



Date: March 19, 2025 **Agenda Item:** 7.2

To: Board of Trustees

From: Shawna Warren, Superintendent

Originator(s): Sean Nicholson, Associate Superintendent, Corporate Services
Steven Holkham, Director, Facility Services

Subject: **2025-2028 Three-Year Capital Plan**

Recommended Motion:

THAT the Board of Trustees approve the 2025-2028 Three Year Capital Plan as presented at the March 19, 2025 Public Board Meeting.

Background:

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

There are multiple factors considered in the three-year capital plan, some solution request drivers are building condition index, community renewal, efficiency solutions, enrolment pressures, functionality & programming and health & safety. Capital project requests on the three-year capital plan are categorized by the following five classifications: new school, addition to existing school, modernization of existing schools, replacement school and / or a solution.

Status & Relationship to Superintendent Leadership Quality Standard (SLQS):

This report aligns with the [SLQS](#) in the following way:

COMPETENCY: (1) Building Effective Relationships
INDICATORS: f. facilitating the meaningful participation of members of the school community and local community in decision-making.

COMPETENCY: (6) School Authority Operations and Resources
INDICATORS: a. providing direction on fiscal and resource management in accordance with all statutory, regulatory and school authority requirements; and
 e. establishing data-informed strategic planning and decision-making processes that are responsive to changing contexts.

- COMPETENCY:** (7) Supporting Effective Governance
- INDICATORS:**
- d. ensuring that the board’s plans, resource allocations, strategies and procedures lead to the achievement of its goals and priorities; and
 - e. ensuring that the board’s fiscal and resource management is in accordance with all statutory, regulatory and board requirements.

Governance Implications:

[School Capital Plan Manual](#)

The School Capital Manual serves as a resource for school jurisdictions (not including private and federal schools) to develop their understanding of their roles and responsibilities regarding the prioritization, implementation and funding of approved school infrastructure projects. The manual also provides details to develop their three-year capital plans, which school jurisdictions develop to build or improve facilities.

[Board Policy 225: Role of the Board](#)

Resource Stewardship

The Board shall ensure effective stewardship of the Board’s resources [Education Act s. 33(1)(i)]. Specifically, the Board:

- 43. Review and approve annually the Three-Year Capital Plan.

[Administrative Procedure 600: Capital Plan Development](#)

All sites in Sturgeon Public Schools shall be maintained at as high level as possible within the available resources. Critical Planning is a critical part in enabling this to happen. The Director of Facilities and the Secretary Treasurer will facilitate a consultative process which leads to a Draft Capital Plan being brought forward to the Board for direction.

Administration is prepared to respond to questions at the March 19, 2025, Public Board meeting.

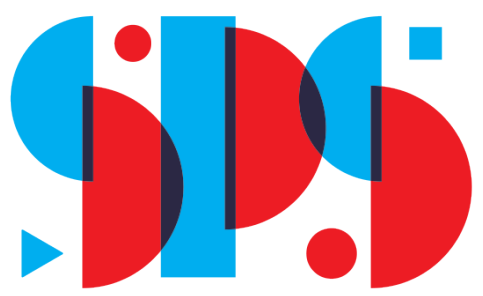
Attachment(s):

- 1. 2025-2028 Three-Year Capital Plan

STURGEON PUBLIC
SCHOOL DIVISION

3-YEAR
CAPITAL
PLAN

2025-2028



PREFACE

Each year, school divisions across the province are required to submit a Three-Year Capital Plan to Alberta Education. The Three-Year Capital Plan (2025-2028) is a summary of the Division's capital priorities for the next three years and includes many assumptions and estimates. Once approved by the Board of Trustees, the priorities are entered into the provincial database system, along with all supporting and required documentation.

Some items to keep in mind when reviewing the capital plan:

- The Three-Year Capital Plan is a list of projects submitted to the Government of Alberta for approval and consideration in its infrastructure planning process. If projects are not approved by the Government of Alberta, the Division does not have the funding to proceed.
- While the plan includes scheduled start dates, end dates and costs, they are estimates and suggestions only. Once the Government of Alberta approves the project, they will determine the actual timelines and budget for the project.

