

School Facility Utilization Review with Proposed Recommendations

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E1 - Executive Summary

The following recommendations are divided into short, medium and long-term timeframes in order to establish an integrated facility strategy that includes maintenance, environment, programming and student accommodations. Short-term priorities are generally identified as the Division's 3-year Capital Plan. Medium and long-term recommendations take into consideration the time required to prepare capital funding requests to Alberta Education:

E1.1 – Major Modernizations and New Capital Requests Recommendations

	School	Sector	Recommendations	Cost
Short Term Recommendations (1 – 3 Years)	OPTION 1: Spruce Grove Composite Major Modernization / Addition	Spruce Grove	Major Modernization of interior finishes and major FCI components (electrical, mechanical and structural). Addition of 600 student spaces (24 classrooms)	\$20-25 Million
	OPTION 2: Spruce Grove Composite Major Modernization and NEW SCHOOL	Spruce Grove	Major Modernization of interior finishes and major FCI components (electrical, mechanical and structural) including a reduction of 300 student spaces (12 classrooms). Request for a new 900 student in the Spruce Grove West Central ASP.	\$37-45 Million
	Brookwood School Major Modernization	Spruce Grove	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-14 Million
	Forest Green Major Modernization	Stony Plain	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-16 Million
Medium Term Recommendations (4-6 Years)	Parkland Village Replacement School	Spruce Grove	Replacement of Parkland Village School with a new 300 student capacity school adjacent to the existing building.	\$14-18 Million
	Tomahawk Major Modernization	West End	Major modernization including flooring, interior finishes and major FCI components (electrical, mechanical and structural) and a gym expansion.	\$15-17 Million
	Entwistle Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-16 Million
Long Term Recommendations (7 – 10 Years)	École Broxton Park Replacement School	Spruce Grove	Replacement of École Broxton Park with a new 900 student capacity school on a new SR parcel within Spruce Grove.	\$20-25 Million
	New K-6 School	Spruce Grove	Request for a new K-6 school Spruce Grove to reduce enrolment pressure at either Copperhaven or Prescott Learning Centre.	\$18-20 Million
	Duffield Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural) and a gym expansion.	\$15-17 Million
	Graminia Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$16-18 Million

E1.2 – Re-designations and Temporary Accommodation Recommendations

Re-Designations and Temporary Student Accommodation recommendations are also included in the Long-Range Facility Plan and discussed in detail as follows:

School	Sector	Recommendation
Millgrove School	Spruce Grove	Proposal to address overcapacity through a phased re-designation of students to Brookwood School.
Prescott Learning Centre	Spruce Grove	Proposal to address overcapacity by re-designating Parkland Village students to Grey Stone Centennial School
Parkland Village School	Spruce Grove	Proposal to address over capacity with modular units until funding is approved for a replacement school
Copperhaven School	Spruce Grove	Proposal to address over capacity with standalone modular units.
Forest Green School	Stony Plain	Proposal to address overcapacity by re-designating students to Stony Plain Central School.
High Park School	Stony Plain	Proposal to re-designate grade 9 students to Memorial Composite High School. Grade Reconfiguration at MCHS to 9-12.

E1.3 – West End Sector Community Conversation Recommendation

Finally, the Plan includes recommendations in support of a community conversation around the potential of reducing capacity in the West End Sector. A detailed overview discussing the process of arriving at the recommendation can be found in Section 7.0.

School	Sector	Recommendation
West End Sector Community Conversation	West End	Proposed public engagement regarding the option of closing Seba Beach School and/or Wabamun School in the West End Sector.

1.0 Background

Parkland School Division (PSD) serves a large area west of Edmonton including the municipalities of Spruce Grove and Stony Plain. Rural communities served by PSD also include the hamlets of Duffield, Entwistle, Tomahawk as well as the Summer Village of Seba Beach and the Village of Wabamun. In total, approximately 73,000 residents in the PSD service area rely on Parkland School Division to deliver high-quality learning opportunities to over 11,000 students. As a trusted educational service provider in western Alberta, PSD strives to provide wide-ranging program options in support of a diverse local geography. PSD believes that a significant factor in student success is resource stewardship which ultimately requires well-functioning school facilities.

The School Facility Utilization Review provides a detailed rationale for capital requests to Alberta Education. Capital requests for new construction, additions and modernizations are based on a review of current facility data and student projections. The Plan helps identify the facility needs of each community served by the Division by analyzing historic student enrolment data, projecting enrolment trends and evaluating the condition of existing capital assets.

The uncertainty of access to capital funding creates challenges in prioritizing projects for both modernizations/replacement schools and new school construction. Funding for modernization projects has been consistently below levels required to maintain high-quality learning environments in all of the Division's aging infrastructure.

Parkland School Division engaged Edmonton Public Schools (EPSB) to conduct a review of Spruce Grove and a study of the West End Sector. This request arose in response to a Board motion on November 27th, 2018 regarding a demographic and utilization review. As part of an integrative Facility Plan, EPSB prepared a comprehensive analysis of Spruce Grove, Stony Plain and the West End along with individual school profiles. Qualitative data was collected through site visits and interviews with school administrators. Additional data was collected from Alberta Education, Alberta Infrastructure, and utility records provided by PSD. Historic student data over a five year period was also used to develop enrolment projections. Finally, information on the scope of work required to improve the condition of each school building was compared to the work conducted since the last Alberta Infrastructure Audit. Recommendations resulting from this study are based on priorities identified through the use of a weighted matrix, which incorporates data collected during site visits, Provincial building condition data, utility expenses, and enrolment projections.

2.0 Guiding Principles

The priorities identified in this long-range facility plan combine best practice planning principles with PSD Administrative Procedures. The objective is to ensure fair and equitable access to programs and facilities for students across the Division. In keeping with PSD's Enduring Priorities, the guiding principles of this long-range facility plan support a model of evidence-based decision making that provides clear, coordinated and consistent recommendations as follows:

2.1 Alignment with PSD Enduring Priorities in Support of Student Success and Well-Being

Meaningful Engagement: The Long Range Facility Plan is developed through the analysis of data; shared and refined by senior administration and presented to the Board of Trustees. Decisions that impact student accommodations are shared with parents and community stakeholders for input. Engaging stakeholders and communicating goals and objectives are key parts of arriving at well-considered decisions.

Inspired Exploration: New capital projects, modernizations and additions aim to reflect changes in pedagogy including project-based learning and 21st Century learning environments. Instructional space under this paradigm will enhance the four key learning modalities: visual, auditory, tactile and kinesthetic.

Connected Community: Connection to the broader community is an important element of any well-considered facility plan. This may involve exploring opportunities for partnerships and enhancing already existing joint-use agreements. Recommendations within this plan recognize the importance of this priority especially within the current economic environment where resource allocation may be limited.

Resource Stewardship: Resource allocation, both fiscal and environmental, are a driving factor in the development of a long-range facility plan. Striking a balance between maintaining current capital assets and requesting new ones is an exercise in resource stewardship.

Wellness Culture: Parkland School Division has committed to a division-wide system of wellness through the establishment of physical literacy, lifelong learning and well-being for staff and students. New and newly modernized capital projects will reflect these commitments. New and newly modernized spaces will enable staff and students to set their own personal wellness goals.

Confident Resilience: New and newly modernized capital projects within the Division will be safe, welcoming and inspiring places for staff and students. A stable environment is an important factor in developing confident, adaptable and resilient students.

3.0 Sector Analysis

A sector analysis takes a broad view of regional growth, population statistics and student projections. The emerging patterns help establish a baseline comparison for capital planning while establishing a context for recommendations made within the region. Development statistics are taken from statutory documents and are accurate up to the date reported. Statutory documents may change based on economic conditions which ultimately affect the development industry. Changes to the pace of development and the type of housing stock affect both the overall build-out rate of a community as well as the number of students projected to emerge over the same timeframe. High School enrolment and capacity was also reviewed as a separate sector. The unique programming nature and larger catchment boundaries for high schools tend to benefit from a separate review of enrolment versus capacity.

3.1 City of Spruce Grove Census and Development Statistics

Spruce Grove is an emerging city located about 11 km west of Edmonton's boundary. Proposed new development on the City's boundary is expected to occur mainly on the western, southern and southeastern boundaries.

According to Statistics Canada, Spruce Grove's population grew by 7,895 residents between 2011 and 2016. This 30.2 percent increase in Spruce Grove was the fifth highest growth rate in Canada among the top 100 municipal populations.

The Edmonton Census Metropolitan Area (CMA) has continued to attract new residents despite a decline in energy prices beginning in 2014. Some of these new residents include immigrants and refugees – with a record high of 17,885 arriving in the region in 2016. Over the last three years, energy prices have fluctuated significantly, however, the pace of development remains steady and further investments in school infrastructure will be required over the next decade.

In the coming years, oil prices are expected to rise at a slower and irregular pace. While this will support modest growth in the energy sector, Edmonton CMA's economy is more diversified and growth in the professional and financial services sectors is expected to attract migrants from other regions in the province. This will contribute to an above-average rate of population growth in comparison to other areas in the Province. With Edmonton CMA being Canada's youngest major city in Canada, the number of young families and school-aged children is anticipated to increase. In 2016, there were 116,170 residents between 0 and 9 years of age, representing 12.5 percent of the population. These record high figures are expected to grow as young families over the next decade continue to reside in neighbourhoods that are more family-oriented (three bedrooms or more) and affordable.

According to the 2017 municipal census¹, Spruce Grove's population is 34,881. It is expected to continue growing at a 1.9 percent average annual growth rate to between 51,000 and 69,600² residents by 2044. A significant proportion of the city's growth is attributed to its proximity to Edmonton and accessible location along Trans-Canada Highway 16. This growth is also a result of an expansion of housing types, densification and the emergence of Spruce Grove as a sports and recreation destination³. As the city continues to grow, there has been discussion of potential future annexation.

The *Spruce Grove Growth Study (2016)* outlines potential growth scenarios in which the city annexes land to the west and the south/southeast. Currently, there are 1,148.9 hectares of gross developable land in Spruce Grove. A 2014 Growth Study determined that "the City requires 1,426 hectares of additional land in order to meet its growth needs for the next 50 years" (Spruce Grove Growth Study 2016 FAQ). The report also states that it does not recommend an annexation to the north or the east of current city boundaries. Some of these areas have been identified as growth areas for Parkland County which presents transportation and utility servicing challenges. The lands northwest of the city have been identified as priority growth areas for Parkland County with an anticipated mix of uses including estate residential, country residential, industrial business, public services, parks and open space. Transportation access poses a challenge to these lands because of Atim Creek and access constraints from Highway 16. The report states that transportation linkages to this area would be better enabled

¹ Spruce Grove Demographic Report 2017 - Page 3

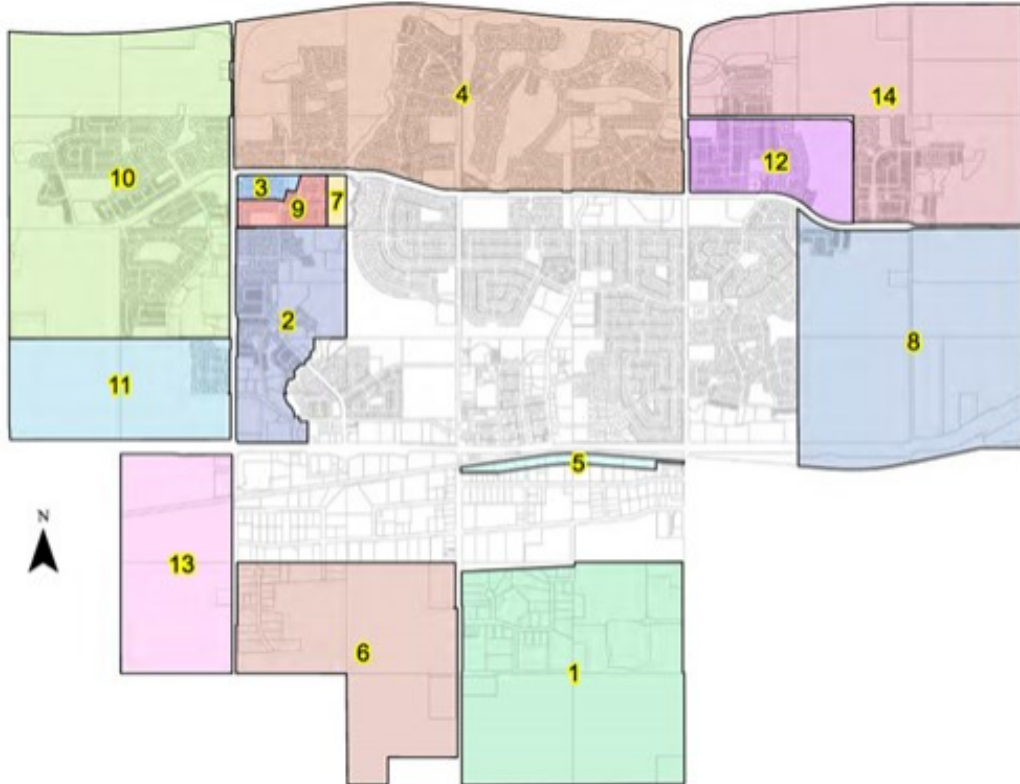
² Low and high population projections respectively by Edmonton Metropolitan Regional Growth Plan October 26, 2017

³ City of Spruce Grove Bylaw C-960-16 Municipal Development Plan - Page 11

through Stony Plain.

The lands directly north of the city have been identified as growth accommodation areas and present transportation and utility servicing challenges. If the city were to grow north of Highway 16, the municipality would be responsible for significant highway interchange and intersection upgrades. In relation to servicing, these lands would require the construction of force mains and lift stations as they are not serviceable by gravity.

The lands east of the city also present transportation challenges as well as conflicts with environmentally protected areas. Planned industrial expansion, the CN rail and the Wagner natural area all present barriers to development in this region. Integration with the surrounding provincial highway network has been deemed as difficult and inefficient. Overall, it appears that annexation to north, northwest and east would be challenging, costly and inefficient for the city of Spruce Grove. There are a few migration factors affecting the city. Generally, residents tout proximity to work and to natural areas as Spruce Grove's vital assets. Employment hubs in the city are the commercial sector along Highway 16A and the industrial area along the southern boundary of the city.

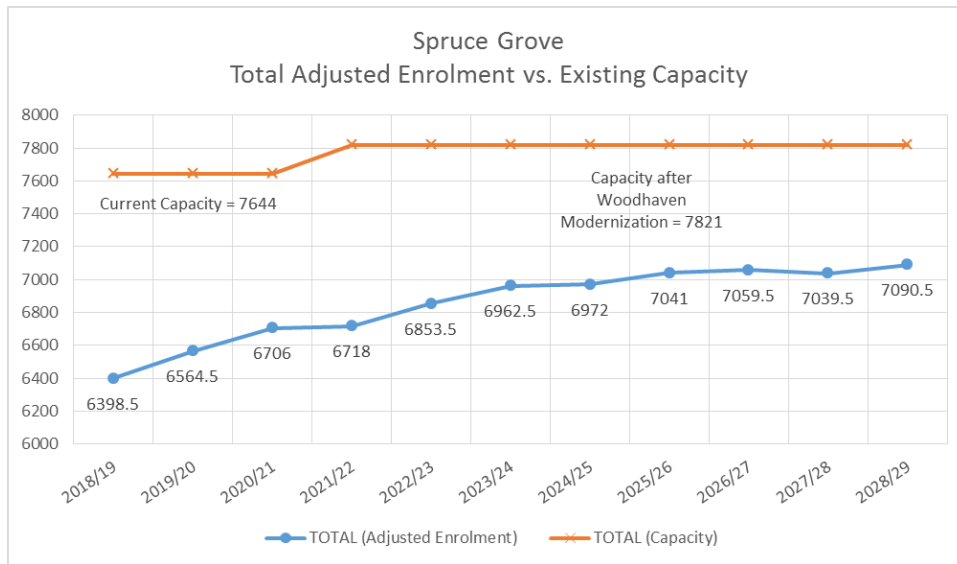


3.2 City of Spruce Grove Area Structure Plans (ASPs)

Plan in Effect (Name)	Expected Start Date	Expected Completion	Current Residential Units ⁴	Anticipated Residential Units	Build-out (%)	GDA (ha)	Developer predicted K-12 Public Student Generation	EPSB predicted K-12 Student Generation ⁵	EPSB Student Generation Differences
2. Heritage Estates	Under Development	2022	858 ⁶	1,947	44%	95.1	714	476	-238
4. North Central	Under Development	2023-2027	2,614	5,058	52%	324.4	2,529	1,622	-907
8. East Pioneer	Under Development	2038-2042	84	2,826	3%	252.1	1,516*	1,261	-205
10. West	Under Development	2038-2042	2,283	5,310	43%	334.5	2,354	1,672	-682
11. West Central	Under Development	Beyond 2042	149	1,451	10%	117.2	443	586	+143
13. Shiloh	Under Development	2038-2042	0	1,440	0%	120.9	N/A	604.5	+/-605
14. Pioneer Lands	Under Development	2033-2037	576	4,333	13%	279.1	N/A	1,396	+/-1,396

*Total Students (including Catholic and Public)

3.3 Spruce Grove Sector Enrolment and Capacity



Spruce Grove is serviced by ten PSD operated schools. The average age of schools within the sector is 32 years. This includes Copperhaven School which opened in September 2018 and Prescott Learning Centre which opened in September 2016 (Excluding these two schools, the average age of facilities

within the sector climbs to 39 years).

⁴ 2018 figures based on Spruce Grove Dwelling Counts

⁵ EPSB Student Projections are calculated using the following formula $GDA \times 2$ (for elementary students) + $GDA \times 2$ (for junior high students) + $GDA \times 1$ (for high school students).

