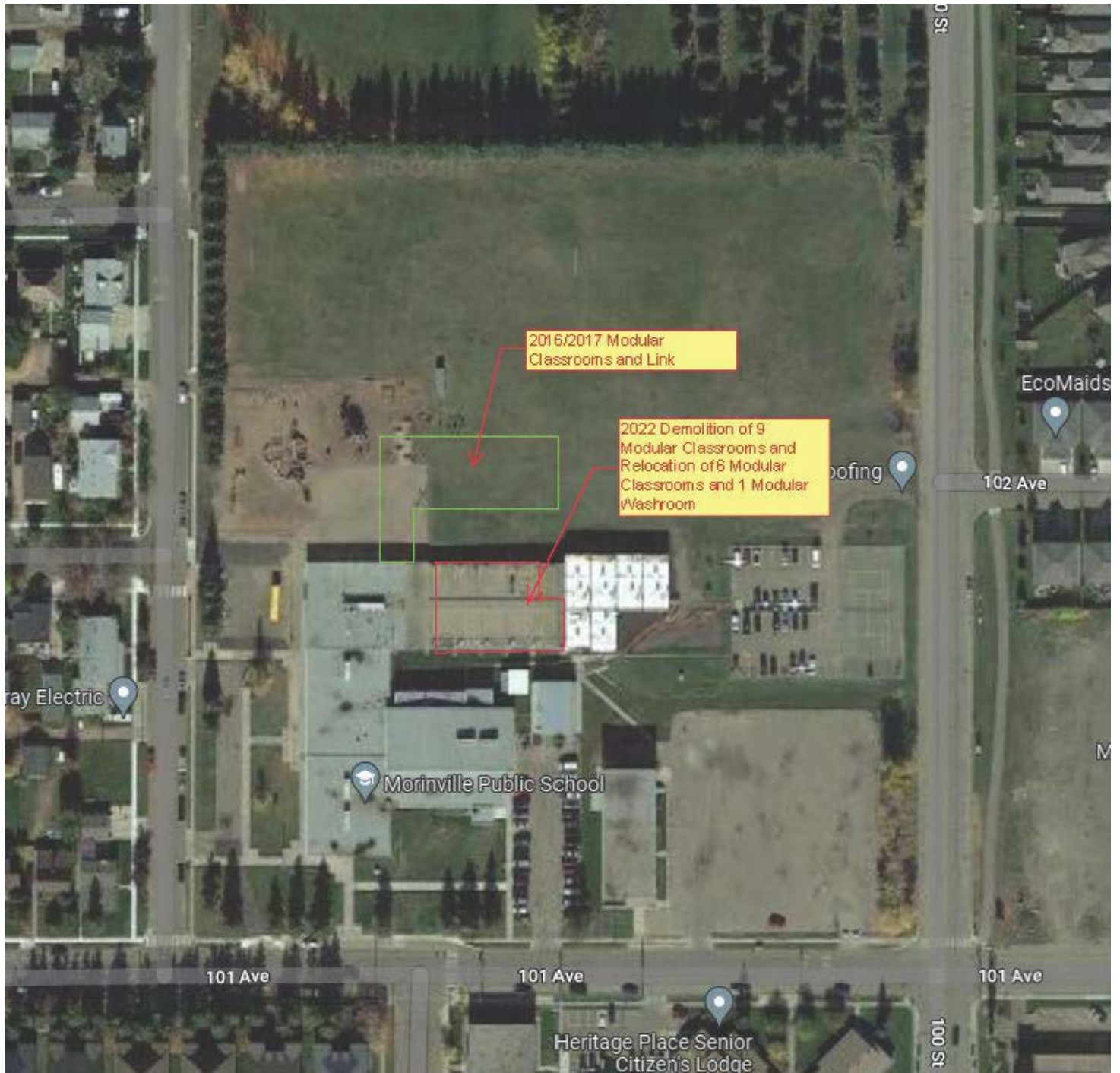
# STURGEON PUBLIC SCHOOL DIVISION

## PRIORITY #2 – MORINVILLE SOLUTION - ÉCOLE MORINVILLE PUBLIC SCHOOL

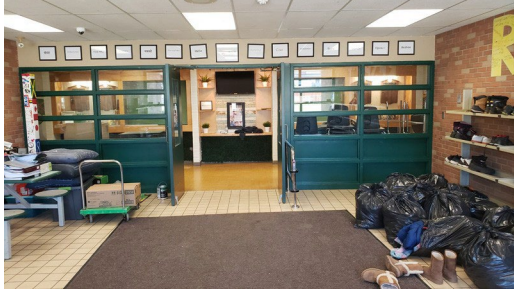
10020 - 101 Avenue, Morinville, Alberta, T8R 1L5



Year Built:	1957- Original Building
Additions:	1966 - Addition 1976 - Addition 1985 - Addition and Modernization 1991 - Addition (6 Modulares) 2015 - Addition (6 Modulares) 2016 - Addition (9 Modulares) 2017 - Addition (3 Modulares) 2022- Demolition (9 Modulares- 1991)
Grades Served:	Pre-K-4
Permanent Classrooms:	17
Modular Classrooms:	17
Modular Washrooms:	2
Gross Area:	4,640 m2
Capacity:	663
Enrolment:	555
Utilization:	84%
Instructional Program:	Core academics in both English and French Immersion (K-4), plus Pre-Kindergarten, art, music, and information technology.
Building Deferred Maintenance: (VFA 2018)	\$4,224,711; Modulares \$254,900
Building FCI: (VFA 2022)	31% (Fair)
Site Deferred Maintenance:	N/A