Sturgeon Public School Division's Three-Year Capital Plan priorities have been tailored to mitigate environmental concerns, high maintenance drain on CMR, IMR and operational funding. The capital plan priority school sites have a higher VFA condition rating, higher annual operational costs and increasing annual deferred maintenance costs for the Division. The key drivers for the Division's capital priorities are health & safety, reducing annual operational costs, accessibility issues, sustainability, aging infrastructure solutions, energy conservation and end of life mechanical and electrical systems. As such, the following guiding principles were used in the determination of the Three-Year Capital Plan:

Guiding Principles

- Enable implementation of the Board's strategic goals in the Three-Year Capital Plan.
- Optimize educational programs and facilities to accommodate existing and projected enrolments.
- Strive for increased efficiency in school facility maintenance, administration and operational costs.

The following are data driven factors considered in determining the top priorities for the Capital Plan:

- Standing Maintenance/ Renewal Program
- Enrolment and Utilization Statistics/ Trends
- Health and Safety of Facilities
 - ↳ Alberta Infrastructure School Audits
- Community Partnership and Consultation

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 all students. These options are many and varied.

DATA COLLECTION

Facilities Data

The Division collected data and input from various sources, where available, to analyze and prioritize projects. Facilities data was collected from government systems and was updated through review by independent contractors. Facilities information is represented in Appendix A - Facilities Data.

Enrolment Information

Historical enrolment information was collected from the Funding Event System (FES), which is maintained by the Government of Alberta. Enrolment projections were collected from Baragar, which considers demographic information such as birth rates, capture rates and various other factors. Enrolment projections were updated based on local context from school principals and local municipalities where available.

DATA ANALYSIS

Standing Maintenance and Renewal Program

Deferred Maintenance is the expected maintenance on a building over an established time frame. Five-year deferred maintenance was reviewed from each site and the following are the top three schools with the highest deferred maintenance:

- Gibbons School - \$10.0 Million
- Landing Trail School – \$8.5 Million
- Sturgeon Heights School - \$7.3 Million

This represents a potential costs savings that could be put towards the completion of a modernization or new school.

Health and Safety of Schools

The Facilities Condition Index (FCI) is an industry benchmark that measures the relative condition of a building and its safety. The schools with FCI over 30% include:

- Lilian Schick School – Poor (42%)
- Landing Trail School – Fair (35%)
- Redwater School – Fair (32%)
- Morinville Public School – Fair (31%)
- Gibbons School – Fair (30%)

Enrolment and Utilization Statistics/Trends

The Division is expected to see increases in enrolment and utilization rates over the next three years. The following schools are expected to see enrolment increases that will have a utilization rate above 85%:

- Sturgeon Heights School
- Gibbons School
- Landing Trail School
- Namao School
- Four Winds Public School

Community Partnership and Consultation

The Division has been in conversation with the Town of Gibbons to form a partnership and acquire land for a potential site for new schools. The Town has provided a Commitment Letter and a plan to develop specialized joint use facilities.