⁶ Estimation based on dwelling counts and building footprints

The current student capacity within the sector is 7,644. This is slated to increase to 7,821 once the modernization of Woodhaven School is completed in 2021. As of September 30th, 2018, the adjusted student enrolment count is 6,398.5. This indicates that there are 1,245.5 available spaces to accommodate students. Enrolment projections show a growth trend peaking at 7,090.5 students by 2028. If no other schools are built during this time, the difference will shrink to 730.5 available student spaces by 2028.

3.4 Town of Stony Plain Census and Development Statistics

Stony Plain is located approximately 17 km west of Edmonton's boundary. With a population of 17,189, Stony Plain has experienced growth at a similar rate as the rest of Parkland County. Although it is still a growing town, conversations with their planning department have indicated that growth has slowed.

The population in Stony Plain is expected to nearly double to a range of 32,200 to 40,000¹ residents by 2044 with an average growth rate of 1.9 percent per year. This population is expected to reside in growth areas identified in the north, south and west areas of the town. Though many of these communities are currently being developed, conversations with the planning department have indicated that neighbourhood completion dates are difficult to predict because development in Stony Plain is closely tied to economic conditions. However, the planning department was able to indicate that the town does not appear to have any plans for annexation since they have indicated a sufficient supply of developable land within the town boundaries.

Stony Plain is attractive to many residents because of its small-town feel and proximity to Edmonton. Other attractive features of the town are the golf courses, campgrounds, RV Park and the energy sector. Conversely, the town's proximity to Spruce Grove's commercial hub has made it challenging to develop its own viable commercial development. Stony Plain has substantial employment centres including Westview Health Centre, North Business Park and Norquest College.

3.5 Town of Stony Plain Area Structure Plans (ASPs)

Plan in Effect (Name)	Expected Start Date ⁷	Current Residential Units ⁸	Anticipated Residential Units	Build-out (%)	GDA (ha)	Developer predicted K-12 Public Student Generation	EPSB predicted K-12 Student Generation	EPSB Student Generation Differences
Aspen Meadows	Planned	0	1,493	0%	112.4	592	562	-30
Country Plains Estates	Planned	0	376	0%	55.5	364*	278	-86
East Boundary	Planned	0	1,154	0%	110.8	458	554	+96
Edgeland Park	Planned	0	1,186	0%	61.6	466	308	-158
Fairways North	Planned	0	279	0%	18.0	N/A	90	+/-90
Genesis on the Lakes	Under Development	250	542	46%	56.3	215	282	+67
Graybriar	Developed	442	507	87%	32.9	314	165	-149
Lake Westerra Estates	Under Development	736	875	84%	85.0	570*	425	-145
Meridian Cove	Planned Redevelopment	0	167	0%	7.0	66	35	-31
Northwest Industrial (Meridian Meadows)	Developed	255	283	90%	50.3	180	252	+72
Parkland Gateway	Planned	0	422	0%	62.1	169	311	+142
South Business Park	Under Development	531	1,199	44%	34.9	419	174	-245
South Creek	Under Development	141	770	18%	54.4	305	272	-33
Southeast (Sommerville)	Under Development	347	416	83%	29.1	116	116	+/-0
Brickyard at Old Town	Under Development	146	1,045	14%	65.6	415	328	-87
Willow Park	Under Development	381	367	100%	26.9	135	134	-1

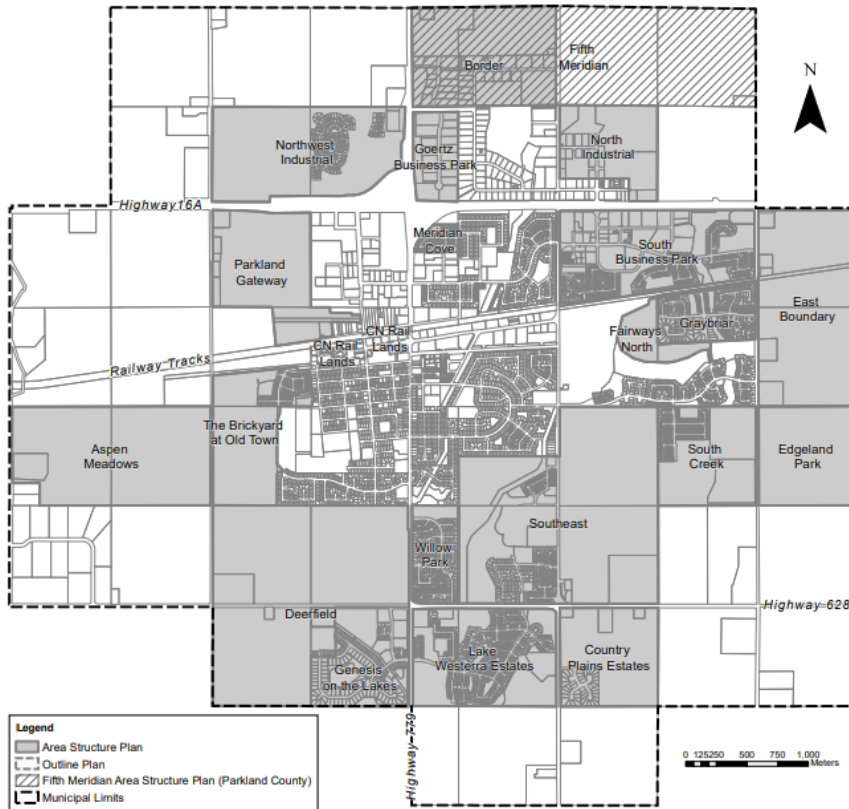
*Total Students (Catholic and Public)

⁷ Expected Start Date was estimated based on building footprints and conversations with developers and town planners

⁸ Current Residential Units have been estimated based on building footprints and conversations with developers

3.6 Stony Plain Sector Enrolment and Capacity

Stony Plain is serviced by eight PSD operated schools. The average age of schools within the sector is 39 years.



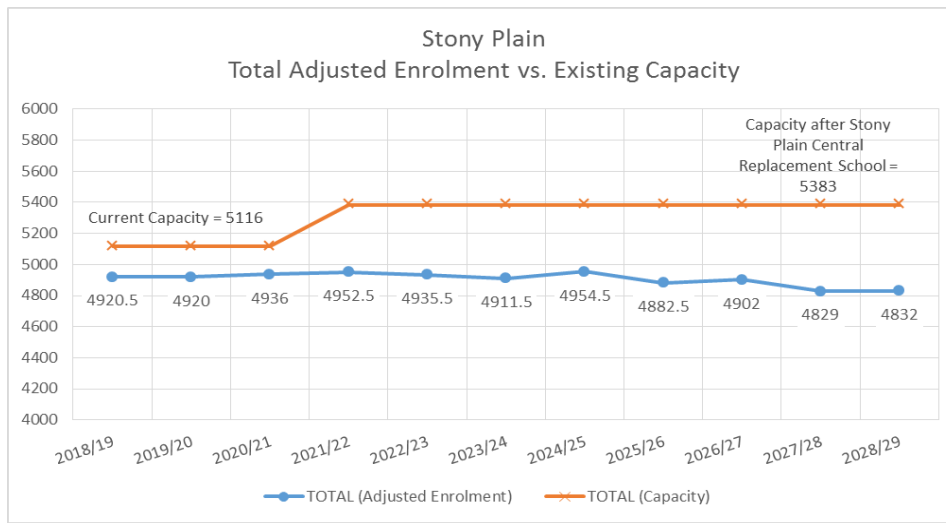
The current student capacity within the sector is 5,116. This is slated to increase to 5,383 once Stony Plain Central Replacement School is completed in 2021. As of September 30th, 2018, the adjusted student enrolment count is 4,920.5. This indicates a difference of 195.5 available student spaces. The margin between capacity and adjusted enrolment will increase to 383.5 by 2024 when enrolment is projected to peak at 4,954.5 students. Projections show a moderate declining trend to 4,832 students by 2028. If no other schools are built

during this time, the difference will expand to 551 available student spaces.

3.3 Parkland County Growth (West End Sector)

Parkland County is a growing region located immediately west of Edmonton. Between 2011 and 2016, Parkland County grew to 32,097 people up 5% from 2011. Consistent with the growth of surrounding communities, Parkland County is expected to continue growing. The population projections estimate that the county's population will be between 42,700 and 50,000 people by 2044. A significant portion of the growth is slated to occur in Entwistle, Duffield, Tomahawk and Fifth Meridian.

Entwistle and Tomahawk are the county’s only priority growth hamlets. A priority growth hamlet is defined as a full-service rural community with a range of land uses, housing types, rural services and



minimum density requirements. According to the *Parkland County Technical Growth Study (2017)*, Entwistle’s population is slated to double from 588 to approximately 1,216 by 2046. Growth hamlets are further defined as having some municipal

servicing, amenities and alternative forms of housing. Priority growth hamlets are prioritized for investment since they are larger in size than other regional hamlets and have existing infrastructure and services that can support residential growth. Population projections for these areas extend beyond hamlet boundaries and are known as Strategic Development Areas (SDAs). SDAs are defined as having existing assets, such as high-quality agricultural land, environmentally-significant areas, hamlets, existing or future regional utility lines, major highway infrastructure, an established country residential community or an employment area. By 2046, the Tomahawk SDA is projected to grow from 1,162 to 2,398 and the Duffield SDA is projected to grow from 6,519 to 8,251.

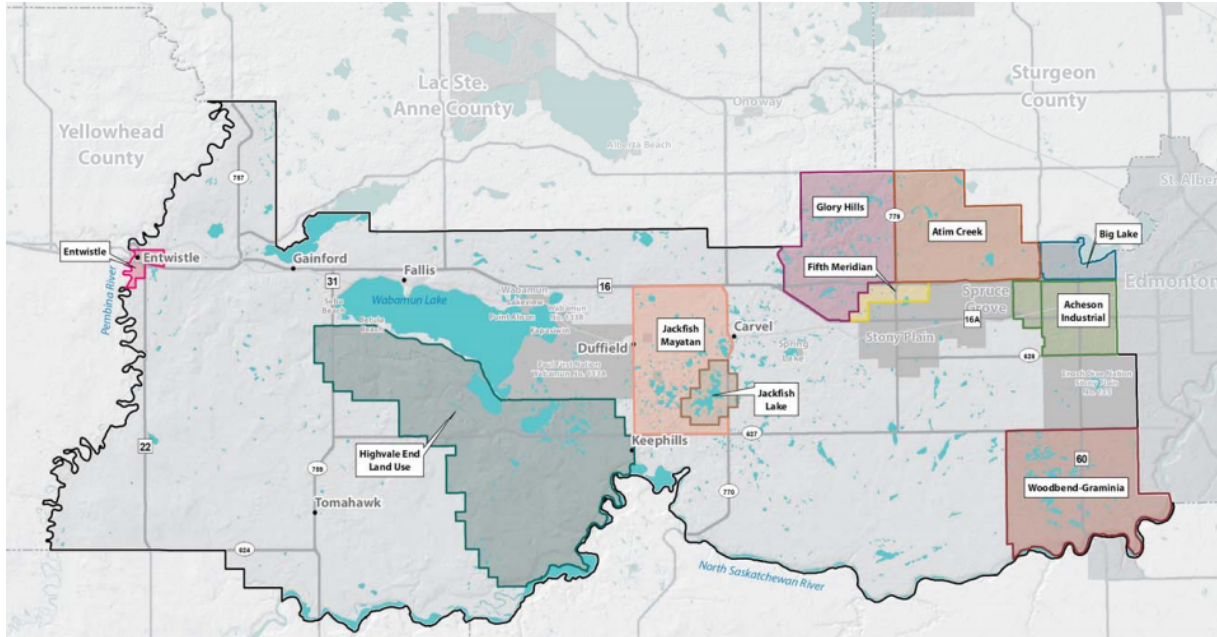
Fifth Meridian has also been identified as a growth area because of its proximity to the Town of Stony Plain and City of Spruce Grove. The Fifth Meridian Area Structure Plan (2001) projects significant residential, commercial and industrial growth in that area. However, conversations with Parkland County’s planner have indicated that these projections will be revised and the residential component of this development will likely be removed. In the future, Fifth Meridian is projected to develop additional commercial and industrial land uses.

Affordable land, low commercial and industrial taxes, agricultural and industrial opportunities as well as proximity to Edmonton are factors that attract many residents to Parkland County. Gravel, peat and to a lesser degree, coal are some of the drivers of the county’s economy and employment hubs can be found in Acheson, Fifth Meridian and in Entwistle’s industrial area. While Transalta’s transition to natural gas electricity generation has been discussed for several years, job losses as a result of this transition are only now being felt. Over the next few years, Parkland County will adjust to these changes as they continue to monitor the pace of development in developments on the outskirts of Spruce Grove and Stony Plain.

3.4 Parkland County Applicable Area Structure Plans (ASPs)

Plan in Effect (Name)	Expected Start Date	Expected Completion	Anticipated Residential Units	GDA (ha)	Developer predicted K-12 Public Student Generation	EPSB predicted K-12 Student Generation	EPSB Student Generation Differences
Fifth Meridian	n/a	n/a	1429	374*	1005	1870	+865

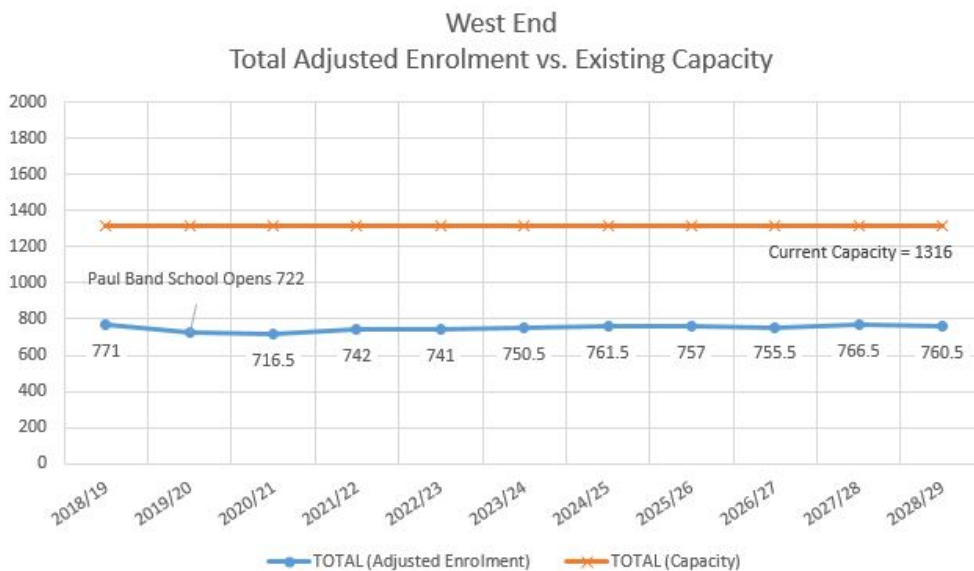
*Calculated based on residential GDA to improve the accuracy of student projections in a rural setting



3.5 Parkland County (West End Sector) Enrolment and Capacity

The West End Sector is serviced by five PSD operated schools. The average age of schools within the sector is 66 years.

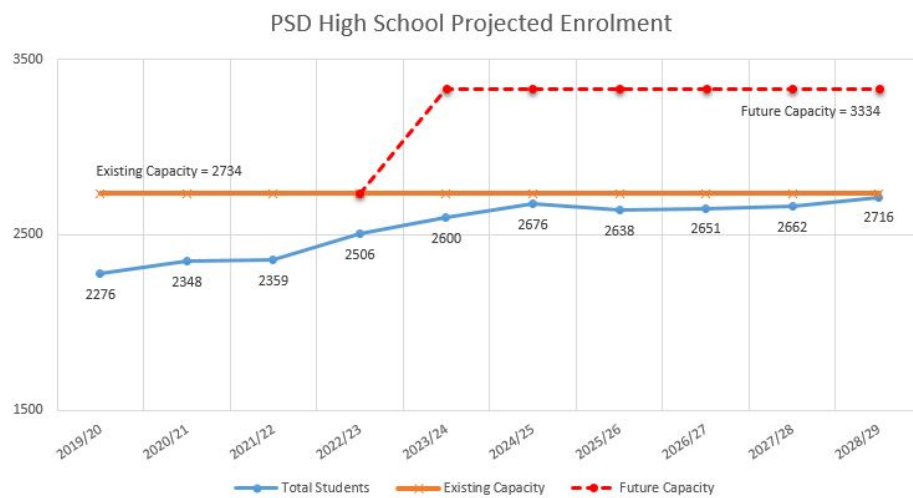
The oldest school in the sector is Tomahawk (72 Years) followed by Seba Beach (66 Years), Duffield (65 Years), Wabamun (64 years) and Entwistle (63 Years). The current student capacity within the sector is 1,316. As of September 30th, 2018, the adjusted



student enrolment count is 771. This indicates a difference of 545 available student spaces. The margin between capacity and adjusted enrolment is likely to increase to 594 available student spaces next year when the new school opens on the Paul Band First Nation lands. Projections show a moderate declining trend to 760.5 students by 2028.

3.6 High School Sector Enrolment and Capacity

High schools are often studied as a separate sector because of the wider community they serve, their larger capacity and enrolment numbers. Between Spruce Grove Composite and Memorial Composite, the combined high school capacity is 2,734 student spaces. As of the September 30th, 2018 counts, there are 2,276 high school students within the Division. This demonstrates a difference of 458 available student spaces. This difference is projected to decrease to 58 by 2024 as enrolment numbers rise to 2,676. Enrolment is projected to further increase to 2,716 by 2028.



