



## MEMORANDUM

March 8, 2022  
Regular Board Meeting

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<b>TO</b>	Board of Trustees
<b>FROM</b>	Shauna Boyce, Superintendent
<b>ORIGINATOR</b>	Scott McFadyen, Associate Superintendent Corporate Supports and Services
<b>RESOURCE</b>	Serge LaBrie, Director Facilities Services
<b>GOVERNANCE POLICY</b>	Board Policy 2: Role of the Board
<b>ADDITIONAL REFERENCE</b>	BP 2: Article 30; Resource Stewardship: Reviews and approves capital plans BP 2: Article 35; Resource Stewardship: Acquires and disposes of land and buildings
<b>SUBJECT</b>	<b>THREE-YEAR CAPITAL PLAN REPORT</b>

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### PURPOSE

For approval. Recommendation required.

### RECOMMENDATION

That the Board of Trustees approve the Three -Year Capital Plan Submission Recommendation as presented at the Regular Meeting of March 8, 2022.

### BACKGROUND

The Board of Trustees is responsible for reviewing and approving division three-year capital plan and adhering to the Board Annual Work Plan. The attached report is in support of these responsibilities.

### REPORT SUMMARY

#### 2022-2023 – Year One

Priority One – Replacement of Spruce Grove Composite High School at a cost of \$60-70 million dollars.

Priority Two – New K-9 (900 capacity) School in Spruce Grove (East Side) at a cost of \$25 million dollars.

2023-2024 – Year Two

Priority One – Modernization of Tomahawk School at a cost of \$2-3 million dollars.

Priority Two - Modernization and preservation of Brookwood School at a cost of \$12-14 million dollars.

2024-2025

Priority One – Modernization and preservation of Forest Green School at a cost of \$12-16 million dollars.

Priority Two – New K-9 (900 capacity) School in Spruce Grove (West side) at a cost of \$25 million dollars.

Administration would be pleased to respond to any questions.

SM:kz



## THREE YEAR CAPITAL PLAN RECOMMENDATION

MARCH 2022

Presented to the Board of Trustees, March 8, 2022

Scott McFadyen, Associate Superintendent of Corporate Services

Resource: Serge LaBrie, Director Facilities Services

*Our Students Possess the confidence, resilience, insight and skills required to thrive in, and positively impact, the world.*

### BACKGROUND

#### Facility Services Planning Principles

The Facility Services Planning Principles guides the Division's Infrastructure Plans (Infrastructure Maintenance Renewal, Capital Maintenance Renewal and Capital Projects). Facility Services endeavors to provide educational opportunities and facilities available to all students. The Facility Services Planning Principles guide decisions in:

- Forming safe, caring, healthy, respectful, diverse, inclusive and equitable learning;
- Allocating financial resources;
- Recommending priorities for capital funding;
- Maintaining and building of schools;
- Acquisition of land; and
- All other infrastructure decisions.

The Facility Services Planning principles are intended to provide infrastructure that effectively supports learning opportunities, supports students, is responsive to community needs, where appropriate, and reflects the Division's vision and mission.

#### Capital Planning Rational

The School Facility Utilization Review completed in 2019 is the guiding document used to establish the three-year capital plan. The Three-Year Capital Plan 2022-2025 outlines the Division's capital priorities for the next three years. It includes an estimated project cost and a project rationale. Once approved by the Board of Trustees, the priorities are entered into the provincial database system, along with all supporting and required documentation.

The criteria for determining all projects is based on evaluation of the following factors:

#### Modernizations

- Condition of the building (as per the deferred maintenance and the current Facility Condition Index- FCI)
- School enrolment trend
- School utilization trend

If the cost of a modernization is 75 percent or more of a potential new school construction, a replacement school may be requested.

