

## EDMONTON PUBLIC SCHOOLS

June 10, 2008

TO: Board of Trustees

FROM: E. Schmidt, Superintendent of Schools

SUBJECT: District Three-Year Capital Plan 2009-2012

ORIGINATOR: T. Parker, Assistant Superintendent

### RESOURCE

STAFF: Josephine Duquette, Michael Ediger, Ken Erickson, Leanne Fedor, Roland Labbe, Bob Morter, John Nicoll, Lorne Parker, Larry Schwenneker, Amy-Irene Seward, Cindy Skolski, Janice Talbot

### RECOMMENDATION

That the District *Three-Year Capital Plan 2009-2012* be approved for submission to Alberta Education.

\* \* \* \* \*

This report establishes the District's capital priorities to be submitted to Alberta Education requesting capital funding support for school facilities. In April 2008, the Provincial Government confirmed the deadline for submission of capital plans as June 22, 2008. The preparation of the *Three-Year Capital Plan 2009-2012* has included a thorough review of all existing priorities identified within the District's previous capital plan approved by the Board May 8, 2007, and additional comments put forward by Conference Committee May 27, 2008.

The *Three-Year Capital Plan 2009-2012* identifies the District's highest priorities for capital improvement of school facilities for the next three-year period. The three-year capital plan follows Edmonton Public School's *Ten-Year Facilities Plan 2009-2018* as a guiding document that establishes how we determine facility and district wide priorities.

The capital plan priorities are organized in the following four categories:

1. New and Replacement Schools
2. Preservation Projects
3. Modular Classroom Requests
4. Other Projects (studies, leases etc.)

Projects requested for capital funding are summarized in Attachment I. Project details are provided on a project by project basis in Appendix I of the attachment.

JT:gm

Attachment I – Three-Year Capital Plan 2009-2012

**Three-Year Capital Plan 2009-2012**

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## **Executive Summary**

Edmonton Public Schools annually prepares a three-year capital plan to guide the District through the task of ensuring that capital priorities are identified and that long-term investment in the District's facilities is effectively managed. The three-year capital plan follows Edmonton Public School's *Ten-Year Facilities Plan 2009-2018* as a guiding document that establishes how facility and district-wide priorities are determined. The *Three-Year Capital Plan 2009-2012* establishes the District's highest capital priorities for school facility requirements over the forthcoming three-year period. The capital priorities are then forwarded to the Province as a request for capital support to address the identified priority needs.

### **New ASAP Schools Announced by the Provincial Government**

Prior to determining upcoming priorities, administration reviewed the new construction projects recently announced by the Provincial Government under the Alberta School Alternative Procurement (ASAP) initiative, as well as capital funding for modernization projects announced September 2007 to ensure capital priorities are identified and long term needs considered. Edmonton Public Schools will receive nine new schools through the ASAP process. These nine schools, which were the top priorities from the previous capital plan, are listed below.

#### ASAP Schools Announced to Open September 2010

Palisades/Carlton K-9	Pilot Sound K-9
Lake District K-9	Terwillegar Towne K-9
Meadows/Tamarack K-9	Heritage Valley K-9

#### Additional ASAP Schools – Opening Date to be Determined

Griesbach K-9  
The Grange K-9  
Ellerslie K-9

The capital priorities presented in the *Three-Year Capital Plan 2009-2012* are organized into four sections each with three-year rankings, as summarized below.

- |                                         |                                          |
|-----------------------------------------|------------------------------------------|
| 1. New and Replacement Schools Requests | 3. Modular Classroom Requests            |
| 2. Preservation Requests                | 4. Other Projects - Studies, leases, etc |

### **Capital Priorities: 2009-2012**

Capital project priorities are summarized in tables within the report with further detail on a project by project basis provided in Appendix 1.

#### **1. New and Replacement School Requests**

The new construction and replacement projects have been determined by applying a set of criteria to neighbourhoods in suburban areas. The priority order is based on the results of applying the criteria listed below:

- Number of public students living in the area
- Available space in neighbouring communities
- Future growth potential
- Sector utilization
- Previous priority in the capital plan

The *Three-Year Capital Plan 2009-2012* has confirmed that two new construction projects will be required to accommodate growth in the new suburban areas over the timeframe of the plan. These are:

**Year 1:** No New Schools Requested

**Year 2:** Lewis Farms K-6

**Year 3:** Terwillegar Heights K-9

## **2. Preservation Projects**

Preservation projects are required to renovate portions of specific school facilities to improve functional adequacy and suitability of buildings to meet educational programming requirements. The preservation requests have been determined by following a set of planning criteria as described below to ensure a strategic, quantitative approach to requesting funding and long term capital planning. Five planning criteria are used to determine priorities as listed below.