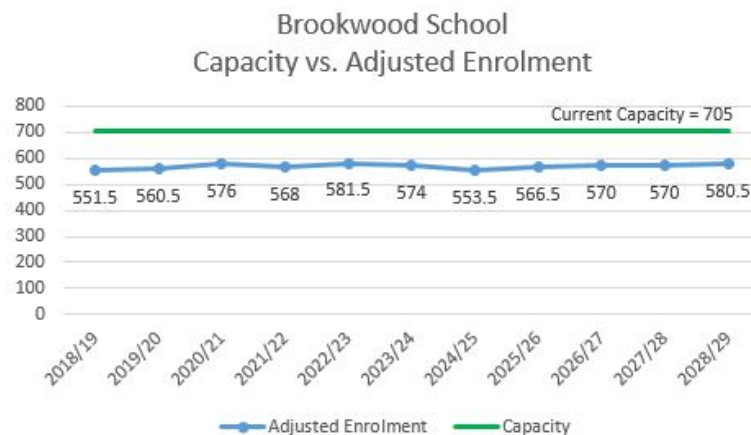
5.0 School Profiles

Spruce Grove Sector

5.1 Brookwood School (Pre K-4)

School Community

Brookwood School is a pre-kindergarten to grade 4 facility that serves the City of Spruce Grove within PSD. Currently, Brookwood has an adjusted enrolment of 551 students, and projections indicate an increase to approximately 580 students in 10 years. The building's capacity is 705 and Brookwood exceeded its capacity prior to the opening of Prescott Learning Centre. Programmatically, Brookwood is unique in



offering a dual-track, Christian-based education stream that is well-attended with almost 200 students enrolled.

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	780.5	853	767.5	816.5	551.5	560.5	574	580.5
Total Headcount	802	829	721	778	513	514	511	531

Building Summary

Built in 1972, Brookwood School has seen improvements to the front entrance, foyer, main office, staff room, and conference room. These range from modern furniture, to upgraded flooring and countertops. Furthermore, the school is spacious with large hallways and classrooms which are arranged in a pod-like, open-concept design.

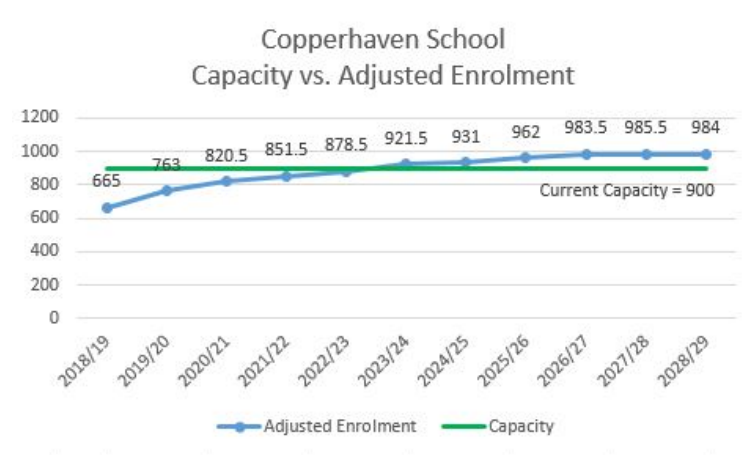
Many of Brookwood’s building components are aging and require replacement. Outdated finishes such as the carpet in the corridors and classrooms, and the original tile in the core washrooms require updating. Much of the school’s millwork, lighting, and ceiling grid is original, and the whole of the roof and windows are also due for replacement. Brookwood has classrooms divided by demising partitions that create air handling issues; thus, an air system rebalancing is strongly recommended. The school could also embrace a twenty-first-century learning program through reconsidered configurations of the library and classrooms. Most of the classrooms on the outer ring are open to the hallway which can be distracting to students. A redesign of the pod-like classrooms and the library rotunda would give the school a uniquely twenty-first-century learning environment.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 3,538,330.00	\$ 26,389.00	\$ 15,043,461.00	24.03%

5.2 Copperhaven School (Pre K-9)

School Community

Copperhaven, Parkland’s newest school, opened in September 2018 and is within the Spruce Grove sector. The school hosted 665 students in its first operable year, and the 10-year projections indicate an increase to 984 students. Copperhaven’s building capacity is 900, and enrolment is projected to reach this by 2023/2024. Copperhaven provides education to students from pre-kindergarten to grade 9 and also offers specialized programming.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	0	0	0	0	665	763	921.5	984
Total Headcount	0	0	0	0	617	713	862	935

Building Summary

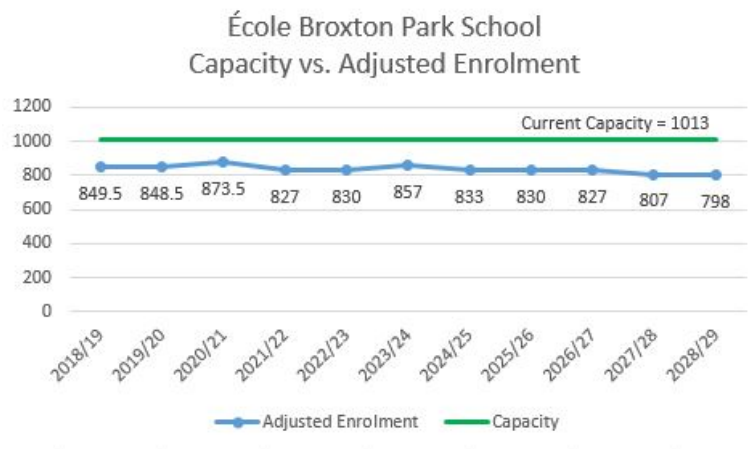
Copperhaven is a newly constructed school that features fresh, innovative building components – from polished concrete floors, to a bright LED ceiling grid. The school’s modern design aligns with twenty-first-century learning in a variety of ways, beginning with the learning commons. This space has several pieces of flexible furniture and shelving, in addition to a double-sided green wall. Many of the school’s classrooms have frosted-glass garage doors that open to hallway collaboration areas, encouraging flexibility and cross-curricular collaboration. The kindergarten area is entirely open with shelving used to separate the miniature ‘learning centres.’ Copperhaven will also qualify as a LEED gold rated school once all of the solar energy fixtures are installed.

One identified concern at Copperhaven School is the undersized mechanical room which makes access difficult. Additionally, the designated Career and Technology Foundations (CTF) space does not have a dust collector or proper ventilation. The Gymnasium is currently under construction until September 2019.

5.3 École Broxton Park (Pre K-9)

School Community

École Broxton Park is a pre-kindergarten to grade 9 French immersion school that serves all of Spruce Grove. The school’s current adjusted enrolment is 850 students. École Broxton Park’s building capacity is 1,013, meaning that the school has available student space. In addition to offering French immersion education, École Broxton Park has extensive specialized and early childhood services (ECS) programs which require open and flexible space.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	1366	1363.5	952	948	849.5	848.5	857	798
Total Headcount	1039	1058	757	781	708	711	705	665

Building Summary

Since École Broxton Park was initially built as a high school in the late 1960s, the facility contains oversized spaces that have been uniquely converted or divided. The library is a generous space that was recently split into classrooms with newer flooring. The elevated seating in the gym was converted into a

'Skylounge' that is used as a play area for younger grades. Space that was originally intended to support Career and Technology Studies (CTS) programming was converted approximately 7 years ago to regular classrooms. These spaces were outfitted with new flooring, ceiling, and lockers. A large portion of École Broxton Park has been converted to a special education wing with several specialized spaces and equipment. This space is essential to serve the needs of students and program requirements of 'Relating Everyday Academics to Life Skills' (REAL). Beyond these space allowances, the school received a new boiler recently and there are plans to replace the remaining older boiler this summer. Also, some of the flooring and lighting, mainly in the school corridors, was redone between 4 and 8 years ago.

The age of École Broxton Park is apparent in its general aesthetic. The interior finishes within all of the core classrooms contain original lighting, flooring, millwork and ceiling finishes. Many doors are chipped, and the hallways are lined with original high school lockers. Spaces such as the library and staff room are outdated with carpet and older furniture. Although the washrooms have been redone, the older sewer lines allow odours to escape. The school features a home economics room which has outdated flooring, ceiling, and paint – and is limited in space with just 3 food preparation stations. Apart from the food studies classroom, École Broxton Park has no other dedicated CTF spaces. Additionally, the school lacks gathering/common areas and does not effectively utilize all rooms, specifically, the commercial kitchen, library, and multipurpose space.

In terms of the building envelope, several areas need to be addressed. Since there have been spaces divided and repurposed, this has affected the air flow and electrical capacity of the rooms. Therefore, the school would benefit from rebalancing the Heating, Ventilation and Air Conditioning (HVAC) system and reconsidering the electrical supply of each space. On the exterior, the building's roofing, windows, wooden stairs, and some sections of brick need to be replaced. The eavestrough also suffers from ice damming, which should be addressed using heat tracing.

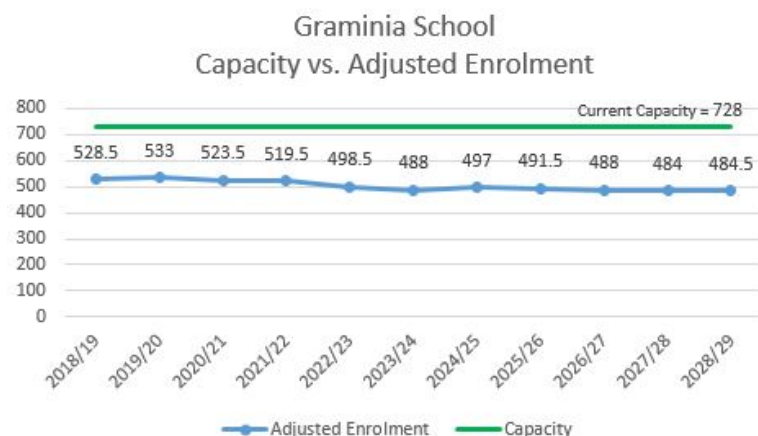
Overall, École Broxton Park School is a large campus that contains several building components that are nearing their end-of-life. A replacement school or value engineering exercise help determine the best way of accommodating the needs of students at École Broxton Park moving forward.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 4,626,019.00	\$ 110,798.00	\$ 28,780,734.00	21.92%

5.4 Graminia School (K-9)

School Community

Graminia School is within the Spruce Grove sector of PSD and accommodates nearly 530 students. A capacity of roughly 730 and projected 10-year enrolment of 485 shows that the school will continue to have available student spaces. Graminia is surrounded by acreage homes and the majority of students



funnel from the surrounding development. Graminia is a kindergarten to grade 9 school that features a robust music program, in addition to offering Leveled Literacy Intervention (LLI) to students in need.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	550.5	501	521.5	528	528.5	533	488	484.5
Total Headcount	546	506	517	526	524	532	491	487

Building Summary

Graminia School features several attractive spaces, as well as some newer essential building components. The flooring, boilers, and majority of the roofing have been redone in the last ten years. Additionally, the school converted a standard classroom into a food studies room with 4 food preparation areas. There is also a woodshop, but it is not properly outfitted for a full class of students. Graminia’s library is a large and inviting space that is equipped with a 3D printer, projector, and furniture that encourages twenty-first-century learning. Last, the aquaponics room is a unique and enticing feature of the school that cannot be found elsewhere in the Division.

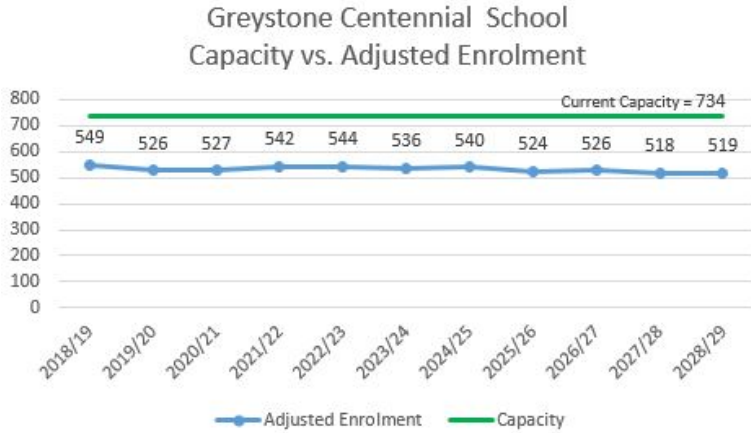
Although Graminia offers some CTF programming, spaces such as the woodshop are not appropriately sized or ventilated to accommodate this type of use. These restrictions cause the designated CTF teacher to split their time between a homeroom and the woodshop due to the number of students and space constraints. In short, Graminia School would benefit from a dedicated CTF space, especially considering how well-attended their current programs are. The other aspects of the building that require attention are the millwork, as it is original, the washrooms which are in need renovation and modular units that have overheating issues in the warmer months.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 3,472,445.00	\$ 732,077.00	\$ 19,554,989.00	26.42%

5.5 Greystone Centennial School (5-9)

School Community

Greystone Centennial School, in the Spruce Grove sector of PSD, is a grade 5 to 9 facility that has a current enrolment of 550 students. 10-year projections indicate a decline to approximately 520 students. The building capacity of 734 students indicates that Greystone may have room to expand its boundaries and relieve the enrolment pressures of other PSD schools. In the past, Greystone reached totals over 700; however, since this time the Division installed additional modular classrooms



which have since been removed. In terms of programming, Greystone Centennial School serves between 15 to 20 special needs students and does not offer many CTF options.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	758	755	599	584	549	532	526	523
Total Headcount	690	693	553	538	507	482	486	475

Building Summary

Greystone School is a solidly built facility that features many twenty-first-century learning spaces. The layout of the building lends well to twenty-first-century learning because of the pod-like structure of classrooms. There are 3 pods in the school - each housing a perimeter of classrooms around a central gathering/collaboration area. The classrooms are spacious, and several have movable partitions. Furthermore, the library functions as a tinkerslab/makerspace and is heavily used by students of all grades. Generally, the facility is in excellent condition, including the mechanical systems, school aesthetics, and exterior facade.

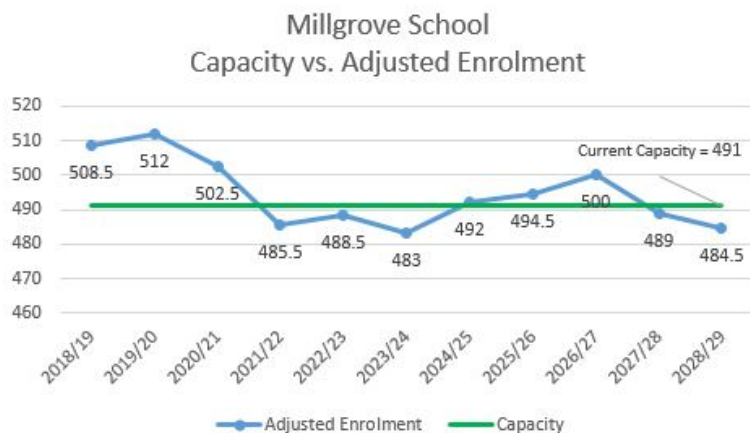
Washrooms within each of the pods would benefit from updated flooring, sinks and fixtures. There are no private washrooms for teachers and staff to access. The movable partitions between classrooms are tired and need replacing and the school does not have any dedicated CTF space for junior high students.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 151,833.00	\$ 45,614.00	\$ 22,249,464.00	0.56%

5.6 Millgrove School (K-4)

School Community

Millgrove School, in the Spruce Grove sector of PSD, is a kindergarten to grade 4 facility that currently has an enrolment of approximately 510 students. With a recorded capacity of approximately 490, the school is presently over-capacity. Millgrove's 10-year projection fluctuates but it indicates an eventual decrease to approximately 485 students in the 2028/29 school year. The school offers Levelled Literacy Intervention (LLI) and special needs program.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	527	415.5	580	463.5	508.5	512	483	484.5
Total Headcount	510	414	553	455	474	479	462	475

Building Summary

Millgrove School had a renovation completed 2 years ago that upgraded several spaces, including the foyer/lobby, office, staff room, and commercial kitchen. Additionally, the Division added 2 newer modular classrooms and constructed a well-functioning library that embraces twenty-first-century learning. The library does so by incorporating movable furniture and shelving which invites collaboration among the students within classrooms that surround the library.