Parking Space Requirements	65 Required, 105 Currently Available







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.



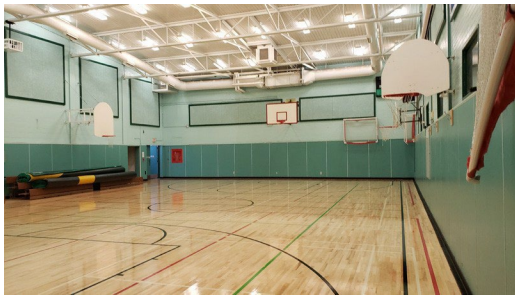
The large footprint that has developed over time has created a large number of alcoves which causes issues for supervision and security.



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



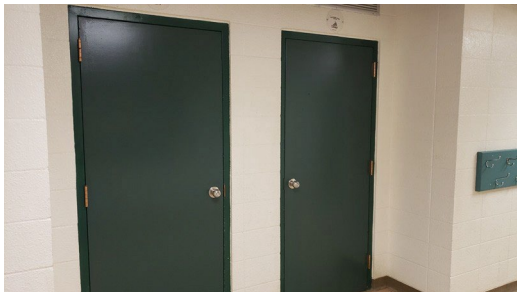
Barrier-free access needs to be improved for all washrooms in terms of stall size, counter heights and clearances, and urinals.



The gymnasium 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 a lack of natural light, low ceilings, hanging plug-in lamps with extension cords in the ceiling spaces, and an abundance of florescent lighting to compensate for the lack of natural light which is a challenge for students and staff who struggle with fluorescent lighting.



Most classrooms have solid doors with no side lights. 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 Modulares as breakout space.

