

EDMONTON PUBLIC SCHOOLS

April 26, 2011

TO: Board of Trustees
FROM: E. Schmidt, Superintendent of Schools
SUBJECT: District Three-Year Capital Plan 2012-2015
ORIGINATOR: B. Smith, Executive Director

RESOURCE

STAFF: Josephine Duquette, Jon Dziadyk, Jenifer Elliott, Ken Erickson, Roland Labbe, Marco Melfi, John Nicoll, Ann Parker, Lorne Parker, Jim Ray, Larry Schwenneker, Amy-Irene Seward, Cindy Skolski

RECOMMENDATION

That the District *Three-Year Capital Plan 2012-2015* be approved for submission to Alberta Education and Alberta Infrastructure.

* * * * *

This report provides information on the proposed district capital planning priorities to be submitted to Alberta Education and Alberta Infrastructure as the *Three-Year Capital Plan 2012-2015*. As stipulated in the *Funding Manual for School Authorities 2011/2012 School Year*, school jurisdictions must submit a three-year capital priorities plan by May 1, 2011. Capital plans have historically been organized into three sections of project priorities as summarized below:

- Section 1: Leases and Other Projects
- Section 2: New Schools, Additions, and Replacement Schools
- Section 3: Preservation and Upgrading of Existing Schools

The proposed project priorities are summarized in Appendix I. This year Alberta Education has requested that the project priorities be aggregated into one list. The aggregated list of priorities as requested by the Province is found in Appendix II.

Priorities in the proposed *Three-Year Capital Plan 2012-2015* have been developed based on current student residency and enrolment data, outcomes of the District's completed Sector Review processes (2009-2010) and the planning principles established through the *Ten-Year Facilities Plan 2009-2018*. Consideration was given to the City of Edmonton's *Developing Neighbourhoods Under Construction: 2009* report, student enrolment impacts after the opening of the six Alberta School Alternative Procurement (ASAP I) schools in September 2010 and the projected impacts of the three Alberta School Alternative Procurement (ASAP II) schools opening in September 2012.

The Government of Alberta released the provincial Budget 2011 on February 4, 2011. The Government of Alberta's 2011-2014 Capital Plan was included as part of this release, articulating planned provincial infrastructure funding by sector (Appendix III). The total value of capital funding available to invest in Kindergarten to Grade 12 school facility infrastructure across the Province is planned to be reduced from the \$729 million invested in the 2009-2010 fiscal year, down to a budget amount of \$177 million in 2013-2014. This would represent a 76 per cent decline in Kindergarten to Grade 12 school facility infrastructure investment across the Province in comparison to 2009-2010 levels.

Requests for free-standing modular or portable classroom relocations or new units no longer need to be identified in the capital plan submission. Apart from ASAP schools, the District has not received any project funding approvals from the previous three three-year capital plan submissions.

Section 1: Leases and Other Projects

Leasing support for the first year of the plan period for the duration of six months is requested for Major General Griesbach School. As of September 2012, students will be accommodated in a new ASAP II replacement school.

Leasing support over the three-year plan period is requested for Amiskwaciy Academy.

A request for \$250,000 annually to complete value management studies for schools on the preservation upgrade list is included in the plan. Such studies would provide valued information to confirm project scope in advance of full project funding approval. Proactively assessing scope and costing for these projects would help confirm capital funding requests and facilitate faster construction implementation, should funding be approved.

Due to the number of older schools in our district, we have a significant asbestos liability estimated to be in the order of \$55 million which cannot be addressed in an expedient fashion through the Major Maintenance Plan, which is funded through provincial Infrastructure Maintenance Renewal (IMR) funding. A \$30 million request is proposed over the next three years for an Asbestos Abatement Program, to accelerate reduction of the amount of material present in our schools, and minimize potential exposure for our students, staff and public.

Section 2: New Construction and Replacement Schools

The *Three-Year Capital Plan 2012-2015* has confirmed that five new construction projects will be required to accommodate growth in the new suburban areas over the timeframe of the plan. The new construction projects have been determined by applying a set of criteria to suburban areas, as illustrated in Appendix IV. The priority order is based on the results of applying the criteria listed below:

- Number of public students living in the new area
- Available student capacity in the sector and proximate schools
- Future growth potential

Future growth potential has been based on the City of Edmonton's '**Edmonton's Developing Neighbourhoods Under Construction: 2009**' report (see Attachment I).

The resident student population for K-9 Edmonton Public School students in 1984 and 2010 is illustrated in Appendix V. These maps illustrate the growth and decline of population in the various areas of the City conceptually. Priority for a replacement school in a mature area within the District would be identified by applying a set of criteria to mature areas.

- Number of public students living in the mature area
- Available student capacity in the sector and proximate schools
- Consolidation potential
- Condition of building
- District initiative (viability, program need, collaborative programs)

Section 3: Preservation and Upgrading of Existing Schools

Preservation project priorities have been based on last year's priorities. The District has not received any funding approvals for Preservation Projects since 2007, when funding was announced for projects at Eastglen, Forest Heights (Phase 1), Prince Charles, and Strathcona (Phase 1) schools. The preservation priorities are illustrated in Appendix VI.

Over the past 18 years the District was funded for a number of preservation projects within the mature areas, as illustrated in Appendix VII.

Requests for funding in the preservation priorities list are categorized as an Essential Upgrade or a General Upgrade.

An **Essential Upgrade** is intended to prolong the life of the facility through replacement of major components, as identified in provincial facility condition audits, district condition assessments, or as identified by external consultants, which address:

- Replacement of components at risk of failure or that are posing a life, health/safety risk and/or are creating an immediate need of repair/replacement.
- Replacement of mechanical, electrical and structural components based on age and condition.
- Ensuring school facility upgrades meet all regulatory agency requirements.
- Meet the requirements of students with disabilities or special educational needs through provision of barrier-free accessibility.
- Correct components to address environmental and energy concerns that will positively impact life cycle costs.

Essential Upgrades typically would not reconfigure existing space within the building in any significant way, unless required to address specific challenges with barrier-free accessibility or life, health and safety risks. Buildings may be reduced in size if excess capacity is not required. For the purposes of this plan, an Essential Upgrade would be the equivalent of a provincially described 'medium' upgrade, in terms of provincial funding-level support.

A **General Upgrade** to a school facility is intended to achieve all of the objectives of an essential upgrade, as well as address improvements to the learning environment through:

- Space reconfigurations including expansions and reductions to total floor areas;
- Upgrading of educational areas to meet specialized program requirements in the school; and
- Changes to circulation and way-finding within the building.

For the purposes of this plan, a General Upgrade would be the equivalent of a provincially described ‘major’ upgrade, in terms of provincial funding-level support.