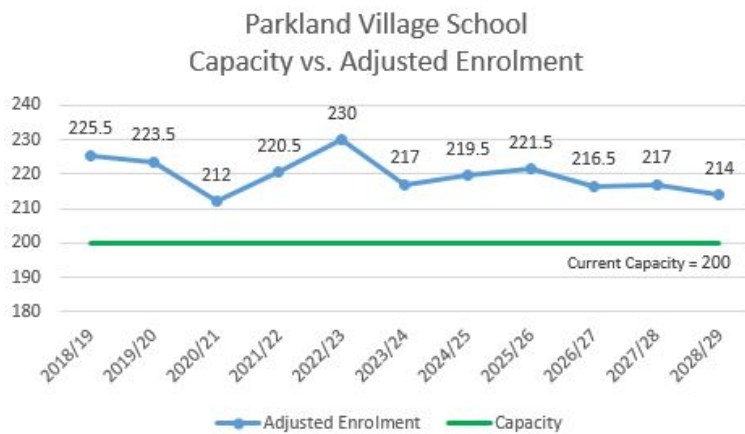
Millgrove School has some facility challenges that include the parking lot. The current lot and laneway are designed to flow in one direction, causing significant congestion during busy drop-off and pickup times. Furthermore, the lot is not paved, and the bus lane sits adjacent to an air intake location. This causes some areas of the school to smell like exhaust whenever buses are idling outside. Millgrove School has 8 portables that are over 40 years old and require replacement. The millwork within the school is original, and the exterior finishes are also nearing end-of-life.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,110,861.00	\$ 269,490.00	\$ 10,169,136.00	12.47%

5.7 Parkland Village School (Pre K-4)

School Community

Parkland Village School, located just outside of Spruce Grove, is a pre-kindergarten to grade 4 school, with an adjusted enrolment of approximately 225 students. The building's capacity is 200 students, meaning the school is currently over-capacity. The 10-year projections show a slight decrease



to around 215 students, despite the school's strong pre-kindergarten numbers. In terms of student demographics, the school is within Parkland Village. There are also acreages and farms that surround the community, but most of the student population is from the Village. Parkland Village School runs a 'micro-society' within the school, where students take on jobs and exchange goods and services for unique currency. Apart from this popular, exclusive program, the school also offers LLI to students that require support.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	263	257	226.5	196	225.5	223.5	217	214
Total Headcount	222	243	204	178	198	204	197	191

Building Summary

Parkland Village School is in fair condition, despite being an older facility and over capacity. There is evidence of twenty-first-century learning practice with the tinkerlab in the school’s library, as well as in the classrooms with movable, comfortable furniture. Some of the newer modular units feature modern, quartz tile, and some washrooms have been updated recently. Additionally, the flat roofs of the school were redone 5 years ago.

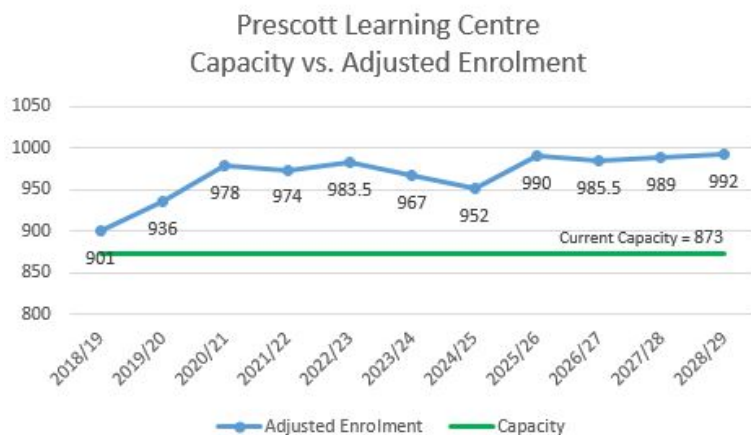
The building envelope of Parkland Village School is showing signs of shifting in the foundation near the front of the school, as well as ground shrinkage around the perimeter of the building. The skirting around the base of the portables is buckling in sections. Many of the windows appear outdated with metal grating coverings. The boilers are nearing their end-of-life, and the electrical system often cannot support kitchen operations; this is especially noted when community members use the kitchen and are restricted when operating cooking equipment. The front office has original carpet, while many other spaces contain outdated millwork.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,296,741.00	\$ 103,101.00	\$ 5,101,060.00	42.28%

5.8 Prescott Learning Centre (K-9)

School Community

Prescott Learning Centre (PLC) is located in the Spruce Grove sector of PSD and is currently over-capacity with an adjusted enrolment of 900 and building capacity of 873. The school was built in 2016 and has a 10-year projected enrolment of 992 students. Although its construction relieved population pressures of many PSD junior high schools, PLC has taken on this burden and faces continuous growing pains. PLC hosts students from kindergarten to grade 9 and operates a special needs program which contributes to the higher adjusted enrolment.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	0	0	621	864	901	936	967	992
Total Headcount	0	0	593	781	842	880	910	932

Building Summary

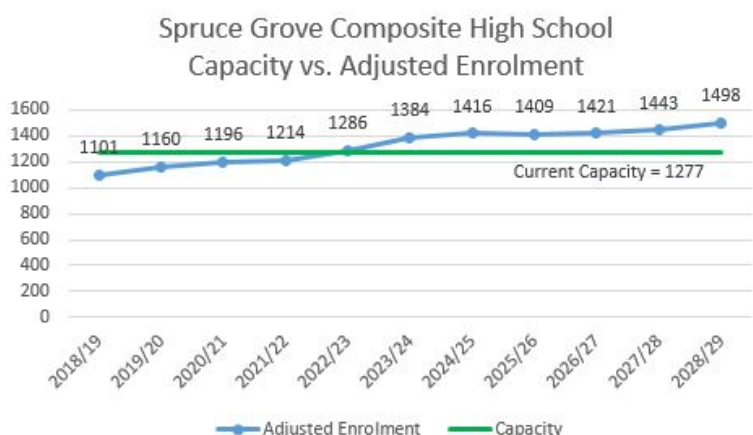
PLC is the Division’s second newest school and boasts wide corridors and updated finishes. Prescott incorporates several aspects of twenty-first-century learning, making it a showcase school for PSD. The upstairs features large breakout spaces and a team-teaching classroom with a divider. On the main floor, the library is an open concept design; outfitted with many pieces of flexible furniture. The ‘Innovation Studio’ is where students go for CTF programming. This space has robotics technology, tinker items, and functions as a large collaboration area between teachers and students of different grades.

Despite PLC being a new facility, there are still a few deficiencies remaining. The music room requires additional sound baffling since it is near the conference room. The back entrance of the school and front laneway are heavily congested with students and parents during peak operating times. PLC also faces space constraints coupled with a growing school population. The school has already converted or is in the process of converting specialized rooms – such as art and drama – to full-time, conventional classrooms. The school serves severe and non-severe special needs students, which requires additional space for supports. Furthermore, Parkland Village, a pre-kindergarten to grade 4 school, currently feeds into PLC instead of Greystone Centennial School, which has available space. To better serve the communities nearest to PLC, the school would benefit from a boundary study that explores re-designating students to Greystone.

5.9 Spruce Grove Composite High School (10-12)

School Community

Spruce Grove Composite High School (SGCHS) currently enrolls roughly 1,100 students and has a capacity of 1,277. In the next 10 years, projections indicate an increase to nearly 1,500 students, with 2022/2023 being the first school year where the building will exceed capacity. Furthermore, SGCHS features an ‘in-reach’ program for students looking to upgrade courses and a dual-track French option.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	1218	1123	1149	1074	1101	1160	1384	1498
Total Headcount	1122	1025	1039	984	1029	1078	1298	1422

Building Summary

Apart from the school’s 1998 modernization, SGCHS has recently seen some minor improvements. The cosmetology lab, corridors, and 3 classrooms on the second floor were outfitted with new lighting, flooring, and casework within the last 3 years. Similarly, the third-floor corridor flooring was replaced in the same period. New staff washrooms and a large gender-neutral washroom were also recently

installed. In terms of space, SGCHS features a well-used, welcoming ‘lounge’ which is attached to the Horizon Stage. Essential areas such as the drama room, music room, cafeteria, commercial kitchen, woodworking shop, and mechanics shop are appropriately sized and outfitted. Horizon Stage was completed in 1980 through partnership funding between the City of Spruce Grove, Parkland County, Parkland School Division and the Kinsman Club of Spruce Grove.

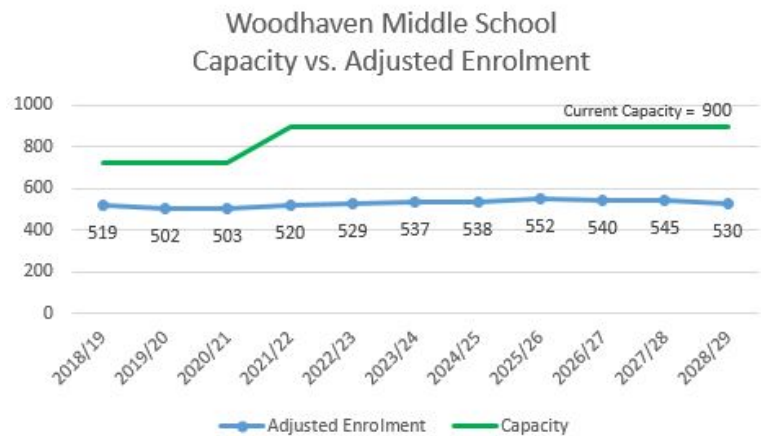
SGCHS is a well-used facility that requires a major modernization to address many of its spatial and mechanical issues. At least one-third of the roof and many of the rooftop units (RTUs) need to be replaced. The mechanical room contains old boilers that are nearing their end-of-life. Many spaces are too small to accommodate the growing school population, including the narrow corridors, design rooms, home economics lab, and exterior parking lot. Several spaces contain original flooring, lighting, millwork, and paint; these areas include the library, washrooms, main office, and an abundance of classrooms. The school’s elevator is outdated and requires replacement or an additional lift elsewhere. Although the library is inviting with a student-run cafe, it is inconveniently located on the middle of the second floor. A major modernization could address this issue by either relocating the space or reimagining its second-storey access. Enrolment projections indicate steady population growth. It is essential to address space constraints to accommodate current and future student needs and projected enrolment growth.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 10,143,514.00	\$ 33,135.00	\$ 44,285,550.00	23.03%

5.10 Woodhaven School (5-9)

School Community

Woodhaven School is located in the Spruce Grove sector and accommodates students in grades 5 through 9. The school’s adjusted enrolment is approximately 520 students, and the 10-year projection predicts a rise to 530 students by 2025. Woodhaven’s current building capacity is 723, but this will increase to 900 once the major modernization and addition are completed;



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	724	695	683	681	519	502	537	530
Total Headcount	628	607	623	633	467	446	483	478

estimated to be in the 2021/2022 school year.

Building Summary

Woodhaven is currently undergoing a major modernization and addition which began in the summer of 2018 and will replace many of the building’s components. In the interior, new ceiling, lighting, flooring,

and mechanical/electrical systems are being installed. The existing building envelope is concrete block construction and features an industrial arts shop that is included in the modernization. The exterior facade will be re-cladded with new material. Woodhaven is also receiving a 3,000 square metre addition that will include a 3 court gym facility.

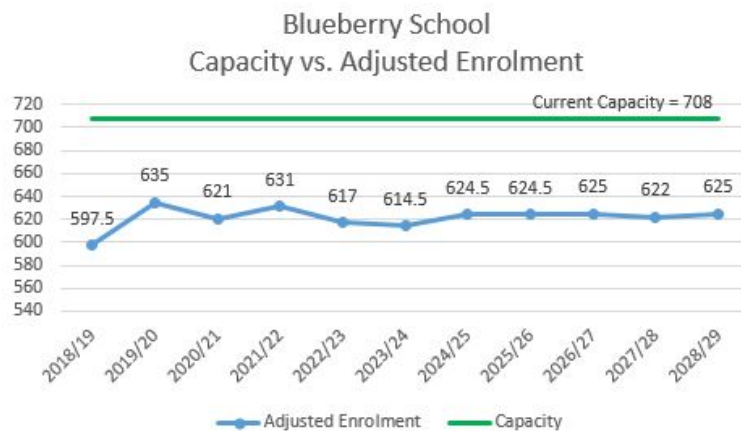
5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 2,729,243.00	\$ 95,925.00	\$ 14,799,541.00	18.66%

Stony Plain Sector

5.11 Blueberry School (K-9)

School Community

Blueberry School is within the Stony Plain sector of PSD and has an adjusted enrollment of nearly 600 students. The area surrounding Blueberry is continuously growing, with the enrolment comprised of both farm families and new country-residential development. The school's capacity of 708 students is sufficient to accommodate continued growth. Blueberry School has a strong kindergarten population of roughly 60 students between 3 classes. Over the next decade, projections indicate an enrolment increase to approximately 625



students. Over the next decade, projections indicate an enrolment increase to approximately 625

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	601	595	569	586	597.5	635	614.5	625
Total Headcount	582	574	557	573	584	615	601	604

students. In terms of programming, the school teaches students from kindergarten to grade 9 and also has a robust Learning Literacy Intervention (LLI) program.

Building Summary

Blueberry School's building envelope appears to be in solid condition. Interior finishes show age and need updating. The school is currently undergoing roofing work, which has been a persistent issue. New boilers and furnaces within the modular units are in place throughout the school, and the school's design strongly lends to twenty-first-century learning. More specifically, the pod-like layout of the modulars encourages collaboration by offering central breakout spaces for students and teachers. The school's library is a large and inviting space that features movable furniture and plenty of reading material. Several areas represent open concept design or have movable partitions and floor-to-ceiling

glass. Of note, the 'Learning Lounge' is used to host guest speakers and serve as another breakout space.

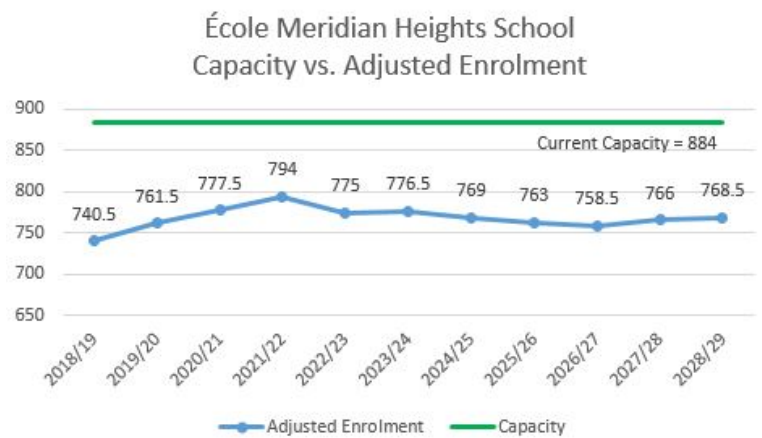
Blueberry School has outdated portables, which have weathered wood siding and outdated interiors. Additionally, many of the washrooms are outdated and prone to sewage backups. In the summer, Blueberry School faces drainage issues due to the current exterior grading. The school is due to replace the flooring and millwork throughout. Blueberry's commercial kitchen is used to accommodate a hot lunch program, but it suffers from space constraints and a leaking sink. One substantial limitation of the building is it does not support any CTF programming. Blueberry School contains spaces that are underutilized, such as the stage and numerous storage rooms. The school could benefit from reorganization and minor construction. For example, the stage could be repurposed into a class or space to accommodate CTF options.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,454,832.00	\$ 163,806.00	\$ 17,034,506.00	12.81%

5.12 École Meridian Heights (K-9)

School Community

École Meridian Heights is a dual track, kindergarten to grade 9 French immersion school in Stony Plain that has an adjusted enrolment of around 740 students. The school's capacity is 884. Future projections demonstrate student numbers peaking at nearly 800 in 2021/2022, then gradually dropping to almost 770 students at year 10. The majority of École Meridian Heights' population is enrolled in the French program, which



makes it difficult to coordinate staff and organize spaces. According to the school's leadership, there are usually 4 French classes to 1 English class as well as programs for approximately 30 severe special needs students. These multiple programs tend to cause spatial pressures despite the recorded utilization rate of 83%.

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	769.5	750.5	720	740.5	740.5	761.5	776.5	768.5
Total Headcount	740	721	705	736	726	754	764	752

Building Summary

École Meridian Heights has seen minimal renovations that contribute to the school's aesthetic and functionality. The main corridors have new lighting and flooring, and the commercial kitchen has

updated stainless steel countertops and wood cabinetry. The library is surrounded by open classrooms on the perimeter which naturally encourages collaboration. The community and school are also working towards updating the library’s shelving options, flooring, and paint.

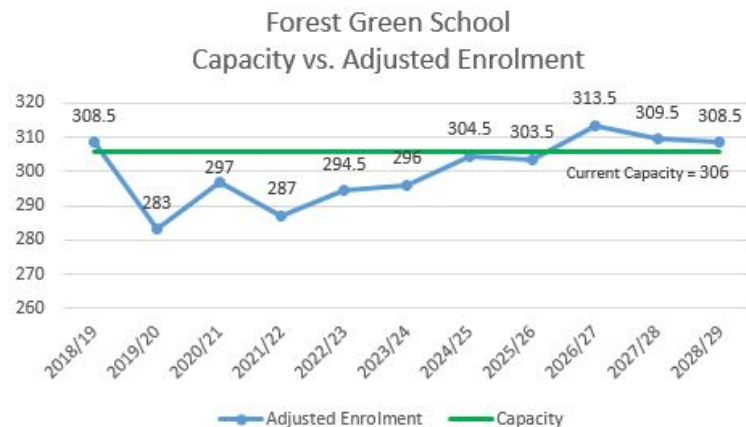
Many classrooms contain original millwork, flooring, and lighting, and the washrooms appear outdated. Modular units from 1975 are outdated and need to be replaced. The commercial kitchen is too small to accommodate home economics options; thus, the school is limited with dedicated CTF space which affects what programs are offered. Although the library is well-sized, it could benefit from additional flexible furniture. As a 1974 building, École Meridian Heights’ original boilers are mechanical items that should be addressed. Moreover, the building faces air circulation and electrical surging problems from spaces being divided and repurposed. School leadership identified a lack of washroom and general circulation space. On the exterior, there are recurring drainage issues due to higher elevation of the parking lot.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 2,381,438.00	\$ 756,410.00	\$ 19,536,454.00	12.26%

5.13 Forest Green School (K-6)

School Community

Forest Green School, in Stony Plain, is a kindergarten to grade 6 facility that currently enrolls almost 310 students, and has a capacity of 306. Although the school is over capacity this year, projections indicate a fluctuating population over the next 10 years – with drops as low as 283 (next year) and a high of 313 (2026/2027). Forest Green School contains a special needs program which contributes to their higher adjusted enrolment values.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	274	288.5	297.5	331	308.5	283	296	308.5
Total Headcount	260	275	279	306	275	263	281	293

Building Summary

Forest Green School features an abundance of well-kept glulam beams and cedar wood ceilings. Several classrooms contain curtain wall glazing, clerestory lighting, and garage doors that can open to encourage

student breakout activity. The library is a large, inviting space that boasts tall ceilings and has the potential to be used as a twenty-first-century learning commons.