## SUMMARY STATEMENT

The school has seen continual growth and large enrolments with modulars to house two functioning schools up until the opening of Four Winds Public School which resulted in the transfer of students in grades 5-9 out of the school, however, the student population continues to grow and 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 and 1976. In 1985 the school had another addition and a modernization project. Modulars were introduced in 1991 (10), 2015 (6), 2016 (9), and in 2017 another three modulars were added. Nine of the modulars have since been removed and demolished, leaving the school with nineteen modulars, of which two 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 mitigated using 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 and security compliance for the students and eliminate any potential issues associated with hazardous material exposure (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.
- It would move the students into a school environment instead of Modular 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 École Morinville Public 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 floor has already been replaced due to a flood in 2018. 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 modulars setup do not allow for multi-purpose spaces to support 21<sup>st</sup>-century learning.
- The entrances are congested due to the number of students that access these spaces and utilize the area for getting changed into outdoor attire.
- The U shape school and the many modulars make the footprint large and spread out. Travel time is acutely felt by 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 of 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 Pre-K/PUF 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 envelope 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 is not 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 and sinks put in the classrooms to monitor the usage and hygiene of the students.
- 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 \$4.2 million with a FCI of 31%. The modulars' deferred maintenance is \$254,900 and a FCI of 20%.
- When the school split in two with the opening of Four Winds Public School, Grades 5 to 9 moved 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. A new school could alleviate the capacity issues at Four Winds Public School by having grades 5 and 6 move back to École Morinville Public School and making the Four Winds Public School a Junior High school which would address capacity issues.

## Program Requirements

In reviewing the drivers for a new school, it is evident that the classroom spaces are overcrowded and smaller in size, and some are not functional for the school's 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 contains functional spaces. The classrooms/spaces are less populated; however, the school still has a lot of issues running effective programming in the current spaces 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 Kindergarten – grade 6 instead of a Pre-Kindergarten – grade 4. Because Four Winds Public School is at capacity, this solution would 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 (FWPS) was built in 2020 and currently has grades 5 to 9 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. FWPS is now at capacity with the transfer of students. The students are in a 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, there will be a need to expand the school or bring in modulars in the coming years.

### **Distance of École Morinville Public School to Four Winds Public School**

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

### **Priority**

École Morinville Public School is number two for the capital plan submission for 2023/2024 and aligns with the 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, reheat coils, vestibule heaters, finned tube radiation, pneumatic control, BMCS system

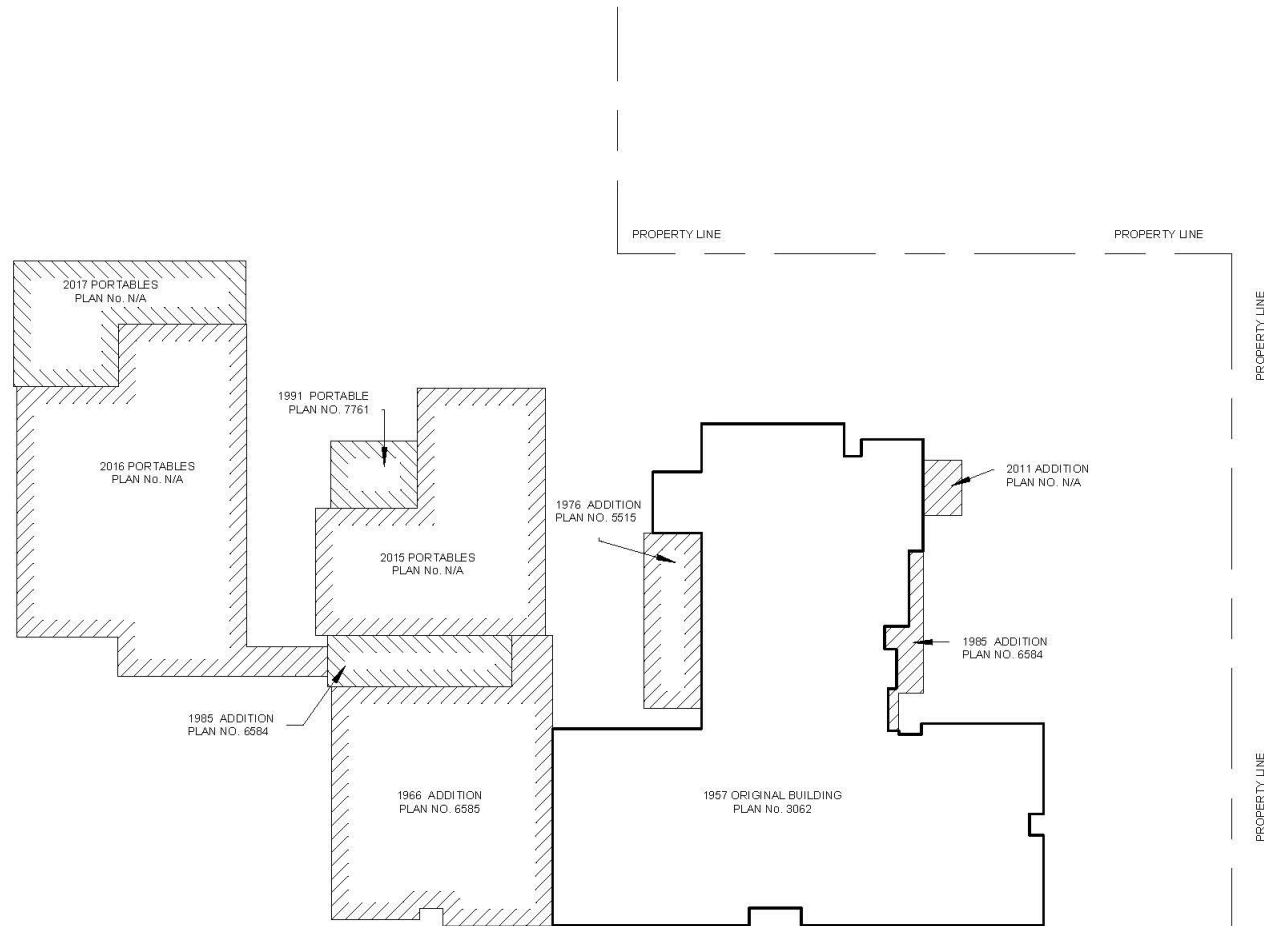
### 4. Electrical:

- Replace the 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 the fire alarm system

**ÉCOLE MORINVILLE PUBLIC SCHOOL**  
Grades Pre-K to 4

**Area Comparison Chart**

#	Existing School (738 Capacity)		#	Provincial Guidelines (740 Capacity PK -4 School)		VARIANCE
	Instructional Space	Total Area		Instructional Space	Total Area	
21	Classrooms	2,388.7	22	Classrooms @ 80m2	1,760.0	628.7
1	Science Classrooms @ 120m2	-	0	Science Classrooms @ 120m2	-	-
1	Science Classrooms @ 95m2	-	3	Science Classrooms @ 95m2	285.0	(285.0)
0	Large Ancillary	-	2	Large Ancillary @ 130m2	260.0	(260.0)
3	Small Ancillary	234.7	3	Small Ancillary @ 90m2	270.0	(35.3)
1	Gymnasium	422.8	1	Gymnasium	595.0	(172.2)
1	Gym Storage	82.8	1	Gym Storage @ 10% Gym Size	59.5	23.3
1	Libraries	181.4	1	Library	300.0	(118.6)
0	CTS	-	0	CTS @ 142m2	-	-
1	Info Services @ 115m2	-	0	Info Services @ 115m2	-	-
	Subtotal:	<b>3,310.4</b>		Subtotal:	<b>3,529.5</b>	<b>(219.1)</b>
	Total Instructional	<b>3,310.4</b>		Total Instructional Area:	<b>3,529.5</b>	<b>(219.1)</b>
	Number of Instructional Spaces:	30.0		Number of Instructional Space	33.0	<b>(3.0)</b>
	Non-Instructional Space	Total Area		Non-Instructional Space	Total Area	
	Admin & Staff Areas	214.8		Admin & Staff Areas	397.0	(182.2)
	Wrap & Collaboration Space	-		Wrap & Collaboration Space	40.0	(40.0)
	Mechanical & Meter	197.0		Mechanical & Meter	189.0	8.0
	Recycle Room(LEED)	-		Recycle Room (LEED)	11.0	(11.0)
	Physical Education	130.1		Physical Education	95.0	35.1
	Circulation	816.3		Circulation	882.0	(65.7)
	Wall Area	352.2		Wall Area	424.0	(71.8)
	Storage Area	132.1		Storage Area	124.0	8.1
	Washroom Area	220.1		Washroom Area	90.0	130.1
	Accessible Washroom Facility	-		Accessible Washroom Facility	24.0	(24.0)
	Flexible Space	-		Flexible Space	180.0	(180.0)
	Wiring/Network	26.1		Wiring/Network	30.0	(3.9)
	Subtotal	2,088.7				
	Total Non-Instructional	<b>2,088.7</b>		Total Non-Instructional	<b>2,486.0</b>	<b>(397.3)</b>