ES:jd

Appendix I	- <i>Three-Year Capital Plan 2012-2015</i> Priorities Tables
Appendix II	- Aggregated List of Priorities
Appendix III	- Alberta Capital Plan 2011-2014 Charts and Graphs
Appendix IV	- New School, Addition and Replacement School Priorities 2012-2015
Appendix V	- Residents Student Population over 36 years
Appendix VI	- Preservation Priorities 2012-2015 Map
Appendix VII	- Preservation Projects completed over past 18 years
Attachment I	- City of Edmonton - Edmonton’s Developing Neighbourhoods Under Construction: 2009

Three-Year Capital Plan 2012-2015 Priorities**Section 1: Leases and Other Projects**

Priority	Project Description	Costs
Year 1		
1	Major General Griesbach School Lease	\$513,015
2	Amiskwaciy Academy Lease	\$1,026,030
3	Value Management Studies	\$250,000
4	Asbestos Abatement	\$10,000,000
Year 2		
5	Amiskwaciy Academy Lease	\$1,026,030
6	Value Management Studies	\$250,000
7	Asbestos Abatement	\$10,000,000
Year 3		
8	Amiskwaciy Academy Lease	\$1,026,030
9	Value Management Studies	\$250,000
10	Asbestos Abatement	\$10,000,000

Section 2: New School, Addition and Replacement School Priorities

Priority	New Construction/ Replacement Project	Capacity	Sector	Costs
Year 1				
1	Two Classroom ASAP Modular Addition – Esther Starkman		SW	n/a
2	Two Classroom ASAP Modular Addition – Johnny Bright		SW	n/a
3	K-9 Terwillegar Heights	650	SW	\$16,855,739
4	K-6 Heritage Valley	450	SW	\$10,899,966
Year 2				
5	K-6 Lewis Farms	450	W2	\$10,899,966
6	K-9 Windermere	650	SW	\$16,855,739
Year 3				
7	K-9 Heritage Valley	650	SW	\$16,855,739
8	Replacement K-6 in Mature Neighbourhood			\$10,899,966
	*Big Lake	TBD	W2	TBD
	*Lake District	TBD	NC	TBD
	*The Meadows	TBD	SE	TBD
	*The Palisades	TBD	NW	TBD
	*Pilot Sound	TBD	NC	TBD

*New school construction requirements to be considered in future capital plans, subject to sufficient new development demand (listed in alphabetical order).

Section 3: Preservation and Upgrading Priorities

Proposed Priority	2011-2014 Priority	2010-2013 Priority	Project	Project Description	Sector	Costs
Year 1						
1	1	1	Strathcona	Essential Upgrade Phase II	HS	\$5,773,508
2	2	3	Forest Heights	General Upgrade Phase II	SC	\$6,340,594
3	3	4	Rutherford	Essential Upgrade	SC	\$5,372,524
4	4	5	Highlands	General Upgrade	NE	\$11,086,782
5	5	6	Montrose	Essential Upgrade	NE	\$4,194,970
6	6	7	L. Y. Cairns	General Upgrade Phase II	HS	\$13,520,182
Year 2						
7	7	8	Avalon	Essential Upgrade	SC	\$7,318,186
8	8	9	Mill Creek	Essential Upgrade	SC	\$5,544,978
9	9	11	Spruce Avenue	*General Upgrade	C	\$9,416,200
10	10	n/a	Delton	*General Upgrade	C	\$11,003,200
11	11	n/a	Hardisty	*General Upgrade	SC	\$20,313,600
12	12	10	Ross Sheppard	General Upgrade	HS	\$31,412,020
Year 3						
13	13	12	Westglen	Essential Upgrade	C	\$3,110,520
14	14	13	Vimy Ridge Academy	Essential Upgrade	HS	\$21,932,340
15	15	14	Glengarry	Essential Upgrade	C	\$3,007,894
16	16	15	Crestwood	General Upgrade	W1	\$10,362,052
17	17	16	Northmount	Essential Upgrade	NC	\$1,910,748
18	18	17	Parkallen	Essential Upgrade	SC	\$3,722,044
19	19	18	York	Essential Upgrade	NC	\$1,653,654

*Upgrade scope to be confirmed through a Value Management Study to assess whether modernization of building as it is currently configured represents the best approach, compared to partial replacement and partial modernization, or full replacement options; this would include a cost benefit analysis which would include life-cycle cost quantification.

Agregated List of Priorities

Priority	Project Description	Sector	Costs
1	Two Classroom ASAP Modular Addition – Esther Starkman	SW	n/a
2	Two Classroom ASAP Modular Addition – Johnny Bright	SW	n/a
3	Major General Griesbach School Lease	NW	\$513,015
4	Amiskwaciy Academy Lease	HS	\$1,026,030
5	Value Management Studies	n/a	\$250,000
6	Asbestos Abatement	n/a	\$10,000,000
7	K-9 Terwillegar Heights - 650	SW	\$16,855,739
8	K-6 Heritage Valley - 450	SW	\$10,899,966
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21	Mill Creek - Essential Upgrade	SC	\$5,544,978
22	Spruce Avenue - *General Upgrade	C	\$9,416,200
23	Delton - *General Upgrade	C	\$11,003,200
24	Hardisty - *General Upgrade	SC	\$20,313,600
25	Ross Sheppard - General Upgrade	HS	\$31,412,020
26	Amiskwaciy Academy Lease	HS	\$1,026,030
27	Value Management Studies	n/a	\$250,000
28	Asbestos Abatement	n/a	\$10,000,000
29	K-9 Heritage Valley - 650	SW	\$16,855,739
30	Replacement K-6 in Mature Neighbourhood	C, SC, W1	\$10,899,966
31	Westglen - Essential Upgrade	C	\$3,110,520

32	Vimy Ridge Academy - Essential Upgrade	HS	\$21,932,340
33	Glengarry - Essential Upgrade	C	\$3,007,894
34	Crestwood - General Upgrade	W1	\$10,362,052
35	Northmount - Essential Upgrade	NC	\$1,910,748
36	Parkallen - Essential Upgrade	SC	\$3,722,044
37	York - Essential Upgrade	NC	\$1,653,654
	**Big Lake – to be determined	W2	TBD
	**Lake District – to be determined	NC	TBD
	**The Meadows – to be determined	SE	TBD
	**The Palisades – to be determined	NW	TBD
	**Pilot Sound – to be determined	NC	TBD

*Upgrade scope to be confirmed through a Value Management Study to assess whether modernization of building as it is currently configured represents the best approach, compared to partial replacement and partial modernization, or full replacement options; this would include a cost benefit analysis which would include life-cycle cost quantification.