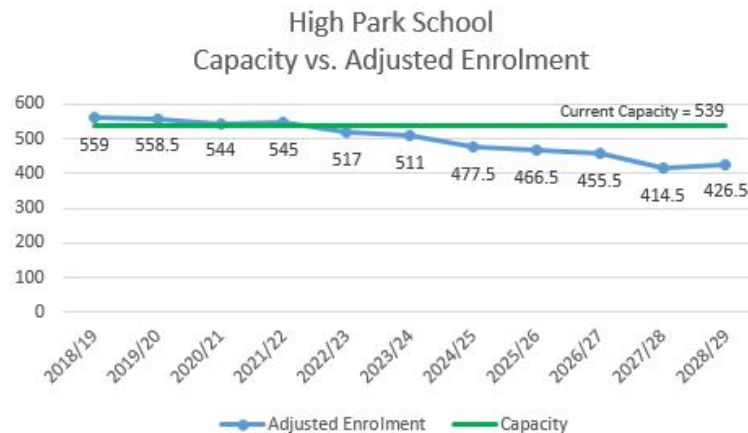
Several of Forest Green’s building components are either original or outdated and should be replaced. On the interior, the items or spaces that appear original or outdated include boilers, commercial kitchen, library, classroom, and corridor flooring, school lighting array, and washrooms. There is a large crack in the foyer tile which will need to be addressed. The exterior cladding appears to be original concrete stucco and will need updating or substantial repair.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 2,001,631.00	\$ 8,938.00	\$ 9,437,666.00	21.58%

5.14 High Park School (Pre K-9)

School Community

High Park School is within the Stony Plain sector of PSD and is currently over-capacity at 560 students enrolled. The building has a capacity of 539 students. Future enrolment projections show a decrease in population to slightly under 430 students. High Park offers pre-kindergarten to grade 9 programming and does not provide many CTF options – mostly because of limited dedicated space.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	454	466.5	520.5	589.5	559	558.5	511	426.5
Total Headcount	463	453	496	551	524	517	464	393

Building Summary

The library at High Park is open, central, and welcoming with tall, vaulted ceilings. Much of the flooring has been replaced approximately 10 years ago – while the gym floor was redone 3 years ago. The home economics room was recently renovated with new countertops, cabinets, and equipment. There are new hot water tanks within the mechanical room. The staff room and main office are both outfitted with more modern furniture and carpet.

The ceiling in the washrooms and corridors are original and require updating. The school’s aluminum windows should be replaced for energy efficiency. Millwork, flooring, and lighting in the science, art, and early education rooms require updating. The home economics space is undersized and students use the

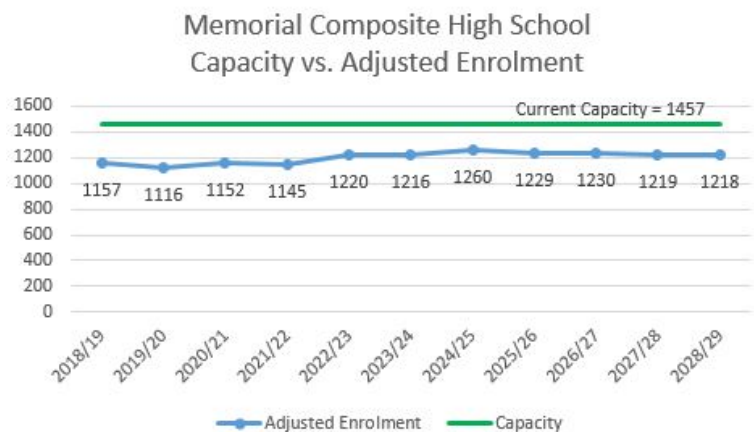
science room to prepare food before transitioning to the kitchen area. This suggests a deficiency of CTF space in the building. The mechanical room contains original boilers that need to be replaced. Spatially, there are some circulation pinch points and a general lack of breakout areas. High Park School would benefit from updated, flexible furniture to help encourage twenty-first-century learning in the classrooms and library.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 948,941.00	\$ 237,276.00	\$ 15,426,656.00	13.58%

5.15 Memorial Composite High School (10-12)

School Community

Memorial Composite High School (MCHS) is a grades 10 to 12 facility that offers a robust special needs program. Located in the Stony Plain sector, MCHS has an adjusted enrolment of 1,157 students, and projections indicate an increase to 1,218 over the next 10 years. Historically, MCHS has seen higher enrolment numbers than its counterpart, SGCHS. Next year, SGCHS will surpass MCHS as the Division's most populated school. MCHS has a higher building capacity at 1,457, as compared to SGCHS at 1,277.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	1487	1284	1302	1194	1157	1116	1216	1218
Total Headcount	1345	1160	1152	1122	1083	1042	1144	1142

Building Summary

The core of MCHS was previously an older NAIT facility until PSD purchased and renovated the building 5 years ago. A new addition was built including the gymnasiums. Beyond the modern building components, many spaces throughout the school, such as the washrooms, art room, drama room, music room, mechanics shop, industrial arts room, cafeteria, cosmetology lab, and computer lab are adequately sized, bright, and well-equipped. There is also a large gymnasium, newly finished indigenous room, and home economics space that has stainless steel countertops and updated millwork.

Site inspections note air circulation issues at MCHS. In the science wing of the school, there have been complaints regarding 'dead air' and a lack of air circulation. Having viewed the duct-work, there were multiple occurrences where the metal was configured in a way which forces air through sharp-angled dips and turns. The school's library embraces a traditional furniture and shelving layout. The special

needs classroom would benefit from sound baffling, and the workout space is over-crowded with equipment. The parking lot pavement needs to be resurfaced.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 2,381,438.00	\$ 756,410.00	\$ 19,536,454.00	12.26%

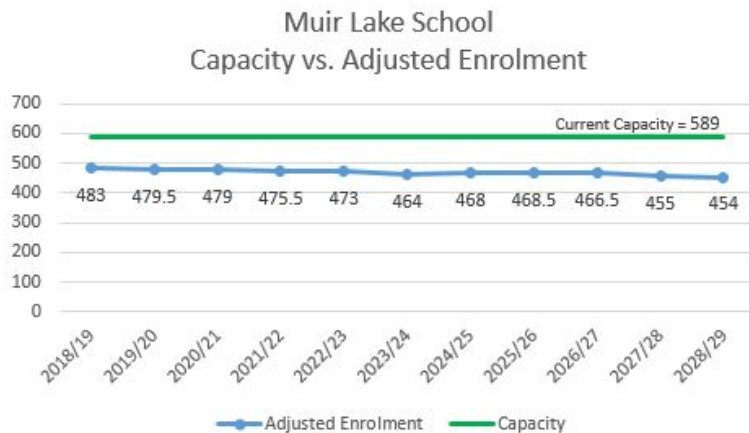
5.16 Muir Lake School (K-9)

School Community

Muir Lake School, in the Stony Plain sector of PSD, is a kindergarten through grade 9 facility that has a current adjusted enrolment of nearly 485 students and has a building capacity of 589. Over the next 10 years, projections show a slight decrease to around 454 students.

Muir Lake School represents the district as a sustainable, nature-themed facility. In 2017, the school won Parkland County’s ‘Sustainable School of the Year’ award. Muir Lake School boasts a well-attended nature kindergarten program, as well as a

large, nature-themed library, complete with a miniature greenhouse. There is also a community hall adjacent to Muir Lake which is open for shared use however no formal joint-use agreement is in place.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	463.5	447.5	449	469.5	483	479.5	464	454
Total Headcount	451	434	437	452	461	458	448	440

Building Summary

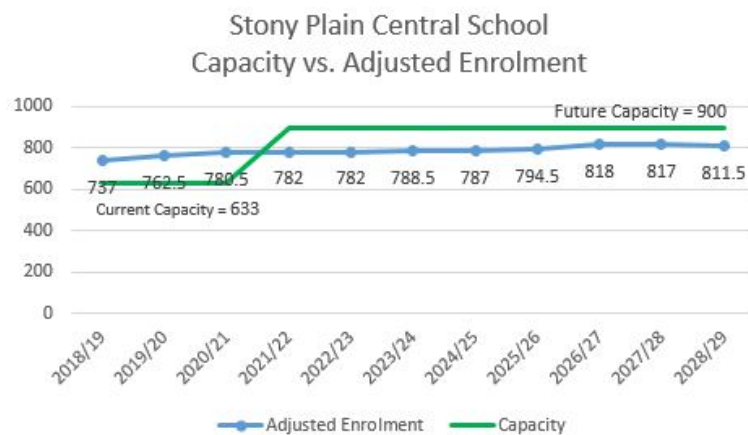
Muir Lake School features a commercial kitchen that also has residential ranges to enable CTF programming options. Older portables were recently outfitted with new furnaces. Muir Lake School would benefit from a re-imagined learning common. Outfitting spaces with flexible furniture and increasing project-based, collaborative work may positively impact the student learning environment. The school could offer more robust CTF programming, in addition to the existing home economics options. Muir Lake School has outdated flooring, windows, ceiling tile, lighting, and millwork which are all due for replacement. The wood siding around the facade has reached the end of its functional lifecycle and will need substantial repair or replacement. Eavestroughs on the front of the building experience severe ice damming during the winter; to combat this, heat tracing should be installed.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,369,884.00	\$ 138,013.00	\$ 13,241,149.00	10.90%

5.17 Stony Plain Central School (Pre K-9)

School Community

Stony Plain Central is a pre-kindergarten to grade 9 school that has an adjusted enrolment of nearly 740 students. The school's current capacity is 633, meaning it is over-capacity. Provincial funding has been allotted to demolish and replace Stony Plain Central with a new school that would increase the capacity to 900 students as of the 2021/2022 school year. Looking at the 10-year projections, Stony Plain Central can expect approximately 810 students at the end of this timeframe.



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	564	595	700	715	737	762.5	788.5	811.5
Total Headcount	539	561	612	622	642	677	708	715

Building Summary

Stony Plain Central School was funded in March 2018 by the Provincial government to be demolished, and replaced with a new school; this is expected to be completed by the 2021/2022 school year⁹.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 3,731,176.00	\$ 30,705.00	\$ 16,350,927.00	24.99%

⁹ <https://www.sprucegroveexaminer.com/2018/04/06/stony-plain-central-to-be-replaced-thanks-to-provincial-funds-2/wcm/240a4d95-3458-7c4f-9f51-70e7d617fb0c>

West End Sector

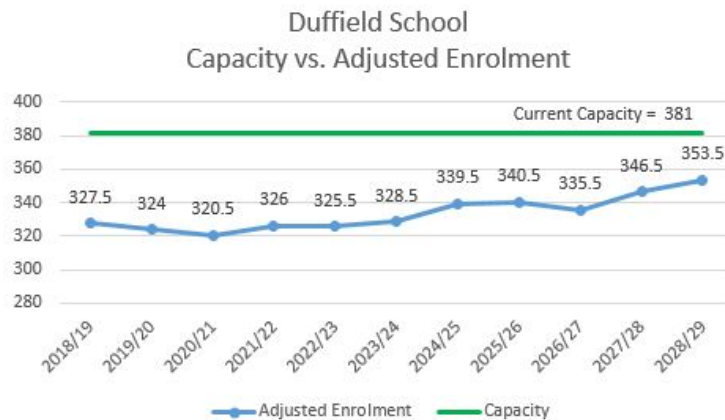
5.18 Duffield (Pre K-9)

School Community

Duffield School is located in the west sector of PSD and has an adjusted enrolment of approximately 330 students. This school has the highest enrolment in the sector. The school's 10-year projected enrolment

indicates a gradual increase to approximately 360 students by 2030. The school boasts strong junior high numbers, with almost

100 students as of January 2019. With a building capacity of 381, Duffield School will have sufficient available student space for the foreseeable future. The programming at Duffield School spans from pre-kindergarten to grade 9 students. Duffield School offers music options in a dedicated space, and students also participate in 'Play Parkland' – which aims at building capacity in the area of physical literacy throughout the Division¹⁰.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	344	324	348.5	323.5	327.5	324	328.5	353.5
Total Headcount	325	295	325	295	296	305	310	329

Building Summary

Duffield School is well maintained but requires some updating. Much of the school features cedar ceilings and glulam beams; both of which are in good shape. Boilers are original and have reached the end of their functional lifecycle. The school's commercial kitchen is heavily utilized and is not large enough to comfortably accommodate the hot lunch program or any regular school programming. Lighting, millwork, flooring, and aluminum windows are original due for replacement. The library flooring, shelving, and furniture should be updated. The school's concrete foundation appears to be in good condition. The exterior concrete stucco has been patched in several spots and requires substantial repair or replacement. Duffield School lacks a dedicated CTF space and therefore is limited in programming options. Duffield does not participate in the PSD CTF Showcase; instead, students have double blocks during the week.

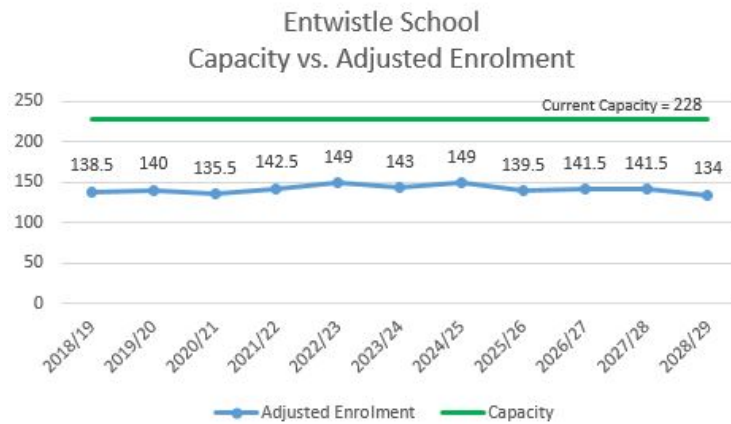
5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,266,885.00	\$ 41,520.00	\$ 10,003,039.00	12.41%

¹⁰ <https://www.psd70.ab.ca/Wellness%20Initiative.php>

5.19 Entwistle School (K-9)

School Community

Entwistle School is a kindergarten to grade 9 facility within the west sector of PSD that has an adjusted enrolment of approximately 140 students. The school's projected 10-year enrolment predicts stable trend with a decrease of around 5 students. The building capacity is 228 students. The local community, however, is strongly supportive of Entwistle School, through both fundraising, and using facilities like the library. Entwistle



School participates in the CTF Showcase at Seba Beach School to fulfil CTF programming requirements.

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	154.5	146	134	114.5	138.5	140	143	134
Total Headcount	143	133	133	121	133	140	148	139

Building Summary

The core components of Entwistle School are in fair condition. On the interior, hallways have been outfitted with new lighting and lockers, in addition to 2 classrooms with newer quartz flooring. There are also a couple of updated modular units. The windows throughout the school appear in good shape.

Much of Entwistle School contains original components, including the washrooms, flooring, millwork, and classroom ceiling/lighting. Although the school is well below capacity, it lacks dedicated CTF space – there is no music room or home economics area. The library and classrooms are organized and furnished traditionally. The library has the potential to be converted into a learning commons. In recent years, approximately half of the school's roof has been redone, and the other half remains to be completed. There are signs of cracking in a portion of the interior concrete block wall that should be monitored and inspected by a structural engineer.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,199,389.00	\$ 204,467.00	\$ 8,153,287.00	16.16%

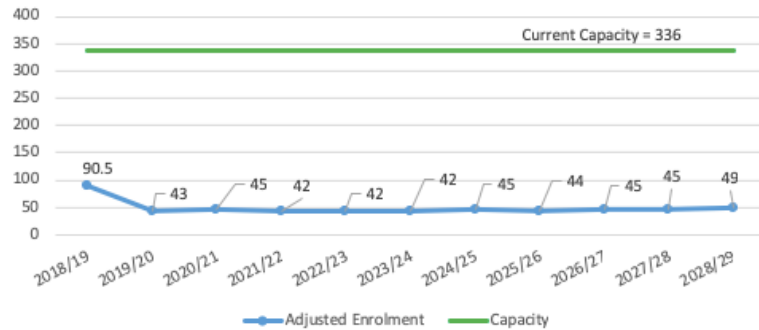
5.20 Seba Beach School (K-9)

School Community

Seba Beach School, in the west sector, is a kindergarten to grade 9 facility that has an adjusted enrolment of roughly 90 students, and a building capacity of 336. Projections indicate a decrease in student population; averaging approximately 44 students over the next 10 years. Students from Paul

Band First Nation make up approximately 50 percent of the school population. Paul Band First Nation is currently constructing a new kindergarten through grade 9 school that is intended to accommodate all 470 school-eligible youth on the reserve¹¹. Given that the facility is expected to open in September 2019, Seba Beach School is likely to become increasingly unsustainable as the surrounding community will not experience significant growth. Seba Beach School hosts other west sector schools for the CTF Showcase.