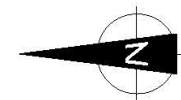
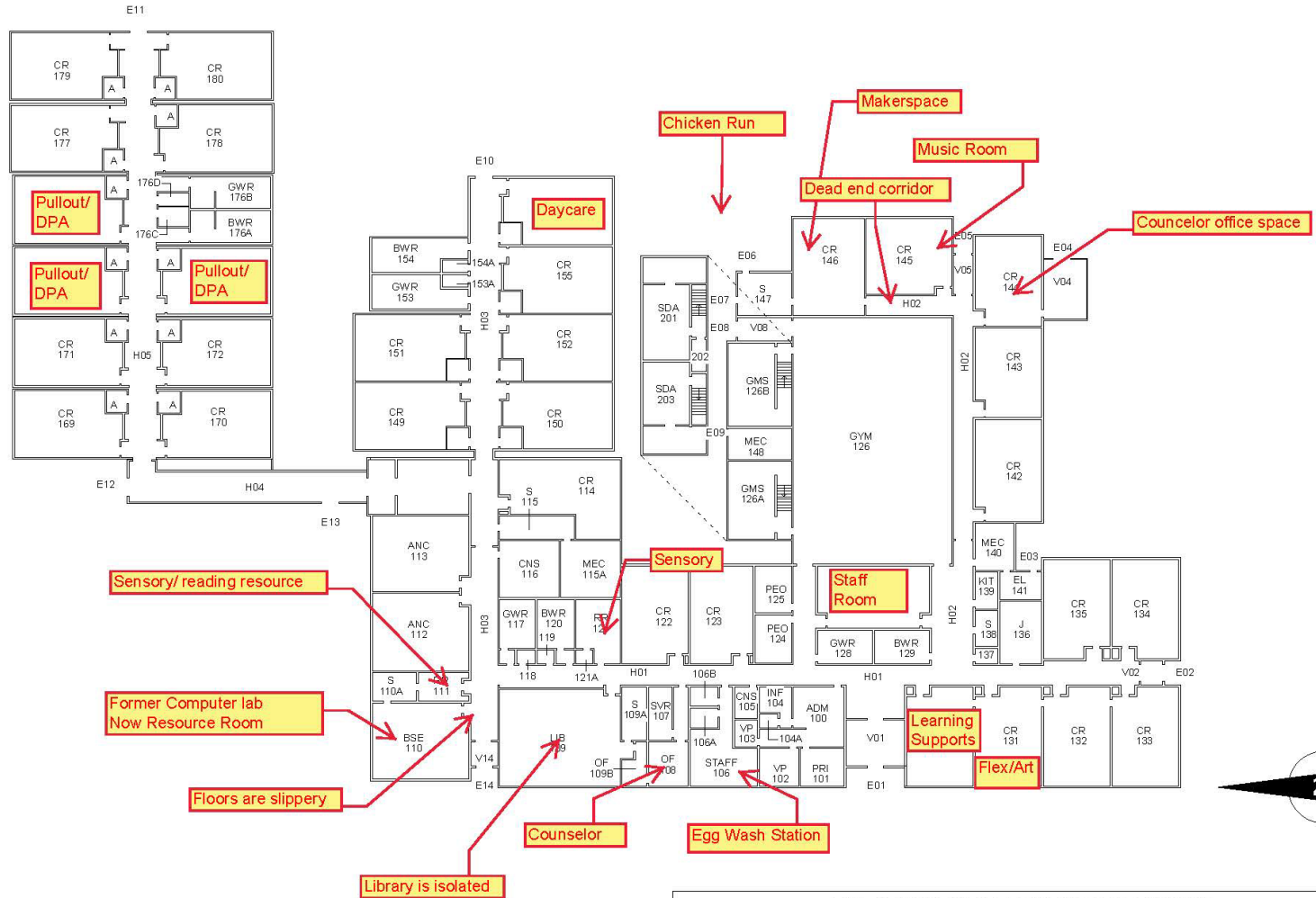
THE STURGEON PUBLIC SCHOOL DIVISION