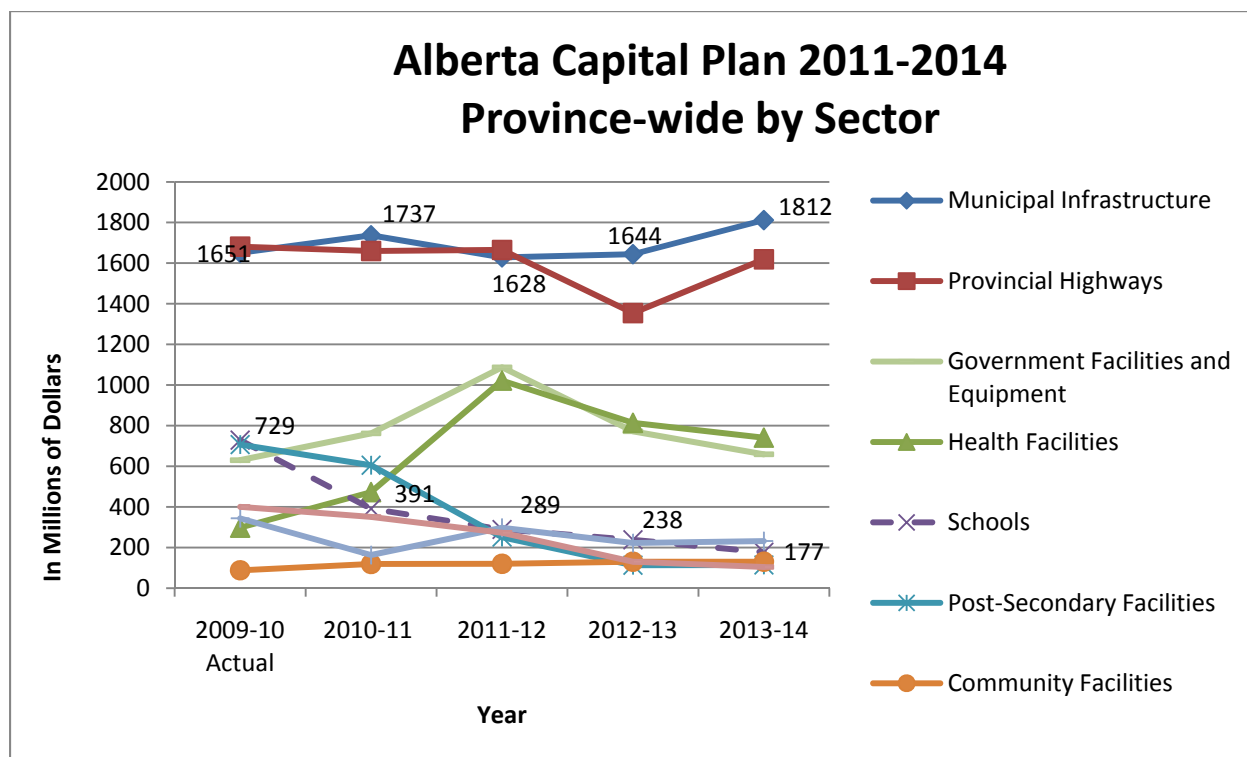
**New school construction requirements to be considered in future capital plans, subject to sufficient new development demand (listed in alphabetical order).

Capital Plan

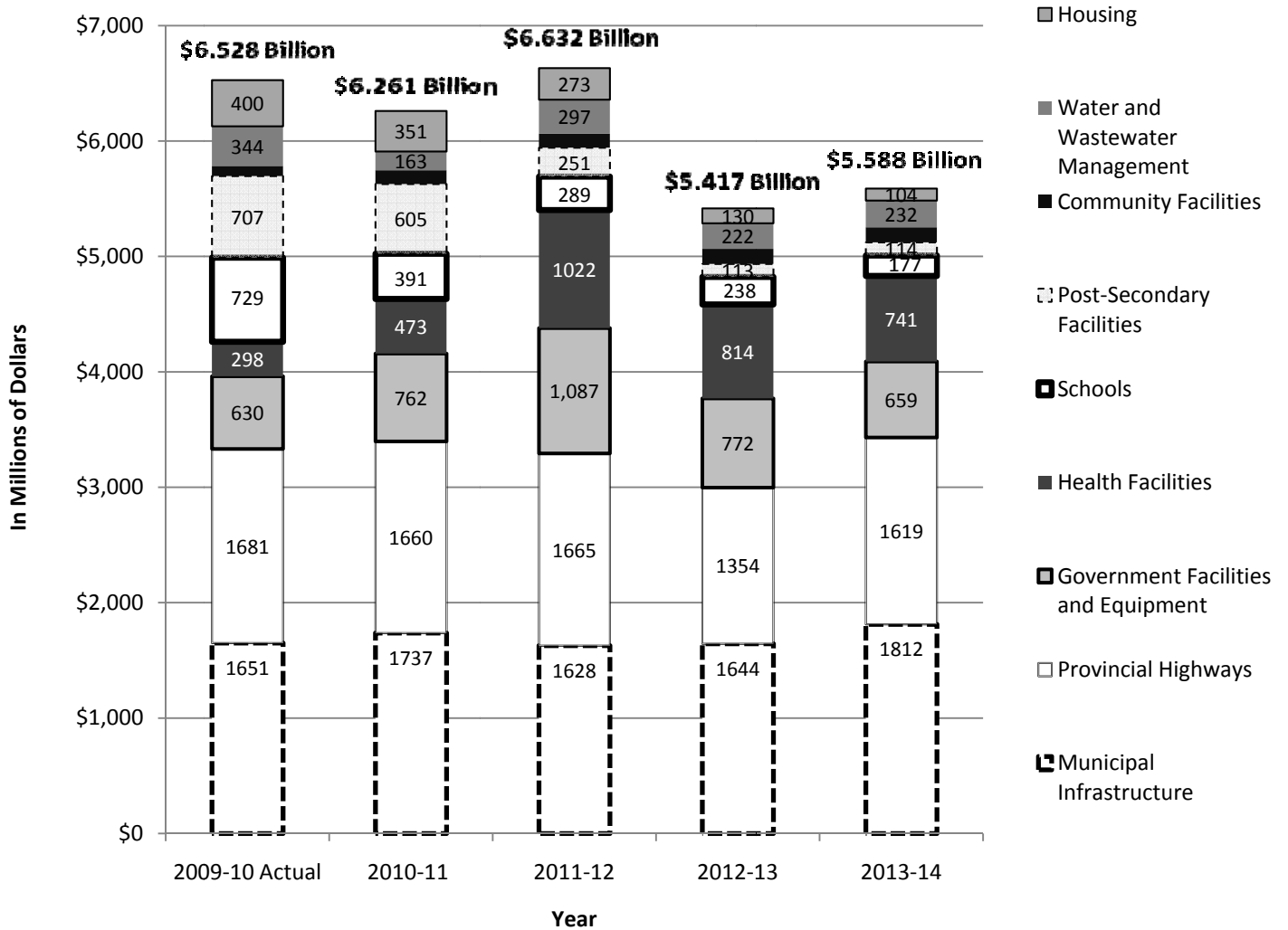
(millions of dollars)