Seba Beach School
Capacity vs. Adjusted Enrolment



Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	107	111	122	110	91	43	42	49
Total Headcount	77	94	105	100	77	38	35	44

Building Summary

Interior finishes, mechanical systems and electrical supply at Seba Beach School are original and require replacement. The building itself is well-sized and recently outfitted with a new hot water tank. The library and adjacent breakout area are laid out well, with comfortable furniture and shelving. The gym is utilized by community members for activities such as pickleball. Many of the main building components need replacement/renovation, including the roofs (excluding the gym roof); flooring throughout (carpet, VCT tile); millwork throughout; original boilers; upstairs washrooms; woodshop equipment; gravel parking lot and laneway; weathered wood siding; and missing/damaged soffits.

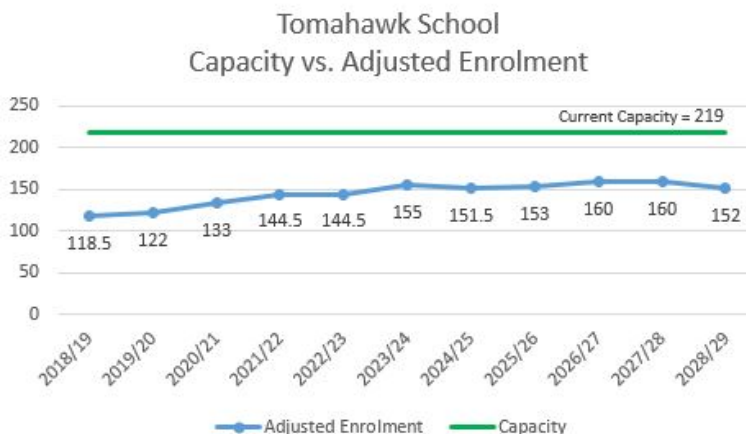
5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 2,763,750.00	\$ 255,196.00	\$ 13,270,538.00	21.76%

¹¹ <https://www.newswire.ca/news-releases/paul-first-nation-alberta-begins-construction-of-new-kindergarten-to-grade-9-school-684715411.html>

5.21 Tomahawk School (Pre K-9)

School Community

Tomahawk School, a pre-kindergarten to grade 9 facility, is located in the west sector of PSD and has an adjusted enrolment of nearly 120 students. According to 10-year projections, the school can expect an increase to around 150 students by 2028/2029.



Tomahawk School’s building capacity is 219. The community of Tomahawk is active and supports the school in many ways, including fundraising, donating, and using school facilities, such as the library. However, only around 15 students of the school’s population are from Tomahawk; most other students reside in the surrounding acreages and farms. Tomahawk School features a Nature Kindergarten option and also participates in the CTF Showcase, where students visit Seba Beach School for 1 week/term to complete CTF workshops¹². The students at Tomahawk utilize the Egerton Recreation Centre in the hamlet’s centre for physical education programming.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	154	155	137	133	118.5	122	155	152
Total Headcount	138	132	122	121	117	117	145	150

Building Summary

Built in the 1940s, Tomahawk School contains a split of original and updated building components that vary in condition. The basement was recently redone with new flooring, ceiling, lighting, and millwork for the washrooms, corridor, and classrooms. During this renovation, there was also a new hot water tank installed. Upstairs features include updated lockers throughout the corridor; newer VCT tile in a select number of the classrooms; and new furniture and flooring in the staff room. On the exterior, the roof was redone within the last 5 years and there is an outdoor shed that is heavily used with the nature-based programming equipment. Most of the school’s drawbacks can simply be attributed to the facility age. The main level wood flooring creaks can be heard in the basement. The second-floor classrooms contain outdated millwork. The washrooms fixtures are mostly original. The gym and stage have original ceiling tiles, lighting, and wood flooring; the gym is also undersized to accommodate junior high tournaments. The workout area is not located in a dedicated room – rather it is located a small hallway link. The exterior concrete stucco shows signs of cracking and requires significant repair or replacement. The gravel parking lot should also be appropriately paved.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 1,003,091.00	\$ 34,493.00	\$ 7,377,990.00	14.60%

¹² <https://tomahawk.psd70.ab.ca/view.php?action=object&id=4521&stream=Photo%20Gallery>

5.22 Wabamun School (K-9)

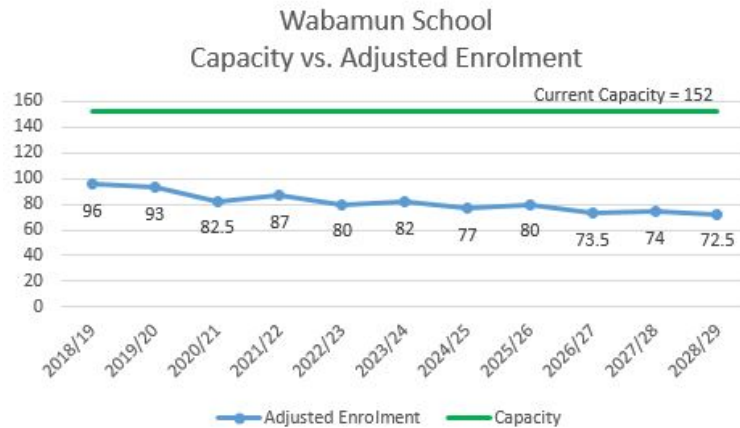
School Community

Wabamun School, located in the west sector of PSD, is a kindergarten through grade 9 facility that currently enrolls around 95 students.

Projections indicate a declining school population; predicted to reduce to nearly 70 students by 2028/2029. The capacity for Wabamun School is 152 students.

To achieve CTF programming requirements, the students at Wabamun School participate in the

CTF Showcase, hosted by Seba Beach School. The Village of Wabamun has an established beachfront and town amenities that support summer tourism.



	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2023/24	2028/29
Adjusted Enrolment	143.5	145.5	137.5	108.5	96	93	82	72.5
Total Headcount	126	126	126	96	84	77	66	60

Building Summary

Wabamun School features a newer classroom wing with updated windows, millwork, and lighting. There was also a recent renovation/expansion to their commercial kitchen, which now loosely functions as a home economics room. Wabamun School is embracing aspects of twenty-first-century learning, such as the flexible furniture in both the library and science classroom. Almost all of the school's roof has been redone within the last 10 years.

Wabamun School has an older wing with corridors and classrooms containing original millwork, paint, windows, wood-plank flooring and wall panelling. The Heating, Ventilation and Air Conditioning System (HVAC) is original will require replacement in the upcoming few years. Many of the classrooms throughout the school have individual furnaces that have been reported to have difficulty maintaining consistent, comfortable temperatures. The school's washrooms are outfitted with original tiles, countertops and fixtures. The basement shows signs of significant water seepage which may impact the footings and foundation of the building.

5 Yr Maintenance Cost (Mar-31-2018)	Deferred Maintenance (Mar-31-2018)	Replacement Value (Mar-31-2018)	Current FCI
\$ 781,896.00	\$ 275,415.00	\$ 6,810,740.00	13.32%

6.0 Aggregated Facility Recommendations

Recommendations within this plan are based on building condition evaluations provided by Alberta Infrastructure, ten-year enrolment projections and qualitative facility evaluations. Recommendations are divided into short, medium and long-term timeframes in order to establish an integrated facility strategy that includes maintenance, environment, programming and student accommodations. Short-term priorities are generally identified as the Division's 3-year Capital Plan. Medium and long-term recommendations take into consideration the time required to prepare capital funding requests to Alberta Education.

6.1 Aggregated Facility Recommendations

	School	Sector	Description	Cost
Short Term Recommendations (1 – 3 Years)	OPTION 1: Spruce Grove Composite Major Modernization / Addition	Spruce Grove	Major Modernization of interior finishes and major FCI components (electrical, mechanical and structural). Addition of 600 student spaces (24 classrooms)	\$20-25 Million
	OPTION 2: Spruce Grove Composite Major Modernization and NEW SCHOOL	Spruce Grove	Major Modernization of interior finishes and major FCI components (electrical, mechanical and structural) including a reduction of 300 student spaces (12 classrooms). Request for a new 900 student in the Spruce Grove West Central ASP.	\$37-45 Million
	Brookwood School Major Modernization	Spruce Grove	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-14 Million
	Forest Green Major Modernization	Stony Plain	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-16 Million
Medium Term Recommendations (4-6 Years)	Parkland Village Replacement School	Spruce Grove	Replacement of Parkland Village School with a new 300 student capacity school adjacent to the existing building.	\$14-18 Million
	Tomahawk Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural) and a gym expansion.	\$15-17 Million
	Entwistle Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$12-16 Million
Long Term Recommendations (7– 10 Years)	École Broxton Park Replacement School	Spruce Grove	Replacement of École Broxton Park with a new 900 student capacity school on a new SR parcel within Spruce Grove.	\$20-25 Million
	New K-6 School	Spruce Grove	Request for a new K-6 school Spruce Grove to reduce enrolment pressure at either Copperhaven or Prescott Learning Centre.	\$18-20 Million
	Duffield School	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural) and a gym expansion.	\$15-17 Million
	Graminia Major Modernization	West End	Major modernization including flooring interior finishes and major FCI components (electrical, mechanical and structural)	\$16-18 Million

6.2 Short Term Recommendations (Capital Plan 2020-2023)

The following recommendations are for Parkland School Division's Board of Trustees review and consideration. Recommendations for years 1 through 3 were identified as the highest priority through the use of a weighted matrix. Ranked categories in the matrix include the following:

5-Year Enrolment Average – The average enrolment count between 2014 and 2018.

10 Year Enrolment Projections – Projected enrolment change over a 10-year time horizon.

Utilization – An overall rank of each school's utilization percentage as provided by Alberta Education.

Building Age – An overall rank of each facility's core building age.

FCI – An overall rank of each school's Facility Condition Index calculated by dividing the Deferred Maintenance by the Replacement Value as provided by Alberta Infrastructure.

5-Year Maintenance – An overall rank of the cost to repair or replace major components as they become due over the next 5 years.

Utility Totals by Sq. M. – An overall rank of the cost of utilities (Water, Gas and Power) for each building as provided by PSD staff.

Spruce Grove Composite High School Major Modernization / Addition – OPTION 1

A major modernization of Spruce Grove Composite High School was identified as a top priority for the approved 2019-2022 Capital Plan. This project also came up as a high priority through the facility matrix. The building is 39 years old and has an FCI score of 23.03%. This is considered "fair" according to Alberta Infrastructure. This typically means that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. A major modernization of Spruce Grove Composite High School would include a complete overhaul of the building's interior finishes, the replacement of windows and doors, repairs to the exterior envelop (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. Large common spaces including the gathering area on the main floor, the cafeteria, and library would need substantial updating to ensure that they function as usable breakout space for staff and students. The addition of 600 student spaces would require the construction of 24 classrooms. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. The total cost of \$20-25 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Spruce Grove Composite High School Major Modernization / Right Sizing and New School Request – OPTION 2

This option is actually two recommendations. The first recommendation is to modernize the interior finishes of the school including a complete overhaul of the building's interior finishes, the replacement of windows and doors, repairs to the exterior envelop and the replacement of major system components including electrical, mechanical and structural where required. Additionally, 300 student spaces would be eliminated through a reduction of space. This would likely be a result of decreasing the size of CTS rooms and the elimination of currently underused spaces such as the old cosmetology area. The right-sizing of Spruce Grove Composite High School would enable enough student capacity to

require a new 900 student capacity school within Spruce Grove. The estimated cost of this modernization and right-sizing is based on the size and scope of similar projects within the same region. \$17-20 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant. The cost of constructing a new 900 student capacity High School is estimated at between \$20-25 Million based on similarly sized high schools built within the past 5 years.

Brookwood School Major Modernization

Brookwood School is ranked number 1 on the facility matrix. The school 47 years old, 114% utilized and has an FCI score of 24%. This is considered “fair” according to Alberta Infrastructure. This typically means that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. A major modernization of Brookwood School would include a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelope (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. The total cost of \$12-14 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Forest Green Major Modernization

Forest Green School ranked number four on the facility matrix. The school is 39 years old and has an FCI of 21.58%. This is considered “fair” according to Alberta Infrastructure. This typically means that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. A major modernization of Forest Green School would include a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelop (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. The total cost of \$12-16 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

6.3 Medium Term Recommendations (4-6 Years)

Recommendations beyond three years are often recorded on the 10-Year Facility Plan as medium to long range capital requests. Items on this list tend to replace capital requests as projects become funded through Alberta Education. The order of these recommendations are more likely to change based on variations in economic conditions and the Board of Trustee mandated adjustments.

Parkland Village Replacement School

Parkland Village School ranked third highest on the facility matrix. The school is 37 years old and is 104% utilized. The reported FCI was the highest in the Division at 41.28%. This is considered “poor” according to Alberta Infrastructure. “Poor” indicates that upgrading is required to comply with minimum codes or standards and deterioration has reached the point where major repairs or replacement are necessary. A 300 student replacement school would provide a high-quality learning environment along with an additional 100 student spaces to accommodate growth within the catchment area. A new school would be constructed on the same parcel; directly west of the existing building. Students would remain in the current building until the new school is completed. The estimated cost of this new construction is based on the size and scope of similar projects within the same region including the cost of demolition. The total cost of \$14-18 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Tomahawk Major Modernization

Tomahawk School ranked eighth on the facility matrix. The school is 72 years old and has an FCI of 14.6%. This is considered “good” according to Alberta Infrastructure. This typically means that major components are adequate for the intended use and expected to provide continued service life with average maintenance. A major modernization of Tomahawk School would include a gymnasium expansion, a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelop (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. Because of the age of the building, a value engineering study would be needed to ensure the proposed modernization fits within the 75% limit of the school's replacement value. Parkland County identifies Tomahawk as a priority growth area in their Hamlet Strategy Report. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. \$14-16 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Entwistle School Major Modernization

Entwistle School ranked seventh on the facility matrix. The school is 63 years old and has an FCI of 16.16%. This is considered “fair” according to Alberta Infrastructure. A “fair” ranking typically means that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. Parkland County identifies Entwistle as a priority growth area in their Hamlet Strategy Report. A major modernization of Entwistle School would include a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelop (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. The total cost of \$16-18 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

6.4 Long Term Recommendations (7-10 Years)

École Broxton Park Replacement School

École Broxton Park School scored seventh on the facility matrix. The school is 50 years old and is currently 91% utilized. Alberta Infrastructure calculates an FCI score of 21.94% which is considered “fair”. This indicates that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. École Broxton Park serves as a hub for special needs student in the Division. Larger hallways and flexible open spaces were identified as important elements in support of special needs programming. A 900 student capacity replacement school would enhance the learning environment for special needs students by providing flexible learning environments and updated supports for coded students. The estimated cost of this new construction is based on the size and scope of similar projects within the same region. The total cost of \$20-25 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

New K-6 School in Spruce Grove

Both Prescott Learning Centre and Copperhaven schools are projecting enrolment pressures. Prescott Learning Centre can likely be remedied through boundary adjustments however new development in Pioneer and East Pioneer may affect the number of students within the catchment area. Similarly, Copperhaven is projected to reach capacity by 2023/2024. Additional residential development is expected within West and West Central ASP’s. The overall economic outlook as a driver for the pace of development within Spruce Grove will determine the location of a new K-6 600 student capacity school. The estimated cost of this new construction is based on the size and scope of similar projects within the

same region. The total cost of \$18-20 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Duffield School

Duffield School ranked ninth on the facility matrix. The school is 65 years old and has an FCI of 12.41%. This is considered “good” according to Alberta Infrastructure. A “good” ranking typically means that major component are adequate for intended use and expected to provide continued service life with average maintenance. A major modernization of Duffield School would include a gymnasium expansion, a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelope (new cladding where appropriate) and the replacement of major system components which have reached the end of their usable lifecycle at the time of funding. These may include electrical, mechanical and structural components where required. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. The total cost of \$14-16 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

Graminia School Major Modernization

Graminia School ranked twelfth on the facility matrix. The school is 37 years old and has an FCI of 26.42%. This is considered “fair” according to Alberta Infrastructure. A “fair” ranking typically means that aging components are nearing the end of their lifecycle and require additional expenditures for renewal or refurbishing. A major modernization of Graminia School would include a complete overhaul of the building’s interior finishes, the replacement of windows and doors, repairs to the exterior envelop (new cladding where appropriate) and the replacement of major system components including electrical, mechanical and structural where required. The estimated cost of this modernization is based on the size and scope of similar projects within the same region. \$16-18 Million is deemed reasonable at the current time but is subject to review by a professional cost consultant.

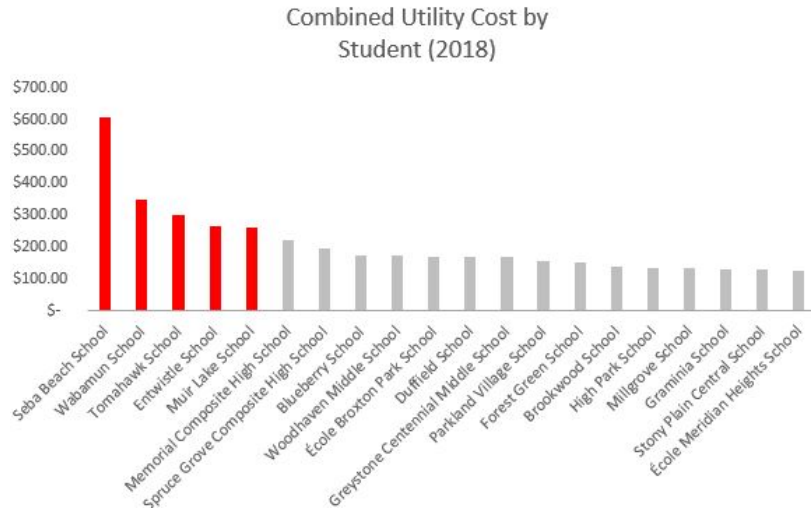
7.0 West End Sector Community Conversation Recommendations

School	Sector	Recommendation
West End Sector Community Conversation	West End	Proposed public engagement regarding the option of closing Seba Beach School and/or Wabamun School in the West End Sector.