MORINVILLE PUBLIC SCHOOL  
10020 - 101 AVENUE, MORINVILLE, AB



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

			DATE: 10/01/2019	SITE PLAN	BID: F6110
1	UPDATED DRAWINGS	06/30/2022	DWN BY: BB	A.I.	FAC CODE: 1582
REV.	CONSTRUCTION	DATE	SCALE: 1 : 750		SHEET: 1 OF 4



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

THE STURGEON PUBLIC SCHOOL DIVISION

			MORINVILLE PUBLIC SCHOOL		
			10020 - 101 AVENUE, MORINVILLE, AB		
1	UPDATED DRAWINGS	06/30/2022	DATE: 10/01/2019	FLOOR PLAN	BID: F6110
REV.	CONSTRUCTION	DATE	DWN BY: BB	MAINTENANCE	FAC CODE: 1582
			SCALE: 1 : 600		SHEET: 2 OF 2

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



Year Built:	1971 - Original Building
Additions:	1989 - Addition (2 Modulares) 2015 - Addition (1 Modular) 2016 - Addition (1 Modular) 2017 - Addition (2 Modulares) 2019 - Addition (2 Modulares)
Grades Served:	K - 9
Permanent Classrooms:	19
Modular Classrooms:	8
Gross Area:	4664.88 m <sup>2</sup>
Capacity:	573
Enrolment:	480
Utilization:	84%
Instructional Program:	Core academics plus French as a Second Language, art, music, foods, fashion, information technology, CTF/CTS, and Academies in Land-based Learning, Sports and STEAM.
Building Deferred Maintenance: (VFA 2022)	\$4,000,000, modulares \$142,800
Building FCI: (VFA 2022)	25% (Fair), modulares 19% (Good)
Site Deferred Maintenance:	N/A
Parking Space Requirements:	38 Required, 89 Currently Available







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 the 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. Modularity was added in 1989 (2), 2015(1), 2016(1), 2017(2), 2019(2). The school has no barrier-free access in a school that has several 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 of 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 modularity. 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.

- Improve safety and security compliance for the students and eliminate any potential issues associated with hazardous material exposure (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 the 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 materials 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 are several 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 exit. 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 multiple modulars, sightlines are severely obstructed to the north playfields creating a segregated area which creates difficulties for and strains supervision.
- 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, located in the school's interior, 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 a FCI of 25%. There are eight Modulars. Only two of the eight are in VFA and they have deferred maintenance of \$142,800 with a FCI of 19%.

### **Program Requirements**

Sturgeon Heights School is located in the City of St. Albert. The school is very undersized for its capacity when compared to the Alberta Education Guidelines and consequently has very limited CTF, 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, CTF space, and additional ancillary and gathering space. The new ancillary and gathering space needs to be multi-purpose, flexible, and adaptable, to all for interactive learning which is a necessity today to offer 21<sup>st</sup> 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 they would tie into the existing building.

### **Impacted School**

There is no impact on any other school.