	2009-10 Actual	2010-11 Budget	2010-11 Forecast	2011-12 Estimate	2012-13 Target	2013-14 Target	2011-14 Total	% of Total
Municipal infrastructure support	1,651	1,776	1,737	1,628	1,644	1,812	5,084	28.8%
Provincial highway network	1,681	1,866	1,660	1,665	1,354	1,619	4,638	26.3%
Health facilities and equipment	298	802	473	1,022	814	741	2,577	14.6%
Schools	729	516	391	289	238	177	704	4.0%
Post-secondary facilities	707	578	605	251	113	114	478	2.7%
Community facilities	88	118	119	120	130	130	380	2.2%
Water and wastewater management	344	167	163	297	222	232	751	4.3%
Housing	400	352	351	273	130	104	507	2.9%
Government facilities, equipment and other	630	1,033	762	1,087	772	659	2,518	14.3%
Total Capital Plan	6,528	7,208	6,261	6,632	5,417	5,588	17,637	100.0%

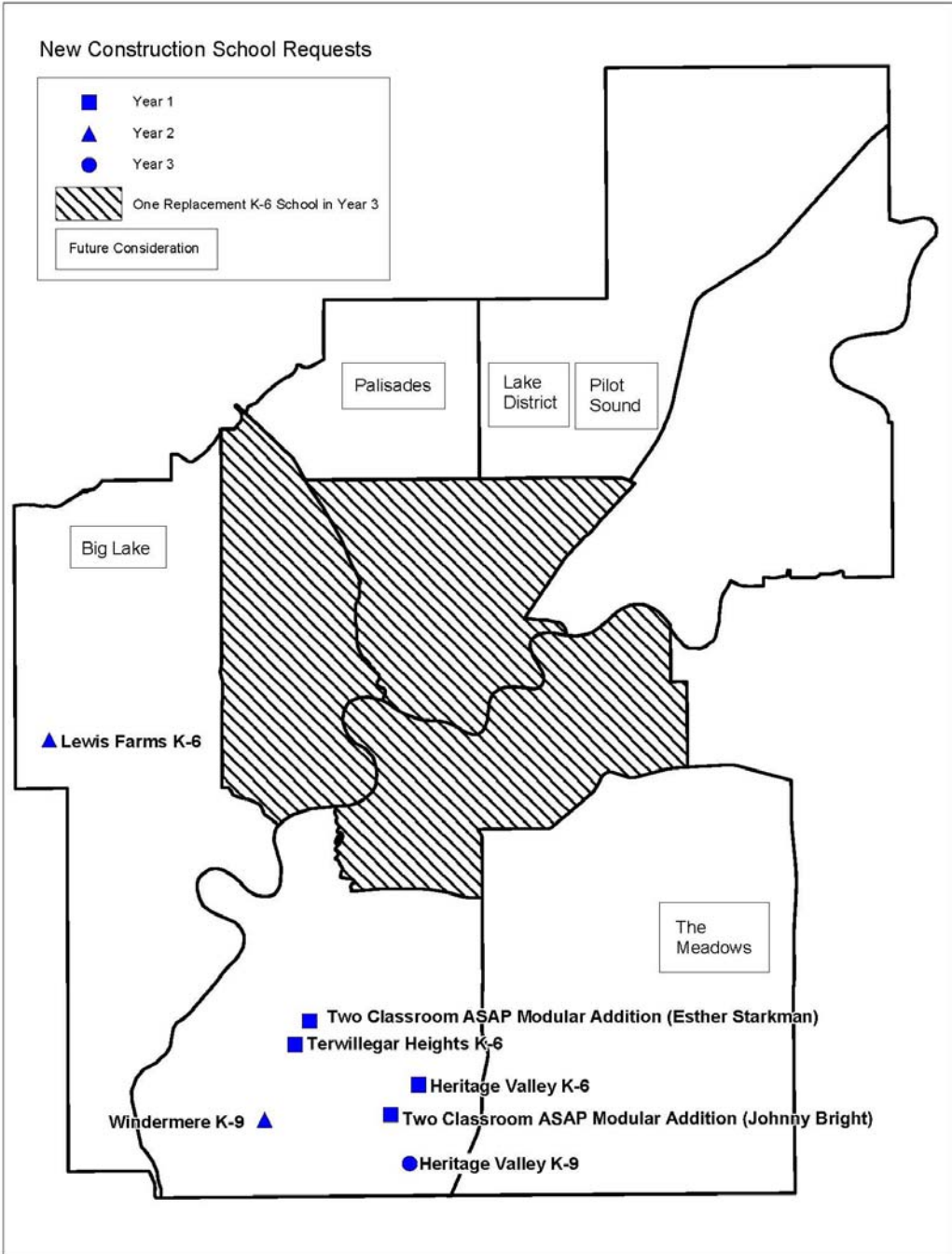
Source: Alberta Capital Plan 2011-2014, Announced February 25, 2011