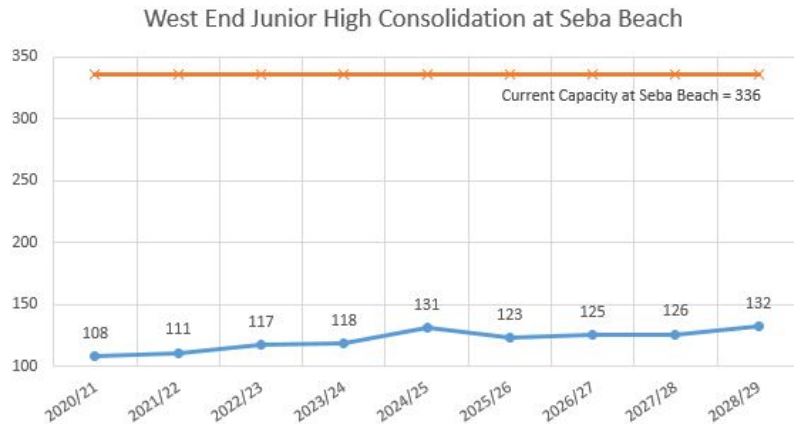
A review of the West End Sector in conjunction with regional planning documents from Parkland County indicate that a reduction in student capacity is worth exploring. Economic conditions as a result of the Transalta coal phase-out continue to have an impact on growth within the region. Furthermore, the opening of a new school on the Paul Band First Nation will have a significant impact on Seba Beach School. To date, there is a surplus of 548 student spaces in the sector. This is estimated to increase by an additional 46 surplus student spaces upon the opening of the Paul Band School.

As part of providing a broad overview of facility data within the West End Sector, the average 5-year maintenance costs for schools within the sector was calculated and compared to each individual school. The average 5-year maintenance cost per square metre was calculated at \$518.50. By comparison, Seba Beach School had a 5-year maintenance cost of \$766.74 per square metre. This translates to \$248.24 per square metre higher than the sector average. Utility cost by student was also calculated as a means of arriving at a baseline comparable. The average cost of utilities (water, gas and power) per student

throughout the Division was \$207.85. The top 4 schools were Seba Beach (\$606/sq. m), Wabamun School (\$350/sq. m), Tomahawk School (\$299/sq. m) and Entwistle School (\$264/sq.m) – all schools in the West End Sector.



Alternative grade configurations were also considered as a means of maximizing utilization and program efficiencies. One option that was considered involved exploring the viability of consolidating all of the junior high students in the sector into Seba Beach School. Seba Beach School was selected because of its centrality to the region. Using enrolment projections from the soonest possible implementation year – 2020/2021, the number of adjusted junior high students in the sector would be approximately 108. This number is still low and does not provide a substantially better viability scenario. Seba Beach School would still have 228 available student spaces.



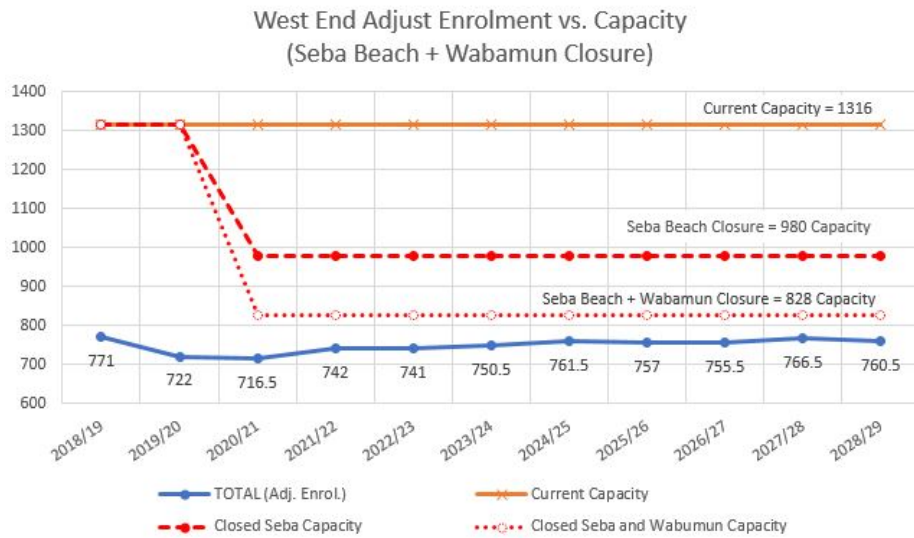
This translates to a utilization of 32%. By comparison, almost all of the students enrolled at Wabamun, Tomahawk and Entwistle (445 adjusted students) could fit into Seba Beach School.

7.1 West End Sector Schools – Facility Statistics

School Name	Age	FCI	Utilization	Current Head Count (Adjusted Enrolment)	5 Year Maintenance per Sq. M.	Utility Cost per Student
Duffield School (K-9)	65	12.41%	85%	296 (328)	\$379.72	\$169.79
Entwistle School (K-9)	63	16.16%	50%	133 (139)	\$523.07	\$264.16
Seba Beach School (PK-9)	66	21.76%	32%	77 (91)	\$766.74	\$606.06
Tomahawk School (PK-9)	72	14.60%	59%	177 (119)	\$475.63	\$298.61
Wabamun School (PK-9)	64	13.32%	71%	84 (96)	\$447.36	\$349.84

7.2 Capacity Impact of West End School Closures

The following graph illustrates how the closure of Seba Beach School and/or Wabumun School would affect the number of available student spaces (capacity) within the sector. The graph assumes a closure date of 2020/2021. If only Seba Beach School were to close, the current capacity of 1,316 would decrease to 980 student spaces. If both Seba Beach School and Wabumun School were to close, the capacity in the sector would decrease to 828 student spaces. The differential between capacity and enrolment would, therefore, hover at between 112 (2021/2022) and 62 available student spaces at the projected enrolment peak (2027/2028).



The differential between capacity and enrolment would, therefore, hover at between 112 (2021/2022) and 62 available student spaces at the projected enrolment peak (2027/2028).

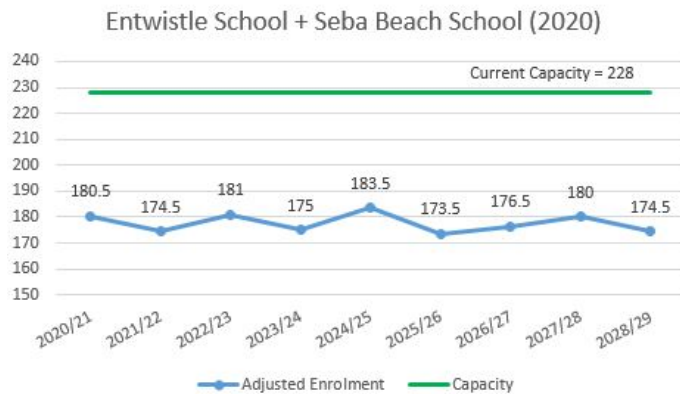


Figure 1 – Re-designation of Seba Beach School Students

Figure 1 charts the capacity and adjusted enrolment of students re-designated from Seba Beach School to Entwistle School beginning in the 2020/2021 school year.

Figure 2 charts the capacity and adjusted enrolment of students re-designated from Wabumun School to Duffield School beginning in the 2020/2021. Portable classrooms would likely be needed at Duffield to ensure a sufficient capacity buffer for potential fluctuations in student enrolment.

A two-school closure scenario would see students from Seba Beach School re-designated to Entwistle School. (Some students may prefer to attend Tomahawk School). Students from Wabamun School would be re-designated to Duffield School. Both Entwistle and Tomahawk Schools have sufficient capacity to receive these students, however, Duffield School may require additional modular classrooms (See figure 2).

Figure 1 charts the capacity and adjusted

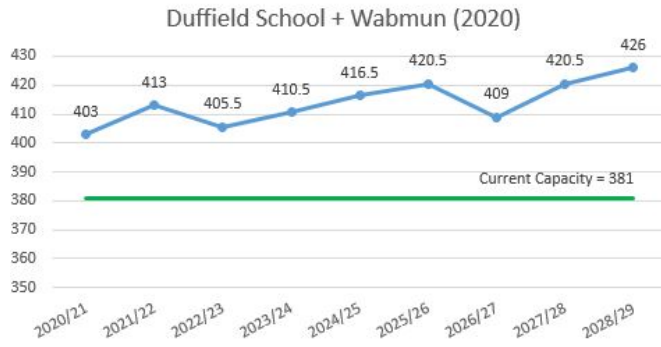


Figure 2 – Re-designation of Wabamun School Students

As part of Parkland School Division’s commitment to fiscal and financial responsibility, it is recommended that PSD begin a public engagement conversation around the potential of closing one or more schools in the sector. Given the enrolment trends, operating costs and building conditions, the best candidates for consideration would be Seba Beach School and Wabamun School.

8.0 Re-designations and Temporary Student Accommodations

School	Sector	Description
Millgrove School	Spruce Grove	Proposal to address overcapacity through a phased re-designation of students to Brookwood School
Prescott Learning Centre	Spruce Grove	Proposal to address overcapacity by re-designating Parkland Village students to Grey Stone Centennial School
Parkland Village School	Spruce Grove	Proposal to address over capacity with modular units until funding is approved for a replacement school
Copperhaven School	Spruce Grove	Proposal to address over capacity with standalone modular units.
Forest Green School	Stony Plain	Proposal to address overcapacity by re-designating students to Stony Plain Central School.
High Park School	Stony Plain	Proposal to re-designate grade 9 students to Memorial Composite High School. Grade Reconfiguration at MCHS to 9-12.

Millgrove School

Millgrove School is currently over capacity and projected to remain above 90% utilized beyond 2028. This year, the Division added a special need class effectively adding between 24-30 adjusted students. Overcapacity issues could be addressed through a re-designation of students from Millgrove to Brookwood School. For example, students designated to Millgrove from neighbourhoods east of Calahoo Road (Grove Meadows – 90 students, Hilldowns – 47 students and Lakewood – 94 students) could eventually be re-designated to Brookwood School in phases beginning with Hilldowns. Brookwood currently has 153 available student spaces and is recommended for a modernization.

Prescott Learning Centre

Prescott Learning Centre was over 90% utilized a year after it opened in 2016. The school is currently over capacity and projected to grow over the next 10 years. It is recommended that students from Parkland Village be re-designated to Greystone School for grades 5-9. Greystone currently has 185 available student spaces. Growth within the east side of Spruce Grove should be monitored and a

request for a new school should be made if development within Pioneer and East Pioneer show signs of increased pace.

Parkland Village School

Parkland Village School has been over capacity since 2014. In the short term, excess enrolment can be accommodated with modular classrooms. Parkland Village School is being recommended for a replacement school to help address longstanding deferred maintenance and chronic over capacity.

Copperhaven School

Copperhaven School will reach capacity by 2023/2024. Additional growth in West and West Central areas is anticipated over the next 20 years. Development in both areas has slowed due to uncertainty in regional the regional economy, however, both communities have sizeable growth potential. Additional student growth can likely be accommodated through stand-alone modulars beyond 2023. Changes to the current pace of development should be monitored and a request for a new K-6 school should be submitted if development shows signs of rapid growth.

Forest Green School

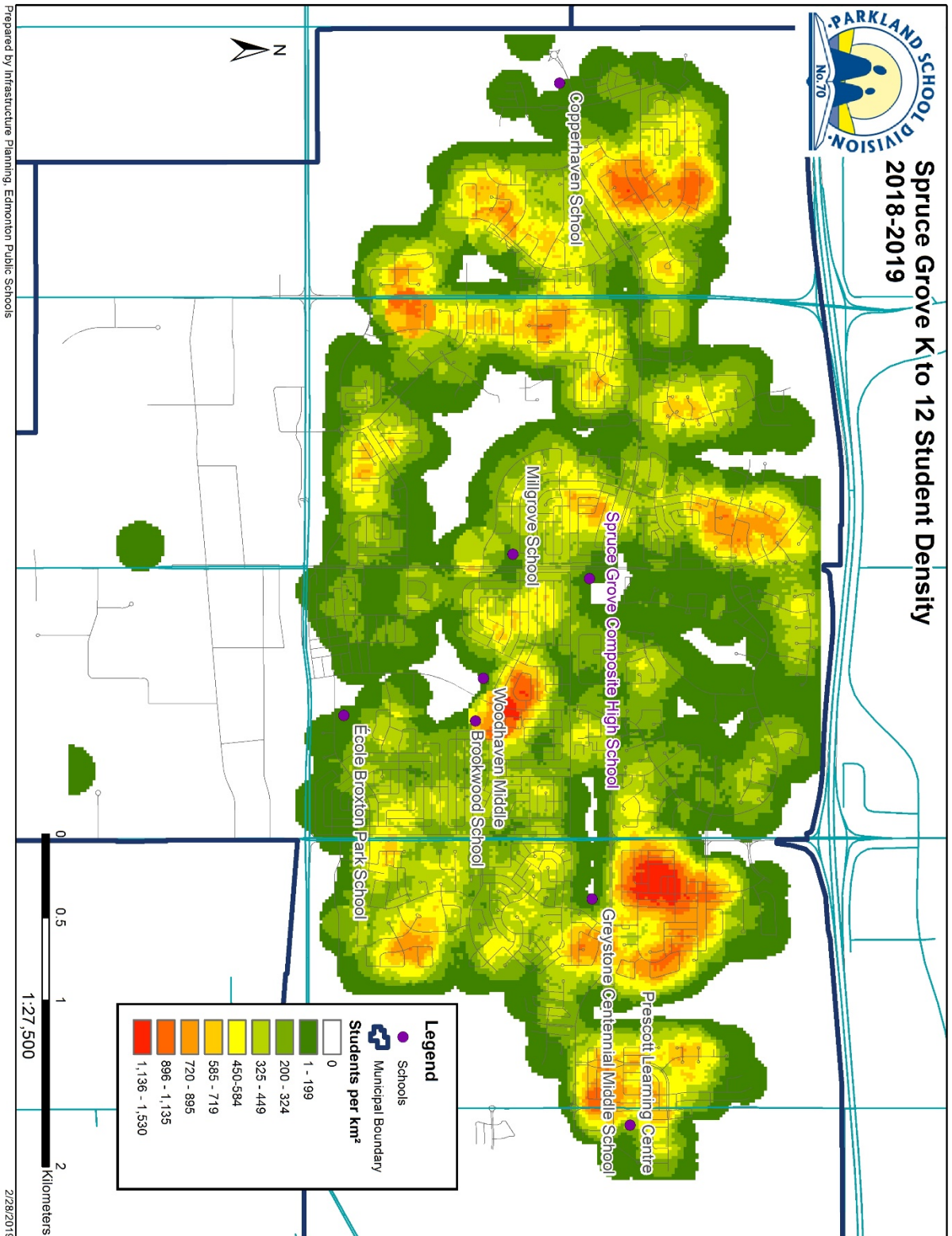
Forest Green School is currently over capacity and projected to fluctuate at over 90% utilized until 2025/2026 when it will again exceed capacity. Student accommodation issue could be mitigated through a possible re-designation of students to Stony Plain Central School upon the completion of the replacement school in 2021. The replacement school will have approximately 118 available student spaces.

High Park School

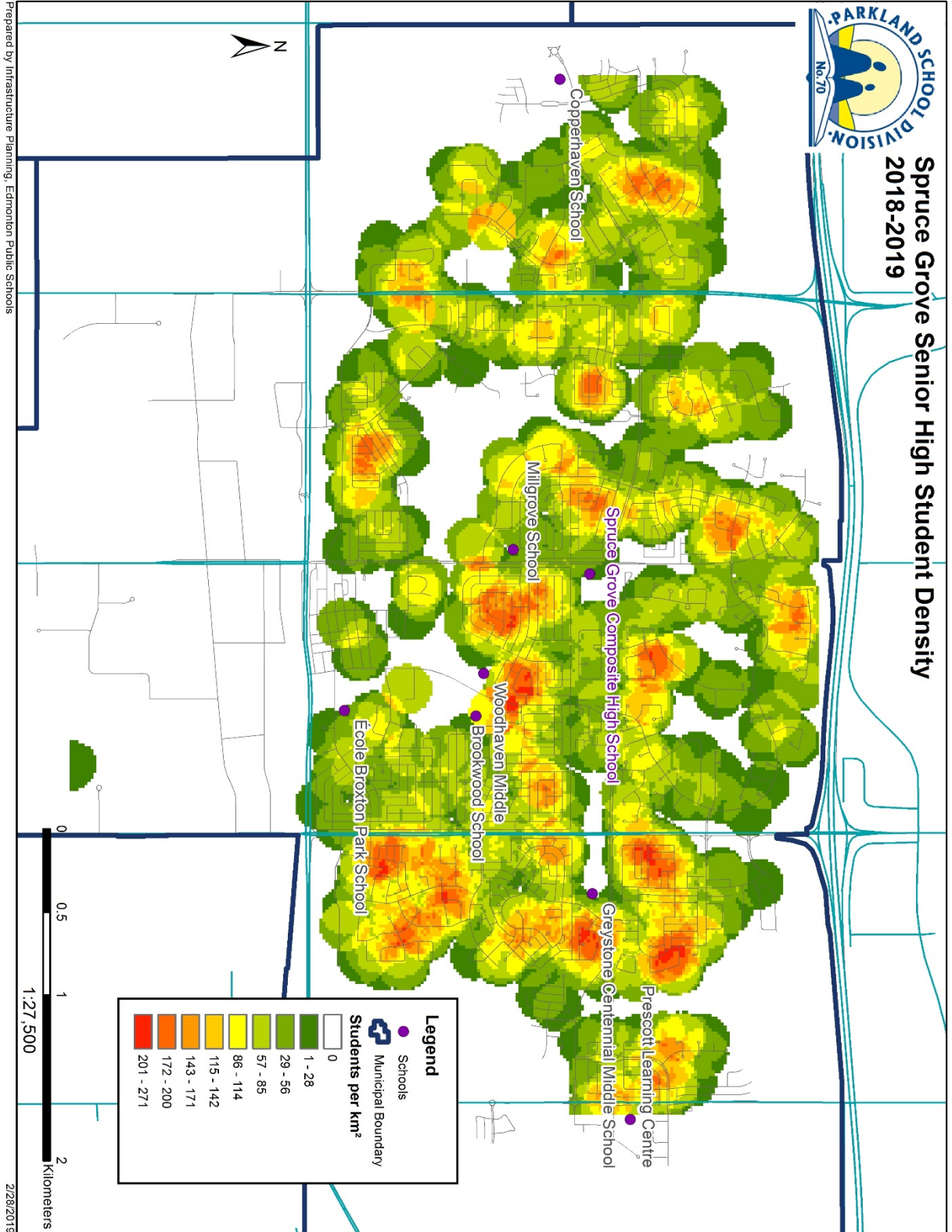
High Park School is currently over capacity and projected to remain this way until 2022/2023 when it will hover above 90% utilized for the next several years. Student accommodation issues could be addressed by re-designating grade 9 students (approximately 40-55 students) to Memorial Composite High School to create a grade 9 to grade 12 configuration. Memorial Composite High School currently has 300 available student spaces and is projected to retain sufficient available capacity for the next 10 years.