#### New Construction

The proposed priorities for new construction and major additions are based on a review of all land development plans, data from local municipalities, and analysis of student residency data, including but not limited to:

- Number of students currently residing in the area
- The yearly average enrolment
- Available student capacity in the plan's area
- Future growth potential in the area (based on single family lots to be developed)

- Total population potential in the area
- Pace of residential development in the area
- Ability of nearby schools to accommodate current and projected growth in the area, and
- Average bus travel time to the designated school(s)

The chart below indicates the Division’s proposed Three-Year Capital Plan 2022-2025:

Priorities 2022-2025	Listed on previous Three-Year Capital Plan	Ranking on previous Three-Year Capital Plan	Ranking on long term Facilities Plan	School	Estimated total cost (\$)
1	YES	1	1	Spruce Grove Composite High School - Replacement	\$60-\$70 million
2	NO	N/A	8	New School (K-9): Spruce Grove (East side)	\$25 million
3	YES	2	5	Tomahawk School - Modernization	\$2-\$3 million
4	YES	3	2	Brookwood School – Modernization	\$12-\$14 million
5	YES	4	3	Forest Green School – Modernization	\$12-\$16 million
6	NO	N/A	N/A	New School (K-9): Spruce Grove (West side)	\$25 million

The chart below demonstrates the historical capital plan requests and approvals for Parkland School Division:

School/Location	2018-2021	2019-2022	2020-2023	2021-2024	Approval Received
K-9 Stony Plain Central, Replacement	X				X (2018-2019)
10-12 Spruce Grove Composite High School, Modernization	X	X	X	X	
K-4 Brookwood School, Modernization	X	X	X	X	
K-4 Forest Green School, Modernization	X	X	X	X	
K-4 Parkland Village School, Replacement		X	X	X	
K-9 Tomahawk School, Modernization		X	X	X	

## Analysis

Parkland School Division has maintained its capital plan requests in the last three capital plans submitted to Alberta Education. Priorities should remain as consistent as possible to demonstrate a firm need for the projects and to allow our Government of Alberta partners to systematically prepare and plan for these requests.

Continued growth in the City of Spruce Grove necessitates the addition of two new school requests to the three-year capital plan but Facilities Services recommends staying consistent on the remaining requests.

The Facility Condition Index (FCI) rating for school assets is a key metric used in capital planning and spending for PSD. FCI is an industry-standard index that measures the relative condition of a facility by considering the costs of deferred maintenance and repairs as well as the value of the facility. FCI allows condition benchmarking between facilities of unequal size and composition, both within and among institutions. PSD’s average FCI rating across all assets is 17.3%. Generally speaking, a higher FCI rating indicates a greater need for improvements.

The approved Three-Year Capital Plan 2022-2025 will be submitted to Alberta Education by April 1, 2022.

## RECOMMENDATION

### 2022-2025 Capital Plan Recommendation

#### 2022-2023 – Year One

- **Priority One:** Replacement of Spruce Grove Composite High School at a cost of \$60-70 million dollars.

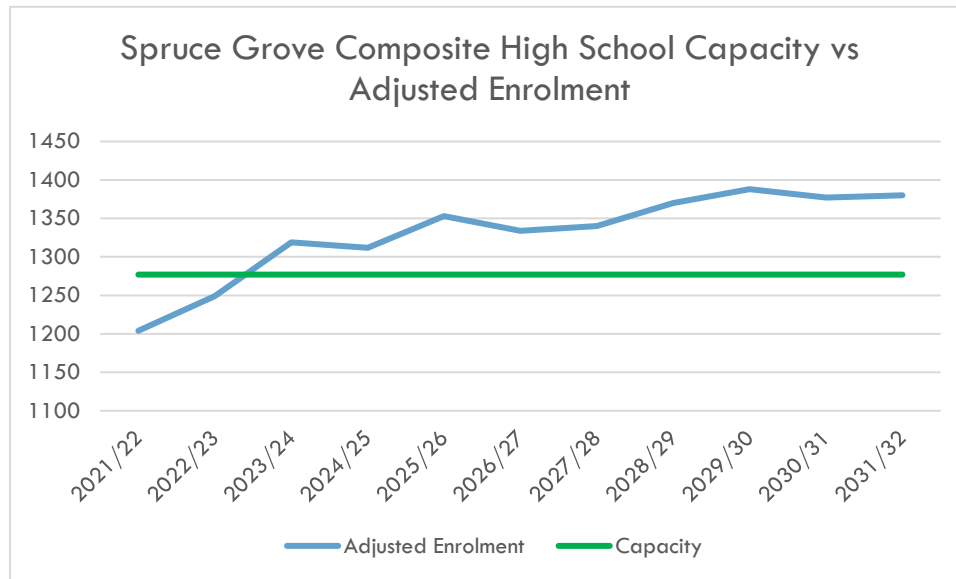
#### Rationale for the request:

Facility condition - SGCHS is a well-used facility that requires a replacement school as addressing its spatial and mechanical issues through a modernization is not recommended. 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 parking lot.

Deferred Maintenance (September 2021)	Current FCI	Last Year's FCI
\$12,956,893	24.00%	23.03%

Enrolment pressures - Enrolment projections indicate steady population growth. It is essential to address space constraints to accommodate current and future student needs and projected enrolment growth.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2027/28	2032/33
Enrolment	984	1,029	1,032	1,070	1,132	1,179	1,241	1,268
Adjusted Enrolment	1,094	1,119	1,104	1,126	1,204	1,249	1,313	1,342
Capacity	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277



In January 2021; PSD, Alberta Education and Group 2 Architecture completed a value scoping session to assess the feasibility of modernizing Spruce Grove Composite High School. The sessions included teachers and administration from the school along with division office representatives.

The main finding in the report is that an addition (to accommodate future growth) and modernization of the existing building will cost between \$61,773,994 and \$62,249,008. The cost to build a new high school with a capacity of 1,900 students was determined to be \$71,233,397.

Since the cost estimate to expand and modernize the existing building is significantly more than 75% of the cost of building a new school; the recommendation has been updated to a replacement school for Spruce Grove Composite High School instead of a modernization.

- **Priority Two:** New K-9 School on the East side of Spruce Grove

**Rationale for the request:**

The Pioneer and East Pioneer lands in Spruce Grove were identified in the PSD Student Attendance Study as an area of growth.

The three areas within the East Pioneer Lands (south of Prescott Learning Centre); Fenwyck, Easton and Tonewood are seeing an increase in activity, which is likely due to the entertainment and commercial development directly to the North of highway 16A. This development will accelerate the demand for housing in the East Pioneer lands.

There are currently 350 residential lots registered and another 240 lots in various stages of pre-development. These 590 lots represent approximately one quarter of the total development in these neighborhoods. It is estimated that 1,381 students will be generated once this area is fully developed.

The Pioneer lands (North of Prescott Learning Centre) are estimated to generate 1,492 students once these areas are fully developed. These lands are being actively developed and it is unclear how the development of the new Spruce Grove Sport and Event Centre will impact the speed at which these lands continue to develop.

The closest school to this area is Prescott Learning Centre which is already over capacity therefore at least one new school will be required in the East Pioneer lands.

**2023-2024 – Year Two**

- **Priority Three:** Modernization of Tomahawk School at a cost of \$2-3 million dollars.