## Priority

Sturgeon Heights School is number three in the capital plan submission for 2023/2024 and aligns with the 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 the 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 the public address system
  
5. Modulars (1989):
  - Replace building envelope
  - Replace building interior
  - Replace electrical systems
  - Replace mechanical systems

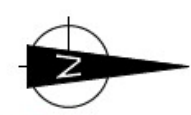
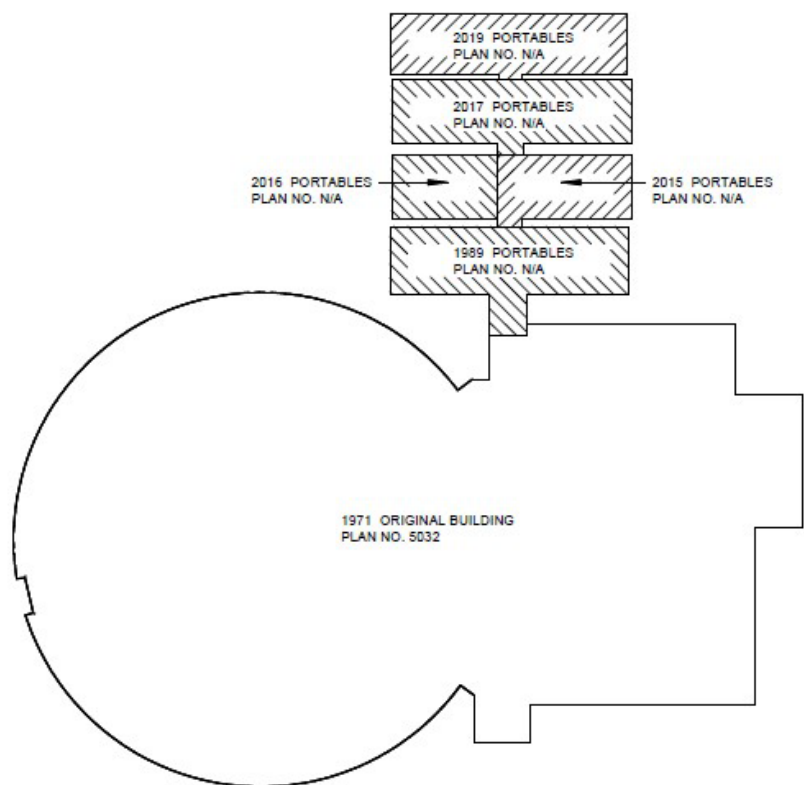
**STURGEON HEIGHTS SCHOOL**  
**GRADES K - 9**

**AREA COMPARISON CHART**

Existing School (573 Capacity)		Provincial Guidelines (550 Capacity School K-6)		Variance
<b>Instructional Space</b>		<b>Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
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	CTF 101.9	1	CTF 200	(98.10)
1	Library 328.6	1	Library 220	108.60
<b>Subtotal:</b>		<b>Subtotal:</b>		
	2966.3		2922	44.30
<b>Total Instructional</b>		<b>Total Instructional Area:</b>		
	2966.3		2922	44.30
<b>Number of Instructional Spaces:</b>		<b>Number of Instructional Spaces:</b>		
	31		25	6
<b>Non-Instructional Space</b>		<b>Non-Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
	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)
<b>Total Non-Instructional</b>		<b>Total Non-Instructional</b>		
	1698.6		1960	(261.40)