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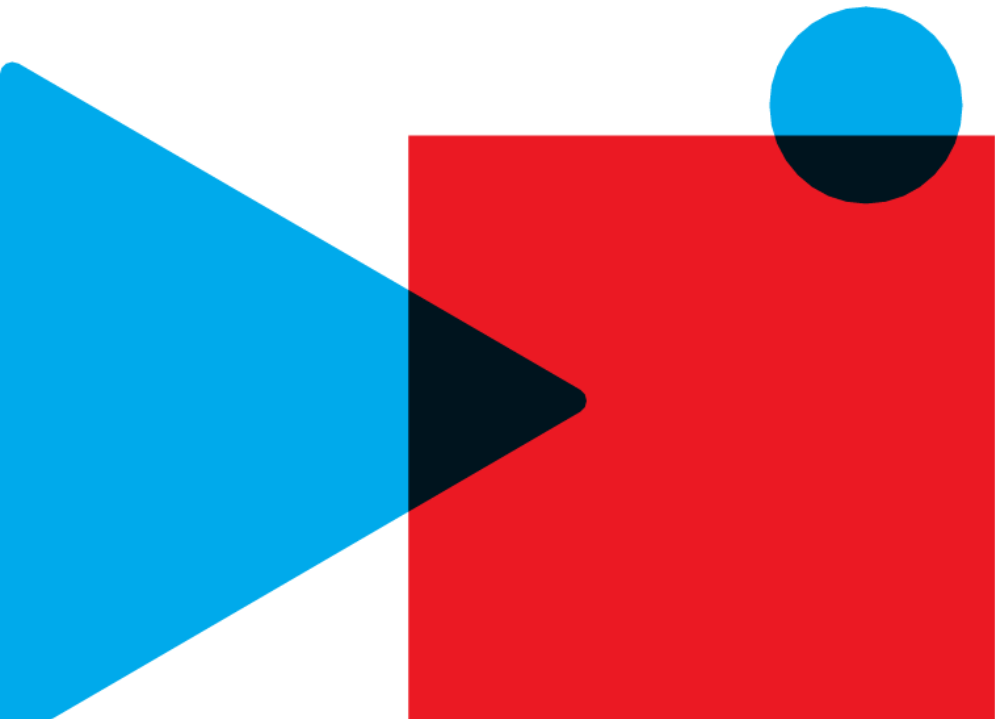
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PRIORITY NUMBER 1

GIBBONS & LANDING TRAIL SOLUTION

GIBBONS SCHOOL

Solution



Gibbons School Description

Originally built in 1958, the school has gone through many demolitions, renovations and additions with the newest addition completed in 1994. The school accommodates students from grades five to nine. The building lacks adequate functional design. It suffers from a lack of natural light, natural clean ventilation in several classroom spaces and has many deficiencies in the code requirements, including health and safety issues related to hazardous materials. The mechanical and electrical system are at the end of life and require a tremendous amount of deferred maintenance to maintain a healthy operational environment.

LANDING TRAIL SCHOOL

Solution



Landing Trail School Description

Landing Trail School was constructed in 1981 with four portable classrooms attached to the south side. In the same year, four additional portable classrooms, constructed in 1977, were attached on the east side of the school. Three additional portables were added to the school, one of them on the south side and the other two on the east end of the facility. The school accommodates students from kindergarten to grade four and is the feeder school to Gibbons School. The building lacks natural ventilation in several teaching spaces and has many deficiencies in the code requirements, including health and safety issues related to hazardous materials. The exterior envelope is constructed of coarse stucco finish applied to a steel wire mesh on the exterior walls of the stage and gymnasium. Deterioration and cracks were noticed in the stucco finish which needs to be replaced to prevent mold.



PROJECT OVERVIEW

Sturgeon Public Schools is looking for a Solution for Gibbons & Landing Trail Schools that involves several factors related to the condition of the impacted schools and the site development that aligns with the Town of Gibbon's future capital plans.

The Town of Gibbons is expecting to see a drastic increase in population over the next ten years. Sturgeon Public School Division has been working with the Town of Gibbons to align with their respective capital plan to address this expected growth. The Town of Gibbons has secured a plot of land, approximately 30 acres in size, with more land in reserve for future population growth. The partnership with the Town of Gibbons creates a shared joint use space that would connect the new schools to the town's recreational facility. This solution, which is currently being explored, will likely lead to significant savings for all parties involved in the collaborative partnership.