Alberta Capital Plan 2011-2014 Province-wide by Sector

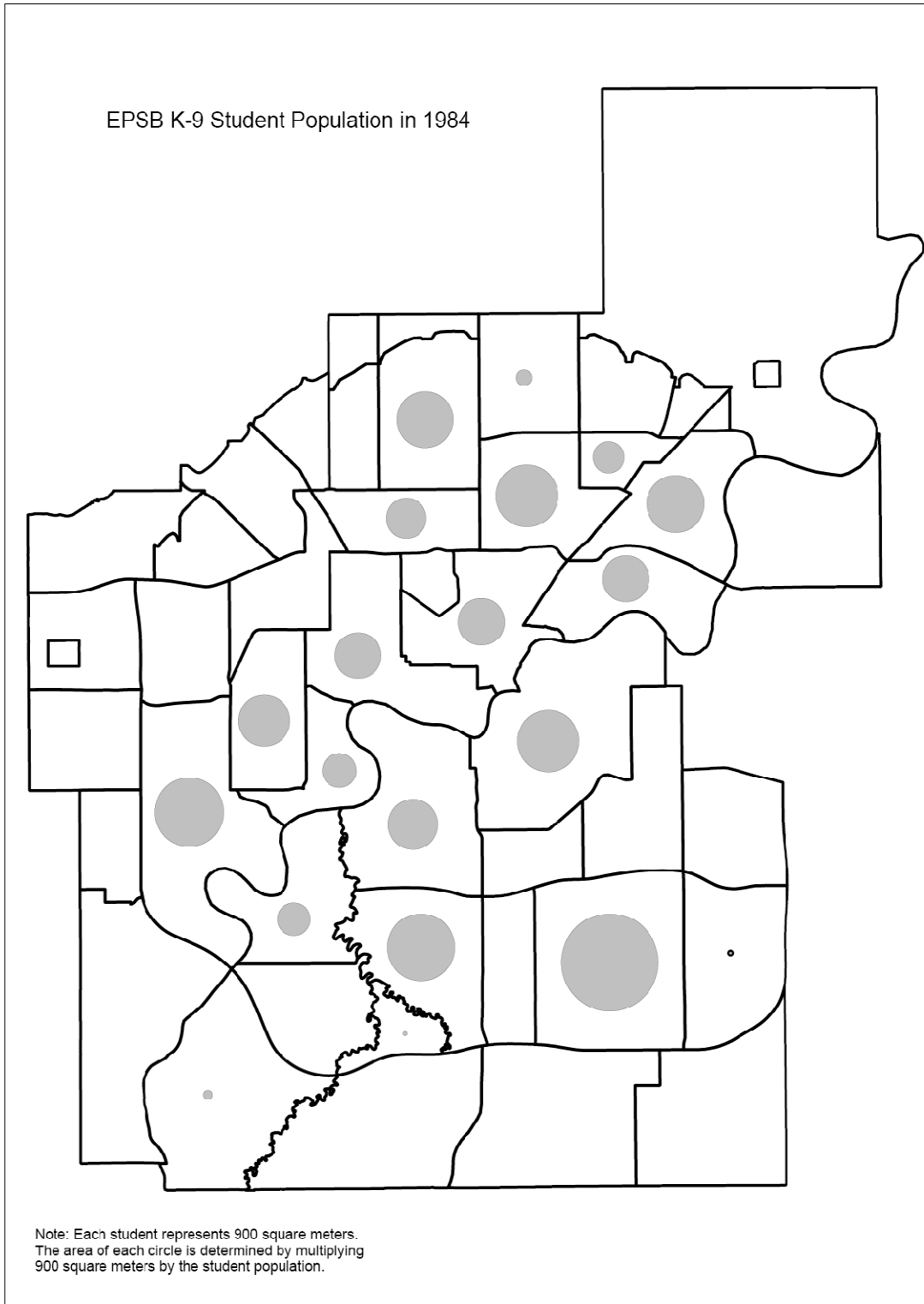


New School, Addition and Replacement School Priorities 2012-2015



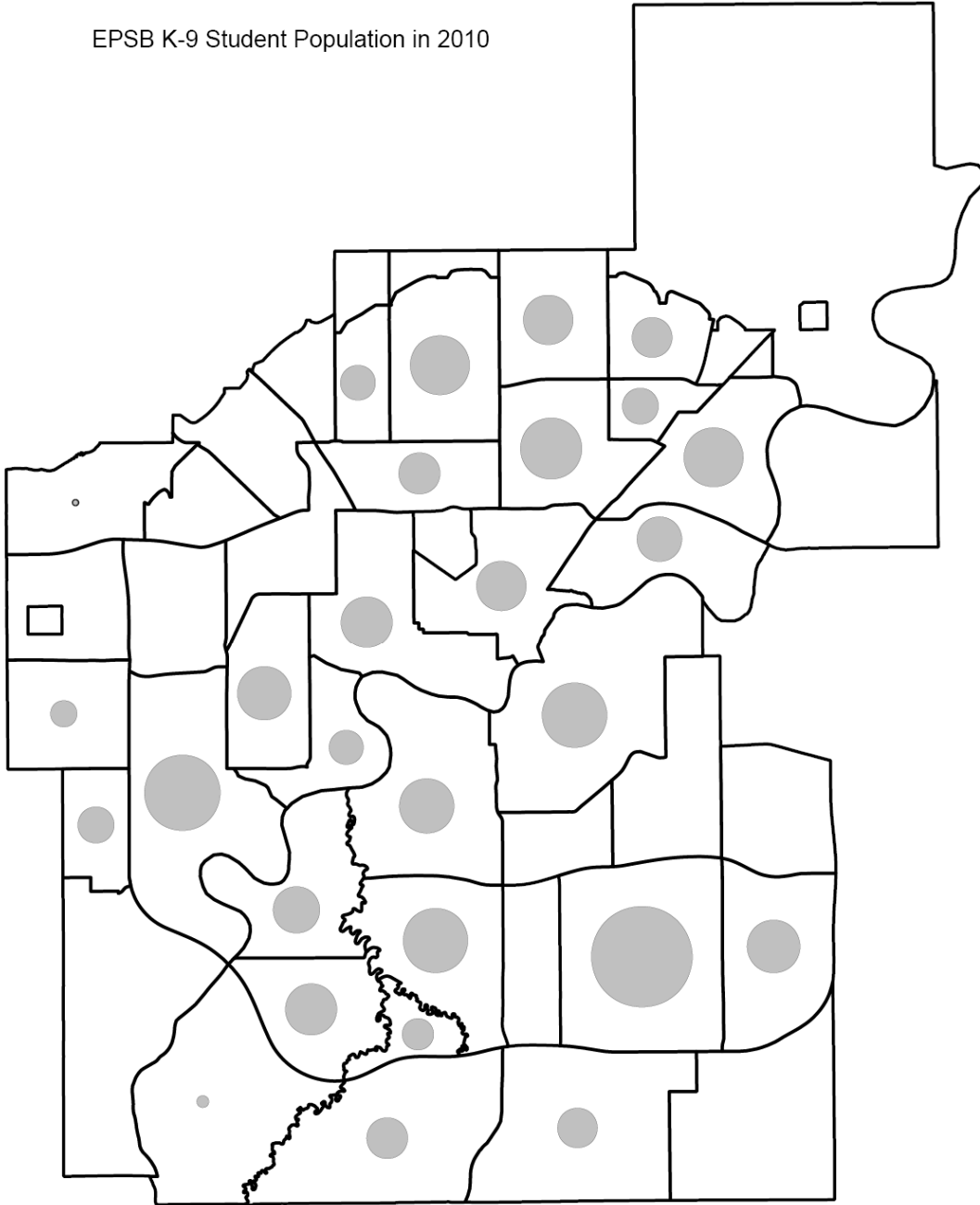
Prepared by Planning, Edmonton Public Schools
April 2011

