



## MEMORANDUM

March 5, 2024  
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
<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 Section 28. Board Annual Work Plan BP 2 Section 30. Reviews and approves capital plans, on an annual basis
<b>SUBJECT</b>	<b>2024-2027 THREE YEAR CAPITAL PLAN RECOMMENDATION</b>

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### 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 5, 2024.

### 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

#### 2024-2025 – Year One

Priority One – Replacement of Spruce Grove Composite High School at a cost of \$78-90 million dollars.

Priority Two – New K-9 School on the East side of Spruce Grove at a cost of \$25 million dollars.

**2025-2026 – Year Two**

Priority One – Modernization and preservation of Brookwood School at a cost of \$13-17 million dollars.

Priority Two – Modernization and preservation of Forest Green School at a cost of \$13-17 million dollars.

**2026-2027 – Year Three**

Priority One – New K-9 School on the West side of Spruce Grove at a cost to be determined.

Priority Two – Replacement of Parkland Village School at a cost to be determined.

The approved Three-Year Capital Plan 2024-2027 will be submitted to Alberta Education by April 1, 2024.

Administration would be pleased to respond to any questions.

SM:nm



## THREE YEAR CAPITAL PLAN RECOMMENDATION

MARCH 2024

Presented to the Board of Trustees, March 5, 2024

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 & recommendations to the Board of Trustees in:

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

The Facility Services Planning principles are intended to support the provision of 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 based on:

- 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 recommendations for the three-year capital plan. The Three-Year Capital Plan 2024-2027 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 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
- 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

The chart below indicates the Division’s proposed Three-Year Capital Plan 2024-2027:

Priorities 2024-2027	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	\$78-\$90 million
2	YES	2	8	New School (K-9): Spruce Grove (East side) (13.4 acres)	\$25 million
3	YES	4	2	Brookwood School – Modernization	\$13-\$17 million
4	YES	5	3	Forest Green School – Modernization	\$13-\$17 million
5	YES	6	N/A	New School (K-9): Spruce Grove (West Side)	\$25 million
6	No	N/A	4	Parkland Village – Replacement	TBD

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

School/Location	2020-2023	2021-2024	2022-2025	2023-2026	Approval Received
K-9 Stony Plain Central, Replacement					X (2018-2019)
10-12 Spruce Grove Composite High School, Modernization	X	X	X	X	X (Design Funding Approved)

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			
K-9 Tomahawk School, Modernization <sup>1</sup>	X	X	X	X	
K-9 School in Tonewood (East Spruce Grove), New School			X	X	
K-9 School on the West Side of Spruce Grove, New School			X	X	

Note #1 – PSD is planning to complete this project in-house

## Analysis

Parkland School Division has maintained its capital plan requests for modernizations and replacement schools in the last five 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 buildings 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 school buildings in 2023 is 16.43%; the average FCI rating in 2022 was 18.48. 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 2024-2027 will be submitted to Alberta Education by April 1, 2024.

**RECOMMENDATION**

**2023-2026 Capital Plan Recommendation**

**2024-2025 – Year One**

- **Priority One:** Replacement of Spruce Grove Composite High School at a cost of \$78-90 million dollars.