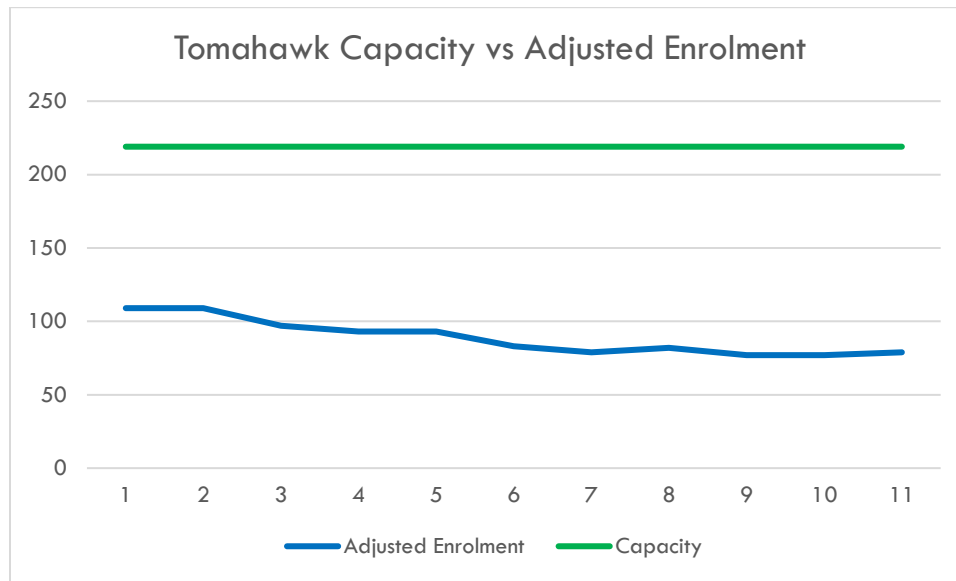
**Rationale for the request:**

Facility condition – Tomahawk School’s modernization would be focused on the gym. The gym has original ceiling tiles, lighting, and wood flooring; the gym is also undersized to accommodate junior high tournaments. Tomahawk School’s sports teams played their home games at Seba Beach School; with the closure of Seba Beach School there is a more immediate need to expand the capacity of Tomahawk’s gym. In addition to modernizing the gym we would update classroom millwork, washroom fixtures and pave the parking lot.

<b>Deferred Maintenance (September 2021)</b>	<b>Current FCI</b>	<b>Last Year's FCI</b>
\$1,285,794	13.86%	14.60%

Enrolment pressures - Enrolment projections indicate a declining student population at Tomahawk School.

<b>Year</b>	<b>September 30 Enrolment</b>					<b>1 Year</b>	<b>5 Year</b>	<b>10 Year</b>
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2027/28</b>	<b>2032/33</b>
Enrolment	121	117	92	104	107	104	92	84
Adjusted Enrolment	132	127	97	107	109	109	98	87
Capacity	219	219	219	219	219	219	219	219



- **Priority Two:** Modernization and preservation of Brookwood School at a cost of \$12-14 million dollars.

**Rationale for the request:**

Facility condition - 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.

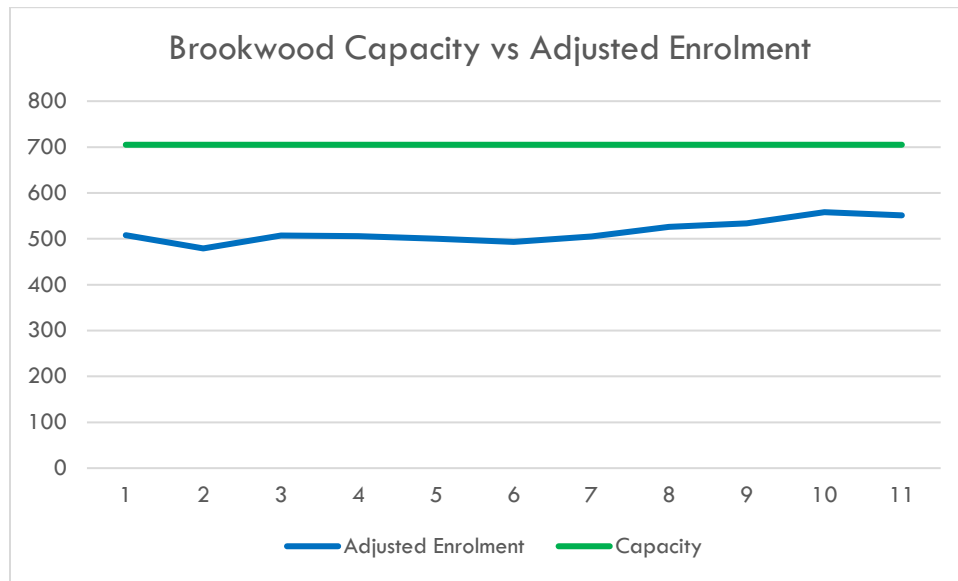
Deferred Maintenance (September 2021)	Current FCI	Last Year's FCI
\$3,900,040	22.83%	24.01%