Residents Student Population Over 36 Years



Prepared by Planning, Edmonton Public Schools
April 2011

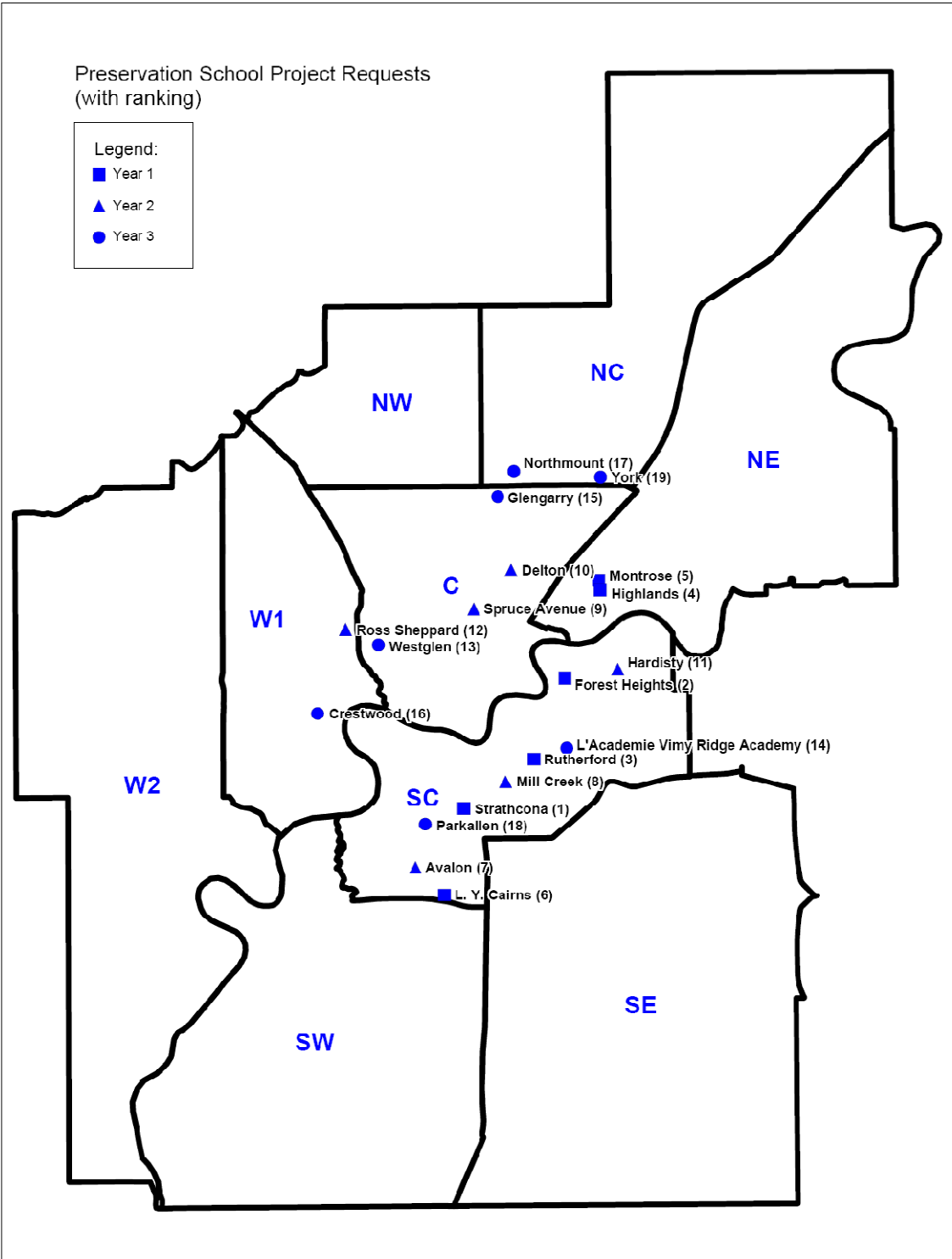
EPSB K-9 Student Population in 2010



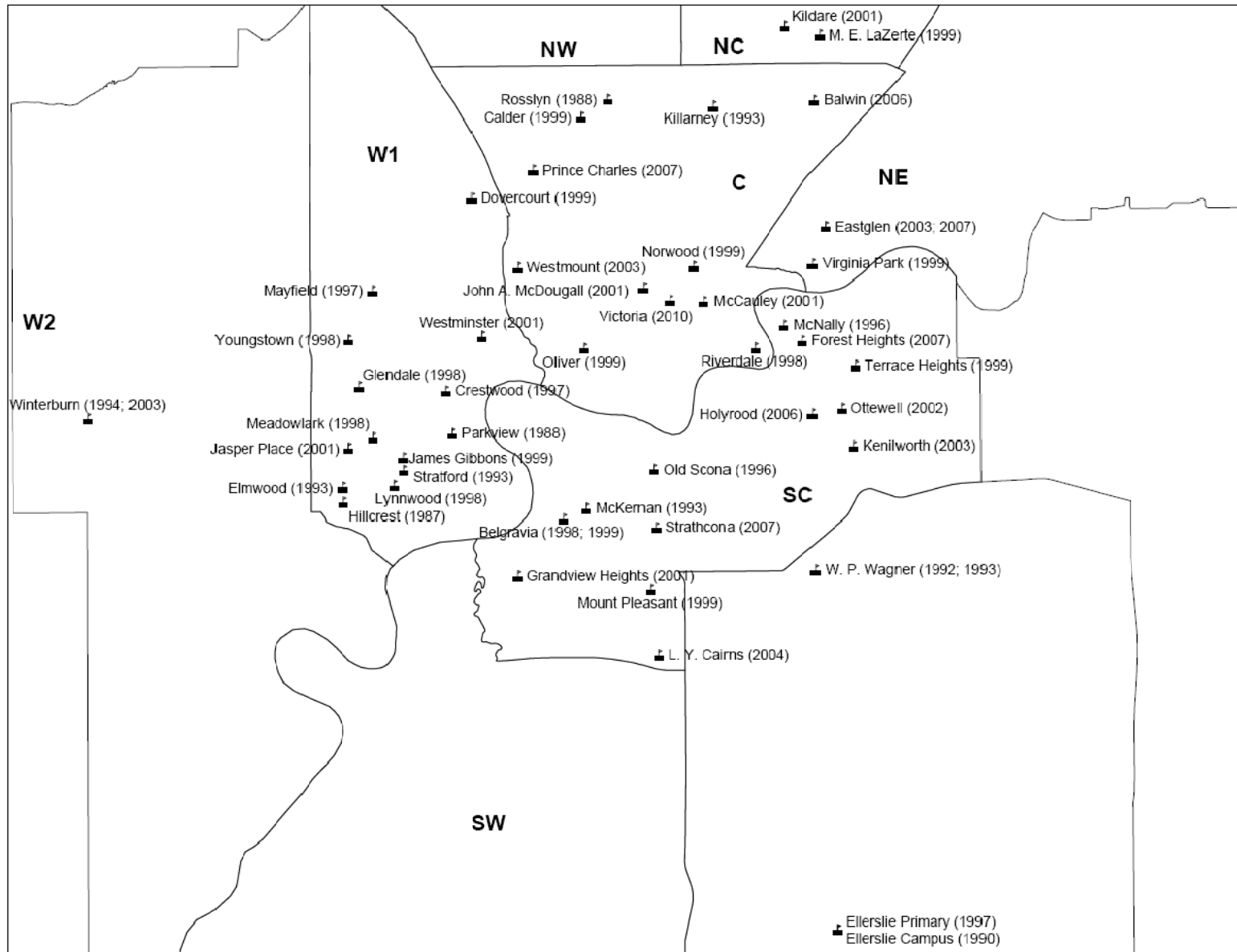
Note: Each student represents 900 square meters.
The area of each circle is determined by multiplying
900 square meters by the student population.