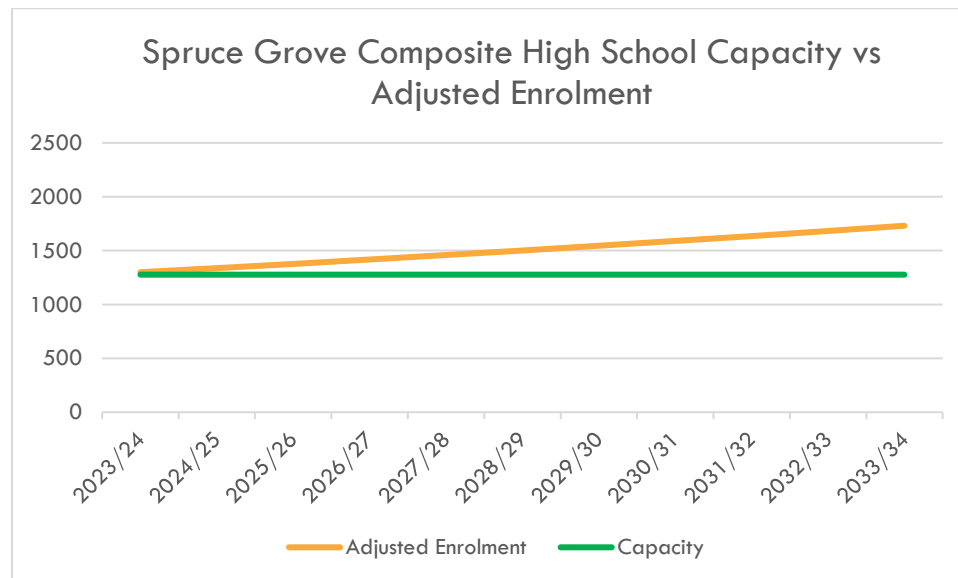
**Rationale for the request:**

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 103% of capacity by September 2024.

In fact, there are 1,585 students attending grade 7,8 & 9 within the Spruce Grove area. In 3 years, these students will be in Spruce Grove Composite High School resulting in the High School remaining significantly over capacity. These projections do not include students moving into the area during this time, nor students enrolled in French Immersion in Stony Plain.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2029/30	2034/35
Enrolment	1032	1070	1132	1229	1247	1283	1360	1464
Adjusted Enrolment	1104	1126	1186	1282	1300	1338	1418	1527
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 up to 30 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, CTS spaces, Foods lab, and parking lot.

Deferred Maintenance (September 2023)	Current FCI	Last Year's FCI
\$18,394,785	27.00%	25.23%

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 was 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 was updated in 2022 to a replacement school for Spruce Grove Composite High School instead of a modernization.

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 in support of 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.

In the spring of 2023: Parkland School Division was awarded design funding for a future replacement school of Spruce Grove Composite High School with a capacity of 1,910. The design committee began work in late 2023 and a complete design is expected by the fall of 2024.

A full construction funding approval is still required for the project to move past the current design phase.

Due to current market conditions and increased inflation; Parkland School Division now estimates that the modernization or replacement cost has increased to between \$78 million and \$90 million dollars.

- **Priority Two:** New K-9 School on the East side of Spruce Grove at a cost of \$25 million dollars.

**Rationale for the request:**

The Pioneer Lands and East Pioneer Area Structure Plans (ASP) 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.

The breakdown of current development as provided by the City of Spruce Grove in these ASP's is as follows:

	Pioneer Lands ASP	Pioneer East ASP
Percentage of Residential Land Area Developed	43.1%	38.1%
Existing Lots	1439	687
Lots in Pre-development	211	190
<b>Total Lots</b>	<b>1650</b>	<b>877</b>
Elementary/Junior High Students	838	433
Senior High Students	355	144
<b>Total Students</b>	<b>1193</b>	<b>577</b>

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 at an 85% utilization rate. The utilization rate at Prescott Learning Centre dropped from 90% in 2022 to 85% in 2023 due to the implementation of significant boundary changes.

It is anticipated that enrolments will continue to grow with the Prescott Learning Centre nearing capacity by 2026 therefore a new school will be needed in the Tonewood development to service this area of the City.

**2025-2026 – Year Two**

- **Priority One:** Modernization and preservation of Brookwood School at a cost of \$13-17 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 most of the roof and all windows are due for replacement. Brookwood has classrooms divided by partitions that create air handling issues; thus, an air system rebalancing is strongly recommended.

