



MEMORANDUM

March 7, 2023
 Regular Board Meeting

TO Board of Trustees

FROM Shauna Boyce, Superintendent

ORIGINATOR Scott McFadyen, Associate Superintendent

RESOURCE Serge LaBrie, Director, Facilities Services

GOVERNANCE POLICY Board Policy 2: Role of the Board

ADDITIONAL REFERENCE BP 2 Section 28. Board Annual Work Plan
 BP 2 Section 30. Reviews and approves capital plans, on an annual basis

SUBJECT **2023-2026 THREE-YEAR CAPITAL PLAN RECOMMENDATION**

PURPOSE

For approval. Recommendation is required.

RECOMMENDATION

That the Board of Trustees approves the Three-Year Capital Plan Recommendation as presented at the Regular Meeting of March 7, 2023.

BACKGROUND

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

REPORT SUMMARY

2023-2024 – Year One

Priority One – Replacement of Spruce Grove Composite High School at a cost of \$70-80 million dollars.

Priority Two – New K-9 School on the East side of Spruce Grove.

2024-2025 – Year Two

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

Priority Two – Modernization and preservation of Brookwood School at a cost of \$12-16 million dollars.

2025-2026 – Year Three

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

Priority Two – New K-9 School on the West side of Spruce Grove.

Administration would be pleased to respond to any questions.

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THREE YEAR CAPITAL PLAN RECOMMENDATION

MARCH 2023

Presented to the Board of Trustees, March 7, 2023

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.

The Facility Services Planning Principles are:

- Health and Safety;
- Alberta Infrastructure school audits;
- Standing maintenance/renewal programs;
- Enrolment and utilization trends and;
- Consultation with stakeholders
 - Municipal partners, site administrators and maintenance staff

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 2023-2026 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 Alberta Education criteria for determining between modernization and a replacement school is based on the following:

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 replacement school, a replacement school may be requested.

New Construction

The proposed priorities for PSD’s 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 2023-2026:

Priorities 2023-2026	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	\$70-\$80 million
2	YES	2	8	New School (K-9): Spruce Grove (East side) (13.4 acres)	\$25 million
3	YES	3	5	Tomahawk School - Modernization	\$2-\$3 million
4	YES	4	2	Brookwood School – Modernization	\$12-\$16 million
5	YES	5	3	Forest Green School – Modernization	\$12-\$16 million
6	YES	6	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	2019-2022	2020-2023	2021-2024	2022-2025	Approval Received
K-9 Stony Plain Central, Replacement					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	X	
K-9 Tomahawk School, Modernization	X	X	X	X	
K-9 School in Tonewood (East Spruce Grove), New School				X	
K-9 School on the West Side of Spruce Grove, New School				X	

Analysis

Parkland School Division has maintained its capital plan requests for modernizations and replacement schools in the last four capital plans submitted to Alberta Education. Continued growth in Spruce Grove has resulted in new school priorities being added to the capital plan. 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.

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 in 2022 is 18.48%; the average FCI rating in 2021 was 17.3%. Generally speaking, a higher FCI rating indicates a greater need for improvements.

Interpretation of FCI values are set by the provincial government as such:

Good = Facilities with and FCI rating of less than 15%

Adequate = Facilities with an FCI rating of more than 15% but less than 40%

Poor = Facilities with an FCI rating of more than 40%

The target set by Parkland School Division's Facilities Department in regards to FCI ratings is to maintain and upgrade Facilities to keep FCI ratings at each individual facility between 15% and 25% on a consistent basis.

The approved Three-Year Capital Plan 2023-2026 will be submitted to Alberta Education by April 1, 2023.

RECOMMENDATION

2023-2026 Capital Plan Recommendation

2023-2024 – Year One

- **Priority One:** Replacement of Spruce Grove Composite High School at a cost of \$70-80 million dollars.

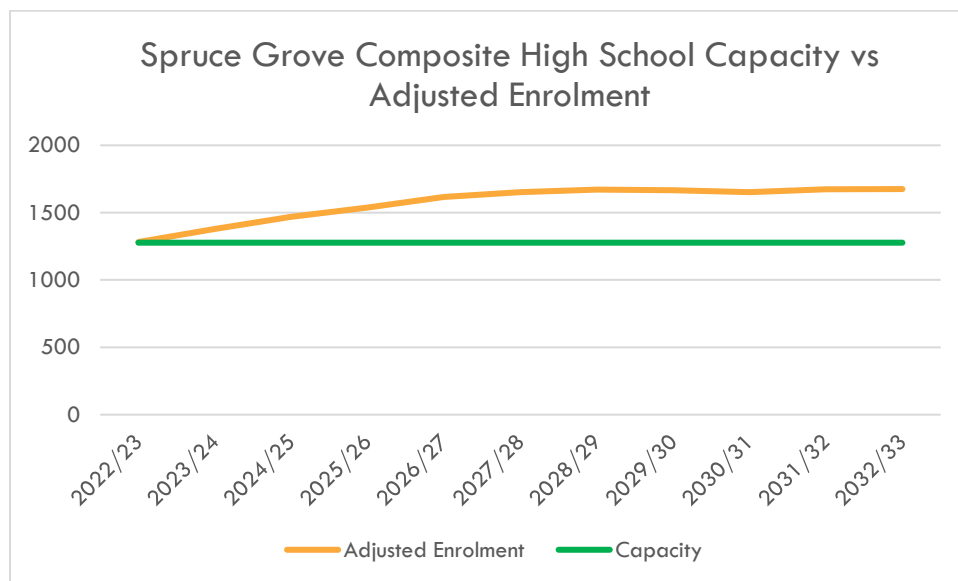
Rationale for the request:

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.