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

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



PROPERTY LINE

PROPERTY LINE

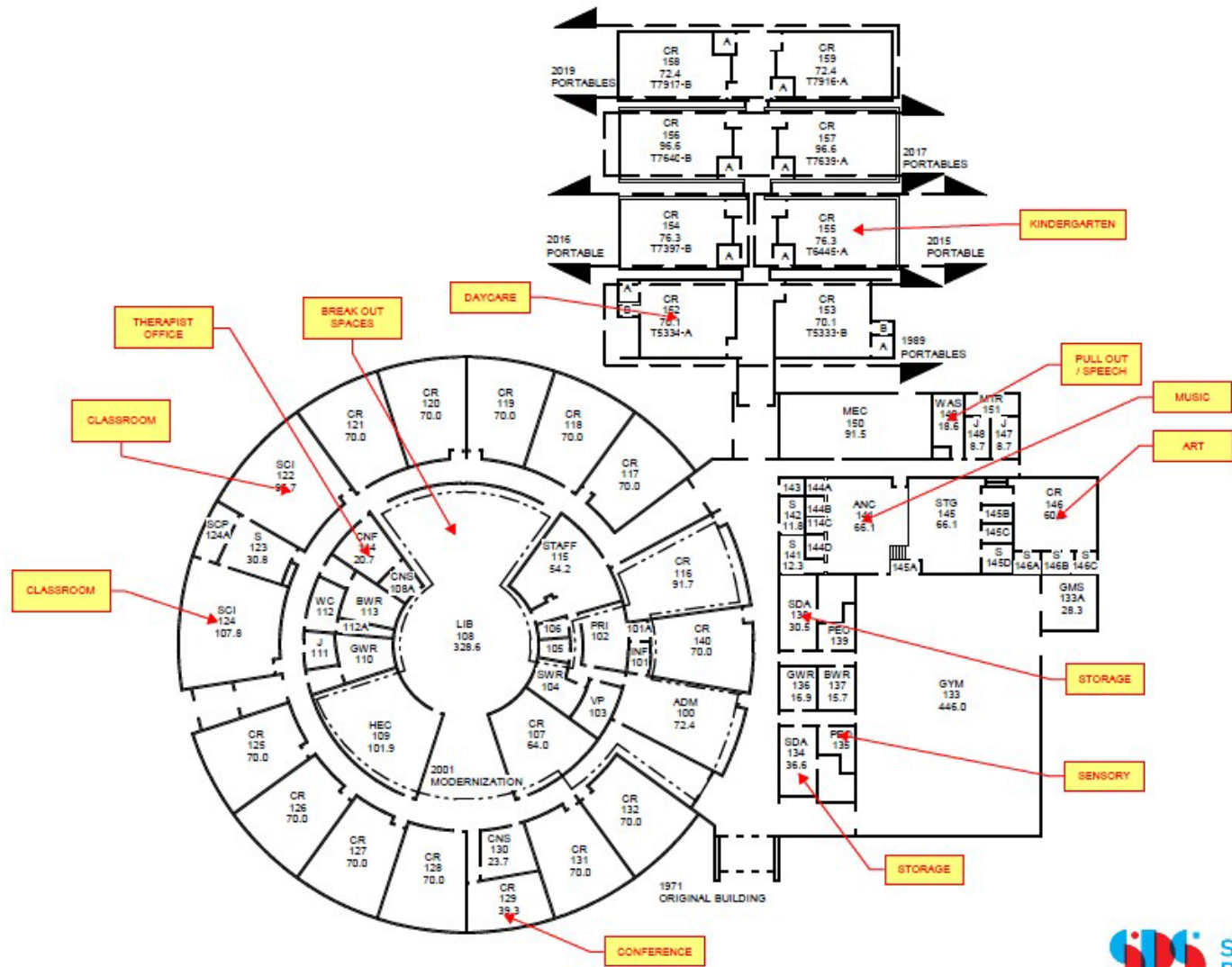


LEGAL DESCRIPTION:  
 LOT B  
 PLAN 5631RS  
 NE SEC 7 Twp 54 R25 W4  
 ST. ALBERT, ALBERTA

STURGEON SCHOOL DIVISION NO. 24

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

			DATE: 10/01/2019	SITE PLAN A.I.	BID: F0285
			DWN BY: BB		FAC CODE: 2506
REV.	CONSTRUCTION	DATE	SCALE: 1 : 750		SHEET: 1 OF 4



STURGEON SCHOOL DIVISION NO. 24

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

REV.	CONSTRUCTION	DATE	SCALE: 1 : 600	FLOOR PLAN A.I.	BID: F0285 FAC CODE: 2506 SHEET: 2 OF 4