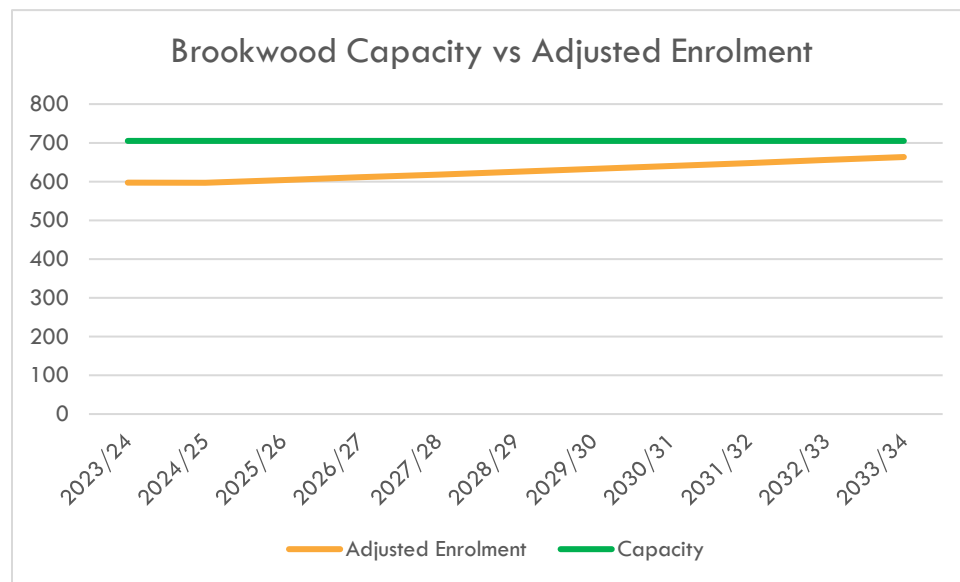
Deferred Maintenance (September 2023)	Current FCI	Last Year's FCI
\$4,571,135	24.00%	25.35%



Teaching Functionality – The school could also embrace an updated 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 more functional and supportive learning environment.

Enrolment - Enrolment projections indicate a steady population at Brookwood School.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2029/30	2034/35
Enrolment	524	502	496	496	579	586	600	619
Adjusted Enrolment	555	534	531	508	597	597	611	630
Capacity	705	705	705	705	705	705	705	705



- **Priority Two:** Modernization and preservation of Forest Green School at a cost of \$13-17 million dollars.

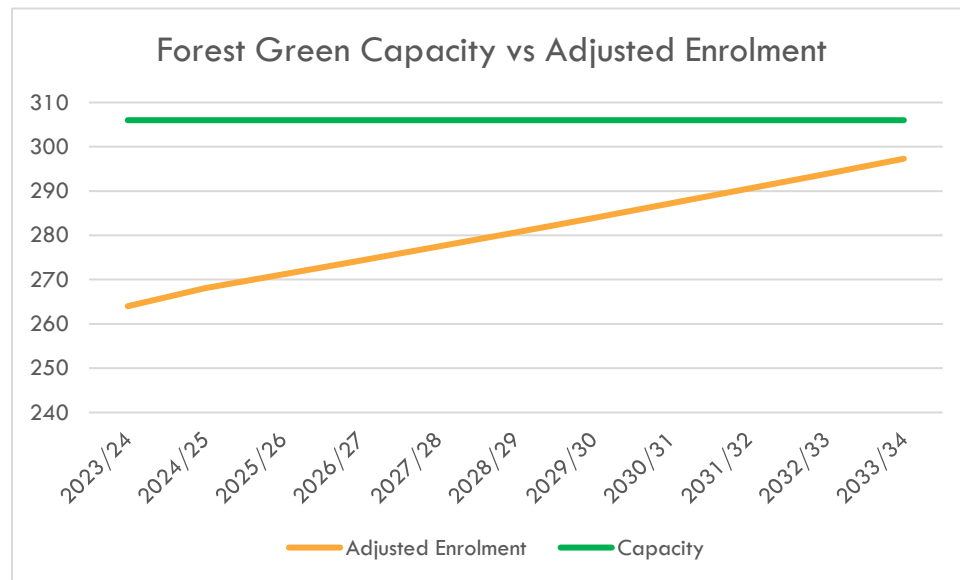
**Rationale for the request:**

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 the library, classrooms and washrooms. The exterior cladding appears to be original concrete stucco and will need updating or substantial repair.