Based on the historical grade progression and continued growth the current Spruce Grove Composite High School building will be at 108% of capacity by September 2023.

In fact, there are 1,539 students attending grade 7,8 & 9 within Spruce Grove. In 3 years these students will be in Spruce Grove Composite High School result in a capacity of 120% by September 2025 and this excludes student moving into the area in this time.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2028/29	2033/34
Enrolment	1029	1032	1070	1132	1229	1323	1602	1606
Adjusted Enrolment	1119	1104	1126	1186	1282	1380	1671	1675
Capacity	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277



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 2022)	Current FCI	Last Year's FCI
\$18,210,029	25.23%	24.00%

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.

On April 4, 2022 the City of Spruce Grove issued a letter to the Minister of Education the Honorable Adrianna LaGrange and all impacted stakeholders which supports Parkland School Division’s request and urgent need for a replacement school. The letter clearly identifies the tremendous growth in Spruce Grove which according to PSD’s calculations will lead to severe overcrowding of the current facility by 2025.

During the summer of 2022 Parkland School Division commissioned a Test Fit Report. This report was assembled by Smart Architecture following several meetings with the City of Spruce Grove. The report looked at use of the existing site to accommodate a new 2000 capacity High School, Alberta Education guidelines for space requirements and the City of Spruce Grove development bylaws.

The report confirmed that the existing site can be used for a replacement school. The mechanical, electrical and civil disciplines noted some minor infrastructure changes that would be needed. The main finding was that a full traffic impact assessment would be required to determine the best access to and from the site. There were no other major risks identified by the City of Spruce Grove or the engineering disciplines in association with the proposed project.

Due to current market conditions and increased inflation; Parkland School Division now estimates that the modernization or replacement cost has increased to between \$70 million and \$80 million dollars.

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 in 2022 for 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 490 residential lots registered and another 194 lots in various stages of pre-development. These 684 lots represent approximately 30% of the total development in these neighborhoods. There has been an increase of 5% in the total development in these neighborhoods since last year’s capital plan (2022-2025 capital plan). 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 a new school will be required in the East Pioneer lands.

2024-2025 – Year Two

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

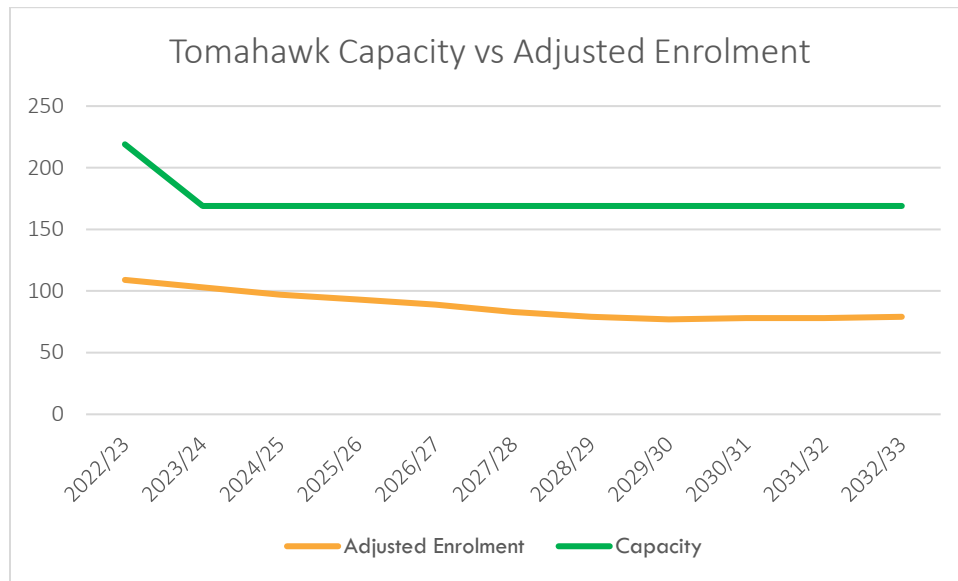
Rationale for the request:

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.

Deferred Maintenance (September 2022)	Current FCI	Last Year's FCI
\$2,926,549	14.00%	13.50%

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

Year	September 30 Enrolment					1 Year	5 Year	10 Year
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2028/29	2033/34
Enrolment	117	92	104	107	101	100	77	77
Adjusted Enrolment	127	97	107	109	109	103	79	79
Capacity	219	219	219	219	219	169	169	169



Parkland School Division is planning on relocating two modular classrooms from Tomahawk School to create a new outreach campus in Spruce Grove during the summer of 2023 which explains the anticipated drop in capacity of Tomahawk School.