9.0 Appendix Maps

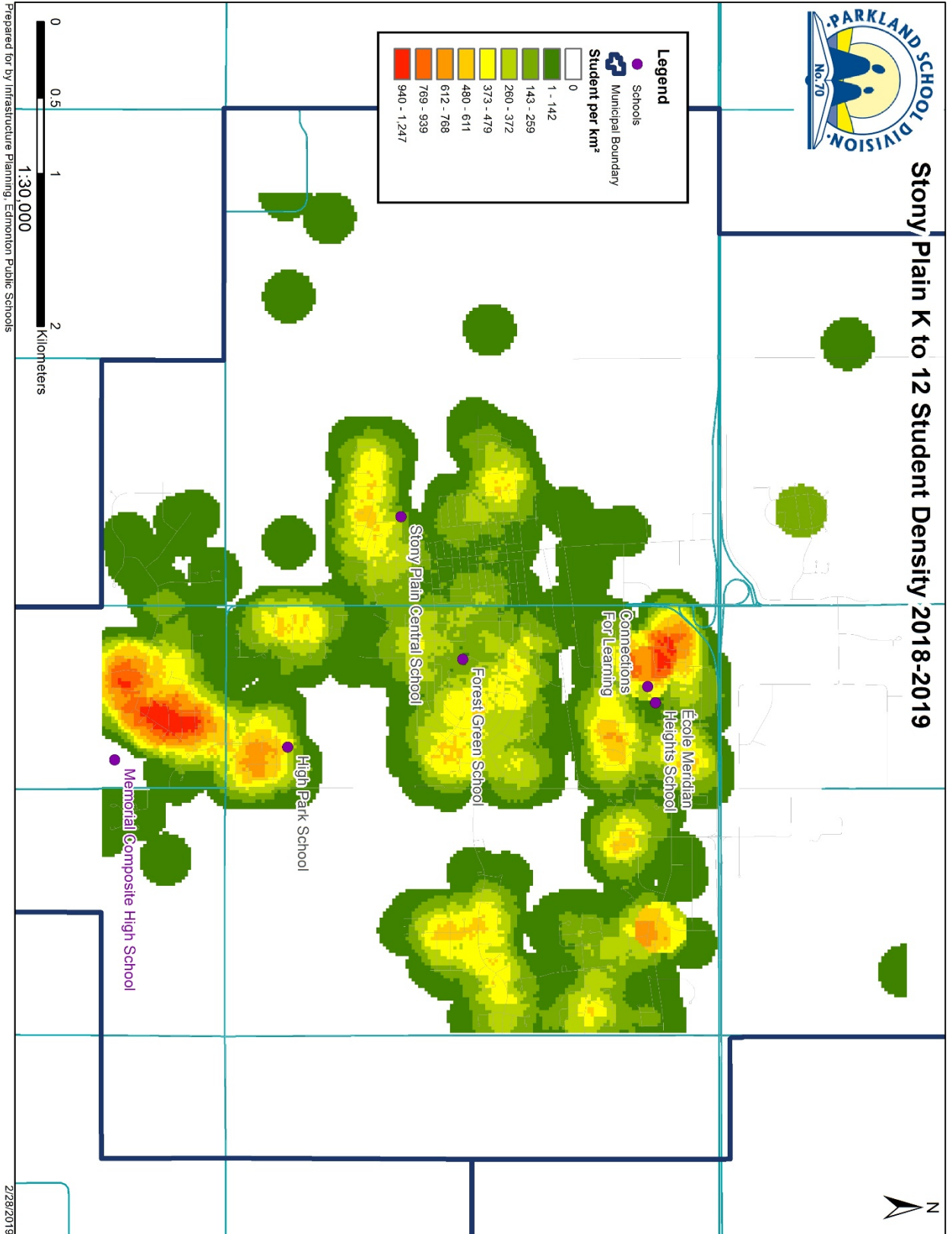
9.1 Spruce Grove K-12 Heat Map



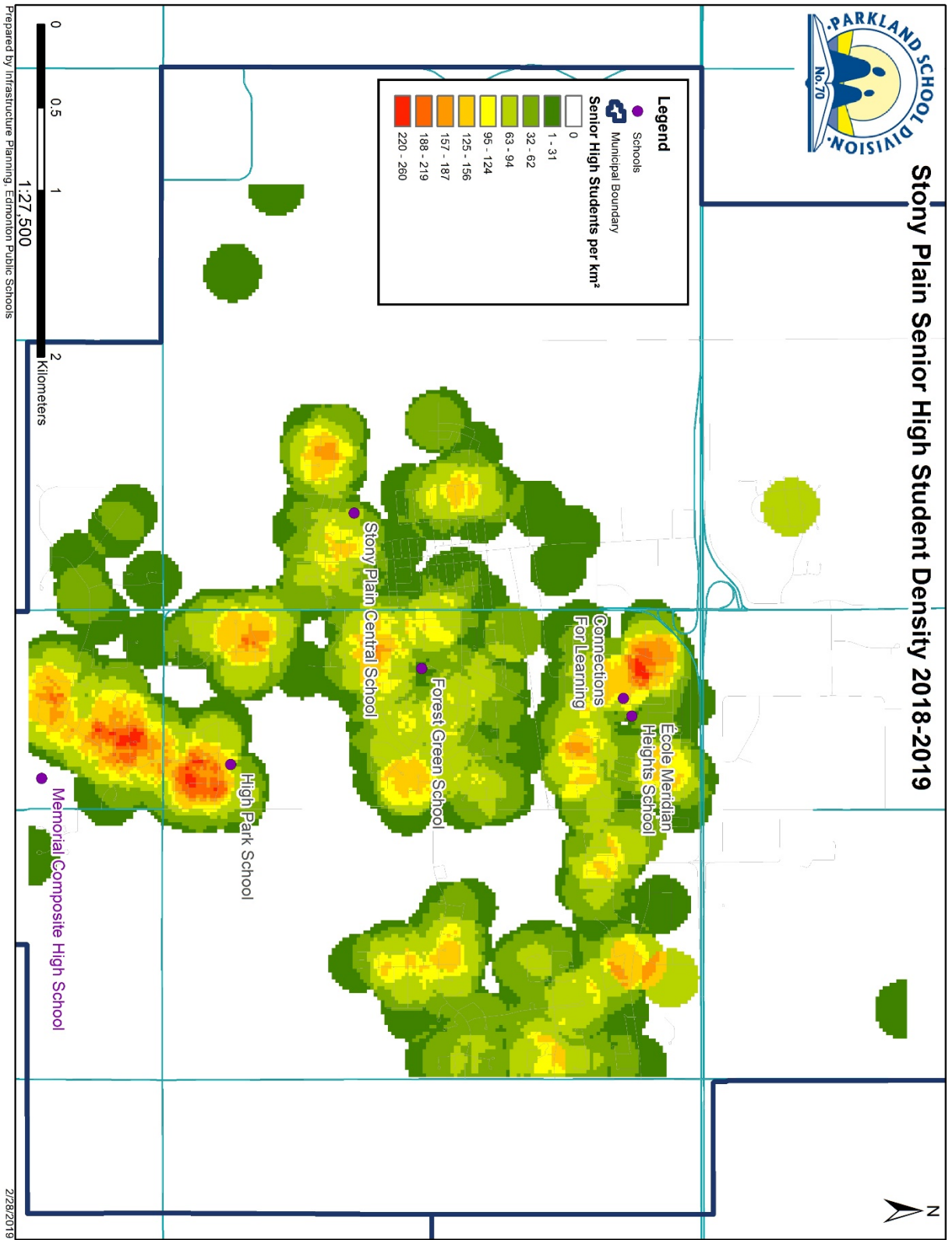
9.2 Spruce Grove Senior High Heat Map



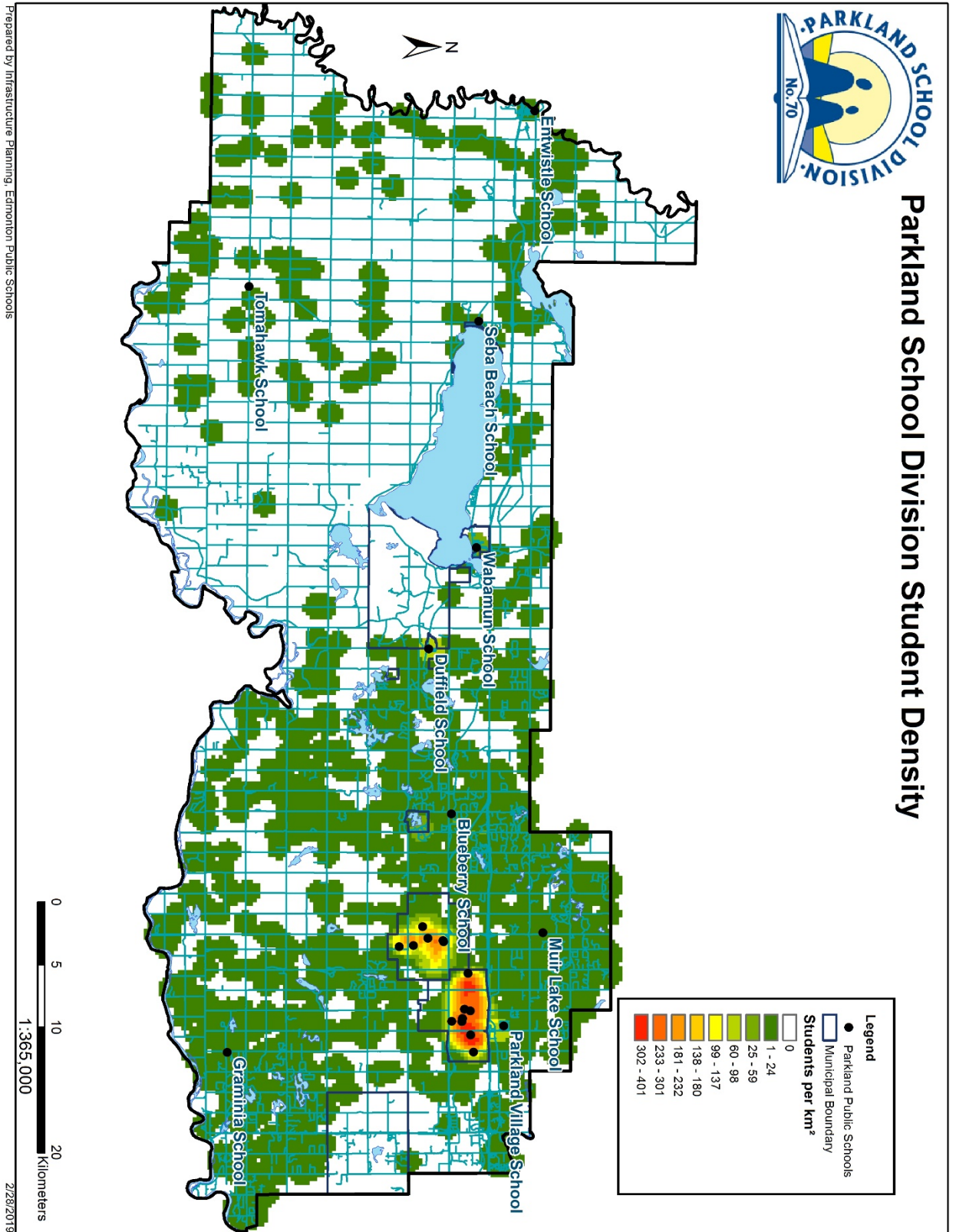
9.3 Stony Plain K-12 Student Heat Map



9.4 Stony Plain Senior High Heat Map



9.5 Parkland School Division K-12 Heat Map



9.6 Facility Matrix

Schools	Rank	Total Score	Enrollment/Students				Building		Building Condition									
			0.5		1		1		2		0		0					
			Enrollment Change Average 2014-2018	10 Year Projected Enrollment Trend	Utilization	Building Age	FCI	5 YR Maintenance by Sq. M	2018 Deferred Maintenance by Sq. M	2018 Deferred Maintenance (Mar-31-2018) by Sq. M	2018 Utilities per Student	2018 Utilities by Sq. M						
Score (1-19)	Total 5 YR Enrollment Change Average	Score	10 Year Enrollment Projection	Score (1-19)	Utilization (%)	Score (1-19)	Age (Years)	Current FCI	Score	Total 5 YR Maintenance by Sq. M	Score	Total Deferred Maintenance (Mar-31-2018) by Sq. M	Score	Total Utilities by Student	Score	Total Utilities by Sq. M		
Stony Plain Central School	1	231	11	43	20	73	16	48	40	24.99%	72	\$749.25	0	\$6.12	0	\$128.81	32	\$16.47
Spruce Grove Composite High School	2	221	3	-29	22	393	8	39	36	23.03%	88	\$854.76	0	\$2.79	0	\$194.27	40	\$16.85
Brookwood School	3	214	2	-57	13	18	15	47	38	24.03%	76	\$756.01	0	\$5.64	0	\$140.58	26	\$15.41
Forest Green School	4	209	10	9	13	18	8	39	30	21.58%	84	\$773.87	0	\$3.46	0	\$151.65	28	\$16.12
Parkland Village School	5	182	4	-9	8	-7	6	37	44	12.28%	68	\$612.59	0	\$48.71	0	\$157.78	18	\$14.76
Tomahawk School	6	162	5	-9	17	33	22	72	24	14.60%	52	\$475.63	0	\$16.36	0	\$298.61	34	\$16.57
Seba Beaud School	7	159	7	-4	5	-25	21	66	32	32.0%	80	\$766.74	0	\$70.80	0	\$606.06	10	\$12.95
Entwistle School	8	153	8	-4	11	6	18	63	26	16.16%	60	\$523.07	0	\$89.17	0	\$564.16	24	\$15.32
École Broxton Park School	9	152	1	-129	2	-43	17	50	34	21.92%	56	\$515.22	0	\$12.34	0	\$171.03	14	\$13.49
Duffield School	10	146	7	-4	17	33	20	65	20	12.41%	40	\$379.72	0	\$12.44	0	\$169.79	22	\$15.06
Webbmun School	11	145	4	-12	6	-24	19	64	20	13.32%	48	\$447.36	0	\$157.58	0	\$349.84	38	\$16.81
Millgrove School	12	144	6	-5	10	1	12	44	16	12.47%	28	\$282.67	0	\$68.58	0	\$134.39	30	\$16.21
Gamania School	13	139	6	-6	3	-37	6	37	42	26.42%	64	\$563.53	0	\$118.81	0	\$130.00	6	\$11.05
Woodhaven Middle School	13	139	3	-51	12	11	12	44	28	18.65%	44	\$424.08	0	\$14.91	0	\$171.72	8	\$12.46
Blueberry School	15	133	8	-1	15	20	8	39	18	12.81%	24	\$250.69	0	\$28.23	0	\$173.08	42	\$17.42
Muir Lake School	16	124	9	5	7	-21	8	39	10	10.96%	32	\$314.66	0	\$131.70	0	\$259.23	44	\$27.45
École Meridian Heights School	17	121	5	-7	16	26	14	46	12	12.28%	36	\$357.82	0	\$113.65	0	\$127.63	16	\$15.92
High Park School	18	115	10	26	1	-131	4	27	22	13.58%	20	\$200.97	0	\$50.25	0	\$134.89	20	\$14.97
Memorial Composite High School	19	105	1	-83	19	59	5	36	8	0.69%	16	\$32.31	0	\$0.57	0	\$223.80	36	\$16.81
Prescott Learning Centre**	20	74	11	140	21	90	2	3	2	0.00%	4	\$0.00	0	\$0.00	0	\$14.59	4	\$1.67
Greystone Centennial Middle School	21	55	2	-52	4	-32	3	14	6	0.56%	12	\$72.12	0	\$7.12	0	\$169.61	12	\$13.42
Copperhaeren School*	22	29	9	0	9	0	1	2	2	0.00%	4	\$0.00	0	\$0.00	0	\$0.00	2	\$0.00