Teaching Functionality - 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 unique twenty-first century learning environment.

Enrolment - Enrolment projections indicate steady population at Brookwood School.

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2027/28	2032/33
Enrolment	778	513	524	502	496	469	466	492
Adjusted Enrolment	790	555	534	531	508	479	497	516
Capacity	705	705	705	705	705	705	705	705





2024-2025 – Year Three

- **Priority One:** Modernization and preservation of Forest Green School at a cost of \$12-16 million dollars.

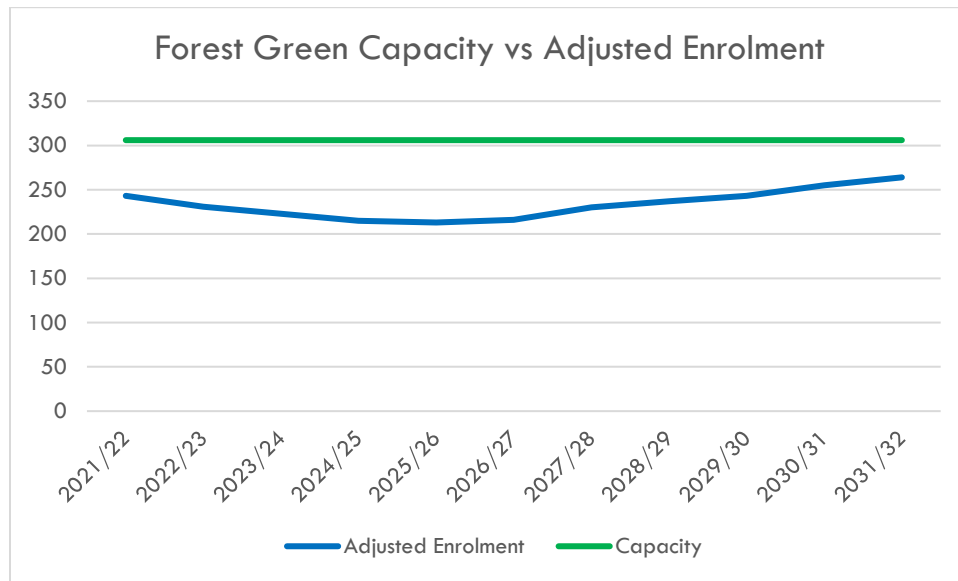
**Rationale for the request:**

Facility condition - 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 washrooms. The exterior cladding appears to be original concrete stucco and will need updating or substantial repair.

Deferred Maintenance (September 2021)	Current FCI	Last Year's FCI
\$2,687,659	26.56%	21.58%

Enrolment - Enrolment projections indicate a steady school population at Forest Green School.

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2027/28	2032/33
Enrolment	306	275	254	227	227	210	205	218
Adjusted Enrolment	317	288	268	260	243	231	220	233
Capacity	306	306	306	306	306	306	306	306



- **Priority Two:** New K-9 School on the West side of Spruce Grove

**Rationale for the request:**

The West Central and Shiloh lands in Spruce Grove were identified in the PSD Student Attendance Area Study as an area of future growth. These lands have been slow to develop.

There are City developed area structure plans for these lands however there is currently no new development. It is estimated that 883 students will be generated once these areas are fully developed.

The closest school to this area is Copperhaven School which is already nearing capacity therefore a new school will be needed in the West Central or Shiloh lands.