- **Priority Two:** Modernization and preservation of Brookwood School at a cost of \$12-16 million dollars.

Rationale for the request:

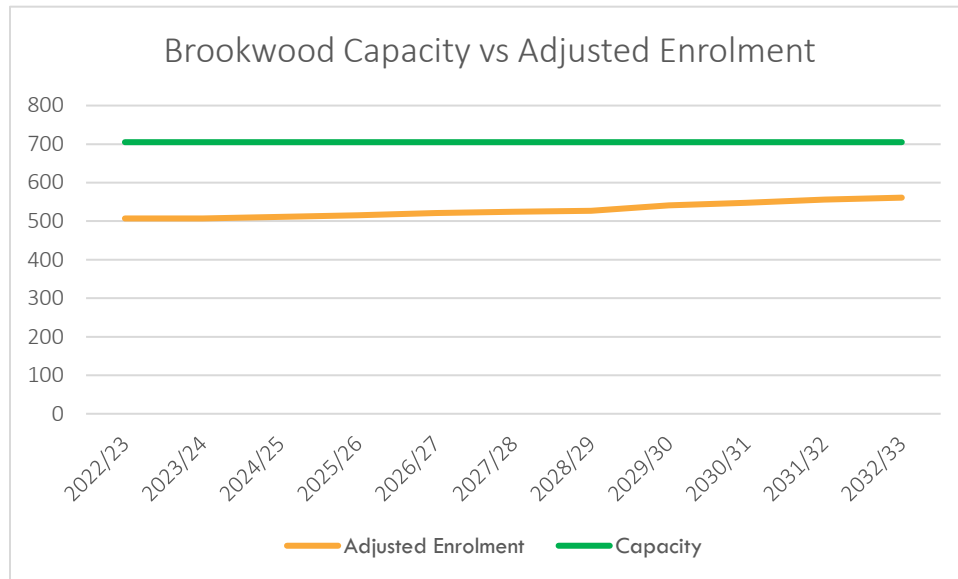
Facility condition - Many of Brookwood’s building components are aging and require replacement. Outdated finishes such as the carpet in the corridors and classrooms, and the original tile in the core washrooms require updating. Much of the school’s millwork, lighting, and ceiling grid is original, and 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
\$6,236,485	27.00%	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.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2028/29	2033/34
Enrolment	513	524	502	496	496	496	513	550
Adjusted Enrolment	555	534	531	508	507	507	527	561
Capacity	705	705	705	705	705	705	705	705



2025-2026 – Year Three

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

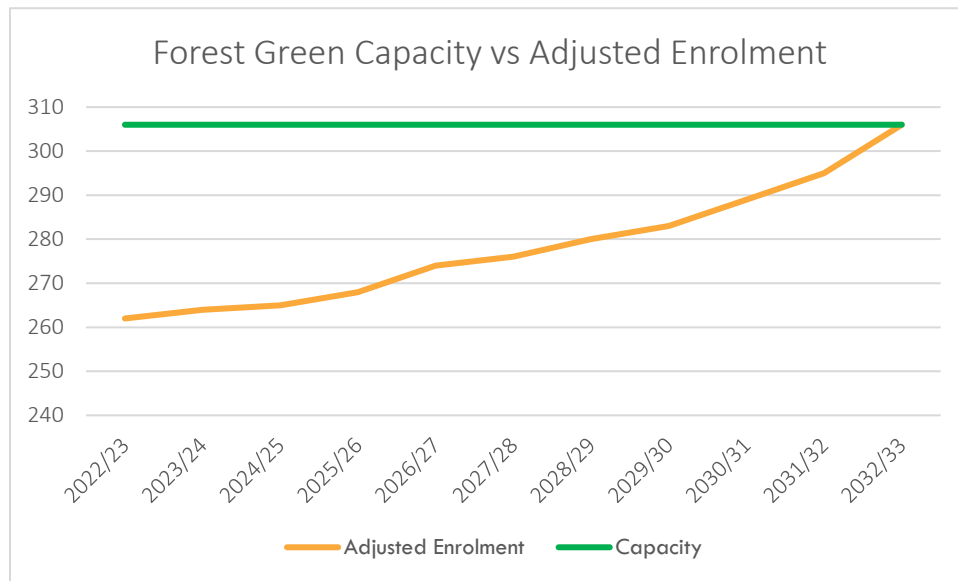
Rationale for the request:

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
\$4,696,324	28.28%	26.61%

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

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2028/29	2033/34
Enrolment	275	254	227	227	250	255	272	300
Adjusted Enrolment	288	268	260	243	262	264	280	306
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. The closest school to this area is Copperhaven School.

Although the area has been slow to develop the Parkland School Division Board of Trustees proactively implemented recommendations from the PSD Student Attendance Area Study which resulted in students being shifted from Copperhaven School to Woodhaven Middle School. This has effectively bought Parkland School Division a few years before Copperhaven School exceeds its capacity.

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.

It is currently estimated that even with the implementation of strategies to shift students to Woodhaven Middle School that Copperhaven School will exceed its capacity in the 2024-2025 school year.