Prepared by Planning, Edmonton Public Schools
April 2011

Preservation Priorities 2012-2015



Prepared by Planning, Edmonton Public Schools
April 2011



Preservation Projects Completed Over Past 18 Years

City of Edmonton- Edmonton's Developing Neighbourhoods Under Construction: 2009



Edmonton's Developing Neighbourhoods Under Construction: 2009

As of December 2009 there were 45 neighbourhoods under construction in Edmonton's developing areas (see Table 1), which represents three more than at year's end in 2008. In 2009 one neighbourhood was "completed" in terms of single-family lot registrations, *Charlesworth* in the southeast, and four new neighbourhoods were added: *Albany* and *Rapperswill* in the north, *Rosenthal* in the west, and *Heritage Valley Town Centre* in the southwest. The number of neighbourhoods under construction is determined by tracking single-family lot registration within suburban neighbourhoods. Single-family development is used as it is the most consistent measure of the rate of development and land consumption. Once a single family lot has been registered and therefore legally available to be built on, it is considered to be absorbed, as construction generally follows registration within one to two years.

The count of 45 neighbourhoods under construction in Edmonton's developing areas does not include those neighbourhoods where 95 percent or more of single family lots have been registered. Neighbourhoods at this stage are considered to be complete, and have been greyed out in Table 1. The total does, however, include ten neighbourhoods which have been approved for development but had yet to experience any single-family lot registration by the end of 2009. These neighbourhoods are: *Crystallina Nera*, *Rapperswill* and *Albany* in the North, *Ebbers* in the Northeast, *The Orchards* in the Southeast, *Heritage Valley Town Centre* and *Chappelle* in the Southwest, and *Stewart Greens*, *Granville* and *Rosenthal* in the West. Assuming typical market conditions, it is expected that these neighbourhoods will begin to experience development in 2010-2011.

Of the 45 neighbourhoods under construction, 23 neighbourhoods are 50 percent or more complete. Completion varies considerably by city sector. In the North sector all neighbourhoods under construction are either more than 50 percent or have yet to experience any development. In the southeast, by contrast, three out of five neighbourhoods under construction are at their beginning stages of development (see Appendix 1).

Table 2 shows the land supply remaining within approved Area Structure Plans, by sector, based on average annual absorption rates calculated over a ten year period. Lot absorption rates vary significantly from one sector of the city to another. The Northeast has the lowest average absorption rate at 339 lots per year. The Southwest has the highest rate at 1,043 lots per year. The ten-year running average is reflective of market variations and economic cycles which occur over a decade of growth. Land supply remaining in approved Area Structure Plans ranges from a high of 26 years in the West sector to a low of 8 years in the North sector.

The lot supply in approved plan areas (Table 2) is greater than the number of lots remaining in neighbourhoods under construction (Table 1) because the former represents all single-family development potential within adopted Area Structure Plan while the latter is restricted to capturing development potential within approved Neighbourhood Structure Plans.

Table 1: Neighbourhoods Under Construction, December 2008

NORTH

ASP	Neighbourhood	Year Approved	Single Family Lots Projected	Remaining Potential SF Lots	% of Single Family Lots Completed
Castle Downs Extension	Chambery	1985	708	81	89
	Canossa	1984	1,368	336	75
	Elsinore	1985	778	97	88
	Rapperswill	2009	908	908	0
Lake District	Belle Rive	1987	1,147	61	95
	Crystallina Nera	2007	1,128	1,128	0
	Eaux Claires	1983	708	30	96
	Klarvatten	1984	1,561	317	80
	Mayliewan	1985	1,202	35	97
	Ozerna	1981	1,193	88	93
	Schonsee	2002	935	294	69
	Lago Lindo	1980	1,155	0	100
The Palisades	Albany	2009	187	187	0
	Carlton	1999	1,225	473	61
	Cumberland	1984	1,603	0	100
	Hudson	1997	628	209	67
	Oxford	1985	839	0	100

NORTHEAST

ASP	Neighbourhood	Year Approved	Single Family Lots Projected	Remaining Potential SF Lots	% of Single Family Lots Completed
Clareview	Clareview Campus	1980	271	35	87
	Fraser	1984	1,192	381	68
Pilot Sound	Brintnell	2001	1,267	80	94
	Hollick Kenyon	1991	1,377	0	100
	Matt Berry	1988	1,247	16	99
	McConachie	2006	2,082	1,903	9
Miller NASP	Miller	1995	810	0	100
Ebbers NASP	Ebbers	2006	208	208	0

SOUTHEAST

ASP	Neighbourhood	Year Approved	Single Family Lots Projected	Remaining Potential SF Lots	% of Single Family Lots Completed
Ellerslie	Ellerslie	2001	1,218	37	97
	Summerside	1999	3,662	1,368	63
	The Orchards	2007	2,505	2,505	0
Meadows	Larkspur	1987	1,135	0	100
	Laurel	2007	3,054	2,815	8
	Tamarack	2006	1,866	988	47
	Silver Berry	1994	1,286	0	100
	Wild Rose	1988	1,546	0	100
Southeast	Charlesworth	2005	826	10	99
	Walker	2007	2,864	2,446	15

SOUTHWEST

ASP	Neighbourhood	Year Approved	Single Family Lots Projected	Remaining Potential SF Lots	% of Single Family Lots Completed
Heritage Valley	Allard	2007	1,509	1,452	4
	Blackmud Creek	1998	635	0	100
	Callaghan	2005	801	524	35
	Chappelle	2008	3,863	3,863	0
	Heritage Valley Town Centre	2009	150	150	0
	MacEwan	2001	1,118	78	93
	Richford	1999	327	198	39
Terwillegar	Rutherford	2001	2,589	171	93
	Haddow	1993	895	0	100
	Hodgson	1995	731	6	99
	Leger	1995	831	0	100
	MacTaggart	2005	948	422	55
	Magrath	2003	1,145	427	63
	South Terwillegar	2003	1,965	154	92
Windermere	Terwillegar Towne	1995	2,082	0	100
	Ambleside	2005	1,446	609	58
	Windermere Estates	2006	2,270	1,520	33