1. Condition of Building
2. District Initiative
3. Program Needs
4. Sector Analysis
5. Transportation Issues

The preservation priorities for 2009-2012 are summarized below:

### ***Year 1***

1. Forest Heights - General Upgrade Completion
2. L. Y. Cairns - Schematic Design Study
3. Rutherford - Essential Upgrade
4. Avalon - Schematic Design Study
5. Highlands - General Upgrade
6. Montrose - Essential Upgrade

### ***Year 2***

7. L. Y. Cairns - Upgrades as per schematic design study
8. Avalon - Upgrades as per schematic design study
9. Mill Creek - Essential Upgrade
10. Ross Sheppard - General Upgrade
11. Spruce Avenue - Essential Upgrade
12. Westglen - Essential Upgrade

### ***Year 3***

13. L'Académie Vimy Ridge Academy - Essential Upgrade

14. Glengarry - Essential Upgrade
15. Crestwood - General Upgrade
16. Northmount - Essential Upgrade
17. Parkallen - Essential Upgrade
18. York - Essential Upgrade

### **3. Modular Classroom Requests**

The Provincial Government continues to support the use of steel-framed modular classrooms which provide flexibility for growing and changing student populations.

With a current inventory of 90 freestanding portables, Edmonton Public School's relocation requests are based on growing student populations, special and unique programming needs, and growth in the suburban areas of Edmonton. Currently there is sufficient space in Edmonton Public Schools to accommodate the current student population. The relocation of portable space to where students live, allow students to be accommodated closer to home. This reduces the amount of excess space on school sites where enrolments have decreased. By reducing and relocating unused non-core school space, Edmonton Public Schools continues to work towards retention of schools in aging neighbourhoods.

The District is requesting funding to relocate or replace 10 free standing portable classrooms per year for each year of the capital plan, as listed below.

#### ***2009 - 2010 Priorities***

1-10 Modular Relocations at various school locations to support suburban growth and changing program needs.

#### ***2010 - 2011 Priorities***

1-10 Modular Relocations at various school locations to support suburban growth and changing program needs.

#### ***2011 - 2012 Priorities***

1-10 Modular Relocations at various school locations to support suburban growth and changing program needs.

### **4. Other Projects**

Other projects requested for funding in the *Three-Year Capital Plan 2009-2012* include lease commitments at Amiskwaciy Academy, Centre High, Major General Griesbach School and the Outreach Centres. These buildings provide required instructional space for ongoing programs important to the District. These project requests are listed below in Years 1, 2, and 3.

***Year 1:*** Annual Leases for Amiskwaciy Academy, Centre High, Woodside, Major General Griesbach School, and Outreach.

***Year 2 and 3:*** Amiskwaciy Academy, Centre High, Major General Griesbach School, and Outreach.

## **1.0 Introduction**

Edmonton Public Schools provides exceptional educational opportunities for all our students, with quality learning facilities and choice in programs fundamental to accomplishing this goal. Edmonton Public Schools serves approximately 80,000 students and their families in 195 operating school facilities, and remains committed to providing outstanding education.

Edmonton Public Schools annually prepares a three-year capital plan to guide the District through the task of ensuring that capital priorities are identified and that long-term investment in district facilities is effectively managed. The *Three-Year Capital Plan 2009-2012* establishes the District's highest capital priorities for school facility requirements over the forthcoming three-year period. The capital priorities are then forwarded to the Province as a request for capital support to address the identified priority needs. The capital plan takes into account student accommodation and transportation opportunities, and program distribution requirements. Specific funding is requested for new and replacement schools, preservation project, modular classroom relocations and reductions, and ongoing leasing and special studies.

The capital funding request to the Province follows a comprehensive, strategic approach to capital planning focused on addressing the District's ongoing priorities for facility investment in a manner that will ensure a valuable educational experience for all students. To accomplish these goals we have carefully planned our approach to facility management and have prioritized district requirements by assessing our needs on an annual basis utilizing two main tools:

1. A **Ten Year Facilities Plan** - This plan establishes *how* we will formulate facility decisions. The ten year facilities plan, a requirement of the Provincial Government, is a result of careful investigation and consultation with stakeholders; and
2. A **Three-Year Capital Plan** – establishes *what* our capital priorities will be.