The proposed plan, in partnership with the town, would require the construction of one new school, to replace the two existing schools, on the reserve land provided by the town. This new site would address many concerns with the current facilities such as:

- Large, deferred maintenance costs and aging infrastructure
- Inadequate facilities configurations
- Lack of programming opportunities such as Career and Technology Foundations (CTF) spaces
- Lack of natural light and natural ventilation in several teaching spaces
- Deficiencies in the code requirements, including health and safety issues related to hazardous material

The Town of Gibbons has shared its expected growth and plan with the Premier of Alberta, requesting support and has provided Sturgeon Public Schools with a Commitment Letter outlining some of the key requirements for the construction of a school build, such as:

- Land Transfer Process
- Municipal Zoning
- Budget Approval for completion of Services
- Anticipate Site Availability
- Expiry of Commitment

The ability for the Town of Gibbons to work in partnership with Sturgeon Public Schools to develop an extremely dynamic campus that focuses on the needs of the broader community help to ensure success long into the future. The opportunity to strike a strong balance of educational needs with community wellness and have it packaged in a manner that is strategic, efficient, collaborative, and financially prudent both from a capital and operational perspective, is the foundation for a healthy community.



PRIORITY NUMBER 1 - FACT SHEET

PROJECT ESTIMATE: \$40,524,834

PROJECT DRIVER FACTS

Sturgeon Public School Division Project Drivers

- Deferred maintenance and sustainability costs
- Health & Safety
- Demographics
- Improve delivery of programs and services to the students of the area
- Partnership with the Town of Gibbons and Joint Use Opportunities
- Cost Savings

Town of Gibbons Project Drivers

- Collaborative partnership (Gibbons and Landing Trail Schools / Leisure Centre with shared facilities)
- Highway access infrastructure development
- Municipal facilities future initiatives (Recreation/Leisure Centre)

QUICK FACTS

Gibbons School

- Year Constructed: 1958 (Additions in 1966, 1974, 1993, 1994)
- Utilization Percentage: 69% (Projected 88%)
- Facility Condition Index (FCI): 30 (fair)
- Deferred maintenance in the next 5 years: \$10.0 Million

Landing Trail School

- Year Constructed: 1981 (Additions in 1981, 1982, 2013, 2014)
- Utilization Percentage: 75% (Projected 96%)
- Facility Condition Index (FCI): 35 (fair)
- Deferred maintenance in the next 5 years: \$8.5 Million

REQUEST

The current capacity of the two schools combined is 925 students, and we are requesting a new school with a capacity for 860 students. This change will result in a decrease in total gross area while increasing the instructional area.



PRIORITY NUMBER 2

MORINVILLE PUBLIC SCHOOL



Morinville Public School Description:

Morinville Public School, Pre-Kindergarten to Grade 4, is in the Town of Morinville. The school has a high percentage of modular classrooms, corridors and washrooms. The modulators make up 45% of the gross square meters of the entire school. The result is a very large, spread out and poorly functioning school within an increasingly tight site. With continued community population growth, large enrolments and utilization rates in recent years, the school required a significant number of modular classrooms to be added to the site. The original school, built in 1957, featured a sunken gymnasium that is about 4 feet below the grade. The gymnasium floor has been replaced and repaired multiple times because of the high-water table. The elevation of the gym floor causes hydrostatic pressure pushing water through the concrete slab and the walls below grade. These conditions cause unseen mold and health concerns for our students, staff and joint use community groups. The gymnasium change rooms and washrooms are located on the second level and access by stairs poses accessibility issues when students are utilizing the gym facilities.



PROJECT OVERVIEW

Morinville Public School solution requires a new school built on the northwest side of the property to create a sustainable building, healthy learning environment and environmental responsibility for our future community.

The Town of Morinville has experienced high spikes of population growth over the last few years, in turn making the enrolment rates increase rapidly at the school. The solution of a school replacement is imperative for the sustainability of the infrastructure, health & safety of our community, energy conservation and impact on the environment. When the school split in two with the opening of the new Four Winds Public School (Grades 5 to 9 moved to the new school), what remained was a poor functional design and a lower utilization rate. Four Winds Public School (FWPS) is already at capacity. A new replacement school could alleviate the capacity issues at FWPS by having grades 5 and 6 move back to Morinville Public School and making the Four Winds Public School a Junior High school which would address capacity issues.