WEST

ASP	Neighbourhood	Year Approved	Single Family Lots Projected	Remaining Potential SF Lots	% of Single Family Lots Completed
Big Lake	Trumpeter (Big Lake N. 1)	2008	969	838	14
The Grange	Hamptons	1998	2,740	338	88
	Glastonbury	1998	1,454	106	93
	Granville	2007	927	927	0
Cameron Hts.	Cameron Heights	2001	883	526	40
Lewis Farms	Breckenridge Greens	1991	427	0	100
	Potter Greens	1990	713	184	74
	Rosenthal	2009	2,316	2,316	0
	Suder Greens	2002	1,147	148	87
	Secord	2007	2,339	2,175	7
	Stewart Greens	2007	592	592	0
	Webber Greens	2000	605	539	11
West Jasper Place	Donsdale	1995	518	106	80
	Jamieson Place	1980	773	0	100
	Ormsby Place	1986	420	0	100
	Wedgewood Hts	1986	453	0	100

Table 2: Lot Supply in Approved Area Structure Plans 2009

Lot Supply in Approved Area Structure Plans 2009 Ten Year Running Average

North Sector	
(single family dwellings)	
Potential Lot Supply:	5,150
Year Supply:	8
Average Absorption 2000-2009	624

Northeast Sector	
(single family dwellings)	
Potential Lot Supply:	3,483
Year Supply:	10
Average Absorption 2000-2009	339

Southeast Sector	
(single family dwellings)	
Potential Lot Supply:	16,497
Year Supply:	20
Average Absorption 2000-2009	805

Southwest Sector	
(single family dwellings)	
Potential Lot Supply:	20,710
Year Supply:	20
Average Absorption 2000-2009	1,043

West Sector	
(single family dwellings)	
Potential Lot Supply:	14,164
Year Supply:	26
Average Absorption 2000-2009	555

City-wide lot supply remaining	60,004
Average city-wide absorption	3,365
City-wide years of supply	18

NOTES:

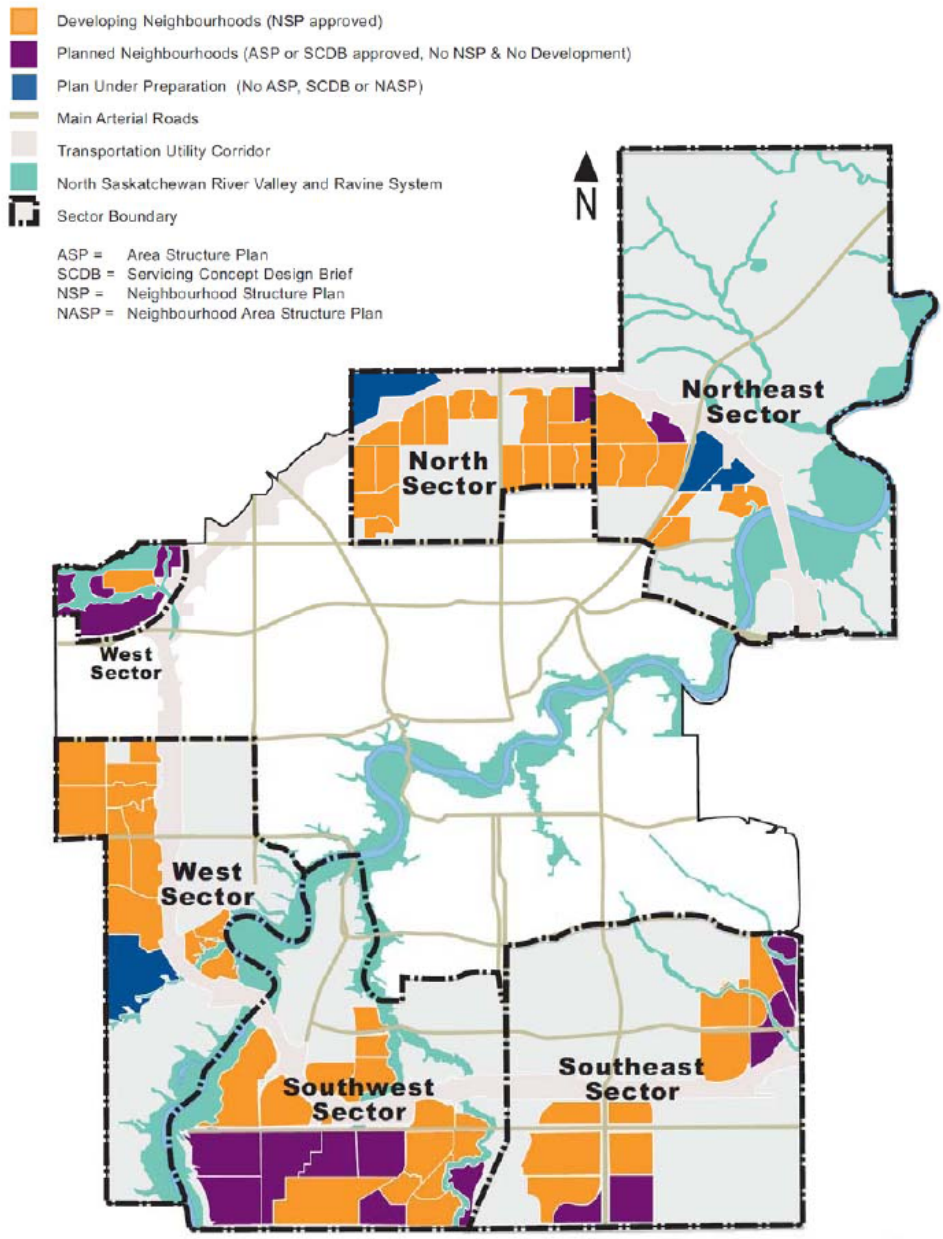
Potential Lot Supply means the estimated future number of single family lots within approved ASPs or SCDBs. Once a lot has been registered it is considered absorbed.

An Area Structure Plan (ASP) is a plan approved by City Council which, according to provincial legislation, must describe proposed land uses, sequence of development, density of proposed population, and general location of major transportation routes and public utilities for a number of neighbourhoods.

Once an ASP has been approved by City Council, individual neighbourhoods within the approved ASP must also be approved prior to commencement of development.

Numbers are subject to change.

Map 1: Edmonton's Developing and Planned Neighbourhoods by City Sector 2009



FOR INFORMATION PURPOSES ONLY
January 2010