Deferred Maintenance (September 2023)	Current FCI	Last Year's FCI
\$2,736,586	27.00%	28.28%

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

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2029/30	2034/35
Enrolment	254	227	227	250	255	258	264	272
Adjusted Enrolment	268	260	243	262	264	268	274	282
Capacity	306	306	306	306	306	306	306	306



**2025-2026 – Year Three**

- **Priority One:** New K-9 School on the West side of Spruce Grove at a cost to be determined.

**Rationale for the request:**

The West and West Central Area Structure Plans (ASP) 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 PSD 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.

The breakdown of development as provided by the City of Spruce Grove in these ASP’s is as follows:

	West ASP	West central ASP
Percentage of Residential Land Area Developed	59.7%	23%
Existing Lots	2349	151
Lots in Pre-development	86	80
<b>Total Lots</b>	<b>2435</b>	<b>231</b>
Elementary/Junior High Students	1606	122
Senior High Students	402	35
<b>Total Students</b>	<b>2008</b>	<b>157</b>

Copperhaven School; the closet to this area; is at an 84% utilization rate. The utilization rate at Copperhaven School was at 91% in 2022 to 84% in 2023 due to the implementation of significant boundary changes.

It is anticipated that enrolments will continue to grow with Copperhaven School nearing capacity by 2028 therefore a new school will be needed in the South West quadrant of the City to service this area.

- **Priority Two:** Replacement of Parkland Village School at a cost to be determined.

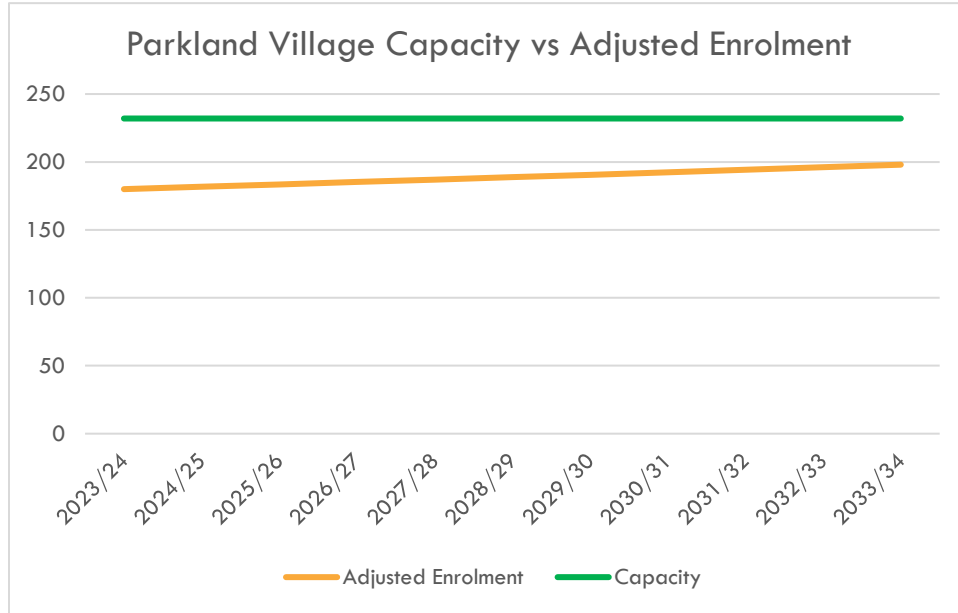
**Rational for the Request:**

Parkland Village School is in fair condition, despite being an older facility. The building envelop 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. Many systems are nearing 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.

Deferred Maintenance (September 2023)	Current FCI	Last Year's FCI
\$2,911,380	34.00%	32.42%

Enrolment - Enrolment projections indicate a steady population at Parkland Village School.

	September 30 Enrolment					1 Year	5 Year	10 Year
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2029/30	2034/35
Enrolment	192	198	151	164	172	174	177	182
Adjusted Enrolment	208	170	164	170	180	182	185	190
Capacity	232	232	232	232	232	232	232	232



Parkland Village School is currently built on leased land which creates a unique set of challenges for the school division.