Currently, the Morinville Public School site has plenty of land to build a replacement school. The school can be left functioning during the new school construction.



PRIORITY NUMBER 2 - FACT SHEET

PROJECT ESTIMATE:

\$27,770,685

QUICK FACTS

Morinville Public School

- Year Constructed: 1958 (Additions in 1966, 1974, 1993, 1994)
- Facility Condition Index (FCI): 31 (fair)
- Deferred maintenance in the next 5 years: \$4.2 Million

PROJECT DRIVER FACTS

- Health & Safety
 - Deferred maintenance & Sustainability
 - Program Changes
 - Cost Savings
-
- Program and school configuration benefits
 - School would be eligible for Playground Funding
 - Support enrolment pressure at Four Winds Public School

REQUEST

The Division is requesting a replacement school with a capacity for 740 students, accompanied by a change in grade configuration from K-4 to K-6. This adjustment aims to alleviate enrolment pressures at Four Winds Public School.

APPENDIX B: PROJECTED ENROLMENT

WARD 1

Town of Redwater

Ochre Park School
Redwater School

WARD 2

Town of Bon Accord

Bon Accord Community School
Lilian Schick School

WARD 3

Camilla School

WARD 4

Sturgeon Heights School

WARD 5

Town of Morinville

Morinville Public School
Four Winds Public School

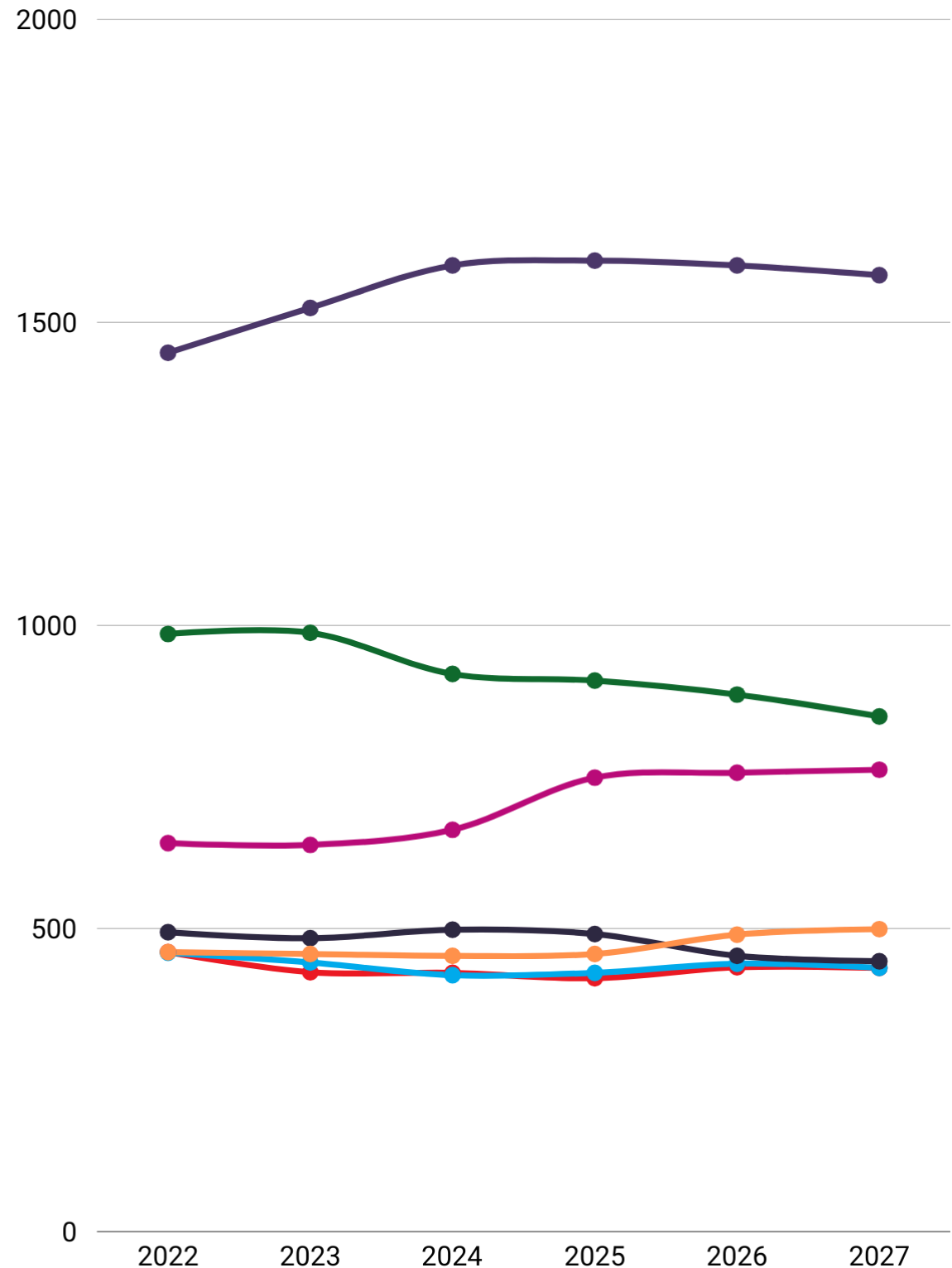
WARD 6

Namao School
Guthrie School
Sturgeon Composite High School

WARD 7

Town of Gibbons

Gibbons School
Landing Trail School



APPENDIX A: FACILITIES DATA

School Code	School	Grade Configuration	Original Construction Year	Renovated In	Facility Condition Index (FCI)	FCI	FCI Last Evaluated	Five-Year Deferred Maintenance	Instructional Area (m2)	Gross Area	Net Capacity	Utilization
2504	Gibbons School	5-9	1958	1966, 1974, 1978, 1993, 1994	30%	Fair	2022	\$10,028,921	1,377	4,812	441	69%
2512	Landing Trail School	K-4	1981	2014	35%	Fair	2022	\$8,517,955	1,679	4,370	484	75%
2506	Sturgeon Heights School	K-9	1971	1987, 1999, 2001, 2015, 2017, 2019	27%	Fair	2022	\$7,256,680	1,998	4,665	518	90%
2507	Namao School	K-9	1959	1970, 1981, 1983, 1994, 2011	19%	Good	2016	\$6,372,236	1,789	5,085	536	85%
2514	Lilian Schick School	5-9	1982	1993	42%	Poor	2022	\$4,859,843	1,254	3,644	387	63%
2623	Redwater School	5-12	1957	1952, 1957, 1961, 1985, 2022	32%	Fair	2022	\$4,859,655	1,301	4,535	393	74%
2513	Ochre Park School	K-4	1982	N/A	29%	Fair	2022	\$4,796,141	1,001	3,216	288	62%
2501	Bon Accord Community School	K-4	1957	1969, 1976, 1992, 1997	27%	Fair	2022	\$4,647,230	1,128	3,260	325	68%
2510	Sturgeon Composite High School	10-12	1976	1980, 1985, 1987, 1991, 1993, 2014, 2018	28%	Fair	2016	\$4,566,430	3,494	12,056	1217	75%
1582	École Morinville Public School	K-4	1957	1965, 1966, 1976, 1984, 1990, 1991, 2002, 2015, 2021	31%	Fair	2022	\$4,247,495	2,598	5,392	749	71%
3392	Guthrie School	K-9	2003	N/A	11%	Good	2016	\$1,537,500	1,878	4,968	560	43%
2502	Camilla School	K-9	2020	N/A	0%	Excellent	N/A	\$1,531,250	5,264	5,264	640	81%
2248	Four Winds Public School	5-9	2020	N/A	0%	Excellent	N/A	\$1,468,750	5,570	5,570	605	83%