The *Three-Year Capital Plan 2009-2011* provides a capital funding strategy that recognizes hanging needs of students and programs, and provides a focus on building strong relationships with parents, students and the community while managing our significant complement of facilities. The three year capital plan follows Edmonton Public School's *Ten-Year Facilities Plan 2009-2018* as a guiding document that establishes how we determine facility and district wide priorities.

## **2.0 Key Definitions**

The following definitions describe key terms and elements found within the *Three-Year Capital Plan 2009-2012*.

### **Provincial Area Capacity and Utilization (ACU) Report**

Area Capacity and Utilization (ACU) determines the capacity of schools. It assesses the capacity rating of a school building with all schools in the province calculated in the same way.

**Capital Priorities**

Capital priorities are a result of a comprehensive review of the District's current and emerging priorities.

**Essential Upgrade**

Essential upgrades are required in any situation that pose risk to life, health and safety, and would be a top priority.

The intention of essential upgrades is to:

- Ensure school facility upgrades meet all regulatory agency requirements.
- Prolong the life of the facility through replacement of major components that have failed and are posing a life, health/safety risk and/or are creating an immediate need of repair/replacement.
- Meet the requirements of students with disabilities or special educational needs through barrier free accessibility.
- Correct components to address environmental and energy concerns that will positively impact life cycle costs.

**General Upgrade**

A general upgrade to a school facility is intended to preserve and improve the quality of the learning environment and prolong the life of the facility. This is accomplished through planned, pro-active replacement of components that are close to failure or are at the end of their life cycle and need replacement. These components are not posing a life, health/safety risk at the present time, and are not creating an immediate need of repair or replacement.

- General upgrading of educational areas to meet program requirements.
- Meet the requirements of students with disabilities or special educational needs through barrier free accessibility.
- Space reconfigurations including expansions and reductions to total floor areas.
- Correct components to address environmental and energy concerns that will positively impact life cycle costs.

**Priority Order**

Projects are listed in order of priority and are numbered in sequence. This meets the Province's requirement for the ordering of projects in capital submissions from school districts province wide. Priority order confirms that outstanding projects proposed in the District's previous request for funding through a capital plan remain as a priority. Projects have been organized with respect to detailed criteria including but not limited to building condition, programming needs, build-out rates of new suburban areas, and transportation impacts.

## **Student and Neighbourhood Populations**

The most significant growth in the City of Edmonton's populations continues to be in the City's suburban areas. Where student enrolments are projected to decline, various alternatives such as school consolidation, space rationalization, and right sizing of buildings may be utilized by the District to achieve its goals of efficient use of space.

### **3.0 Building the Capital Plan**

#### **3.1 A District Perspective**

The *Three-Year Capital Plan 2009-2012* follows the priorities identified within the context of the strategic and comprehensive framework of the District's *Ten Year Facilities Plan 2009-2018*. This ten-year facilities plan is an informative planning tool that provides direction to formulate decisions relating to district-wide issues and long-term planning initiatives. Further, the *Ten-Year Facilities Plan 2009-2018* provides direction to the District's capital planning process by ensuring priorities are identified on a district-wide basis taking into account student accommodation and transportation issues, sector review, program distribution, and capital development.

To assist in this district-wide approach as presented in the *Ten-Year Facilities Plan 2009-2018*, the District has used a geographic sector-based model to assist in identifying capital needs and determining priorities. The District is divided into ten geographic sectors: the first nine sectors include elementary and junior high schools; the tenth sector is the high school sector and is city wide. These sectors meet the requirements of Alberta Education and align with the sectors of Edmonton Catholic Schools. Within these sectors, Edmonton Public Schools offers educational choice through the provision of a broad range of programs in a variety of settings, ensuring all students achieve success in their individual program of study.

##### **3.1.1 District Planning Principles**

The District values the involvement of our students, parents, and the community, and their contribution in developing and sustaining outstanding learning opportunities. To ensure benefits to students extend into the future, a set of district planning principles have been developed to ensure all students have reasonable access to quality buildings, safe environments, and that capital investment is distributed equitably among sectors. The District Planning Principles are:

*1.0 Equitable Access to Quality Learning Environments and Choice of Programs* - Students at all grade levels are entitled to equity of access to high quality, modern facilities and a balanced range of regular, alternative and special programs regardless where they live in the city.

*2.0 Creative Re-Use of Surplus Space* - School space that is not needed for instruction still has value to the community. Consistent with Board Policies,



the District will continue to seek out tenants and partners for the use of surplus school space that support the community in areas of child and family services, and the not-for-profit sector. This could involve other levels of government within a context that use of district space will be provided at no cost to the District. Examples include early learning partners such as Head Start groups, immigrant services, child care providers, etc.

*3.0 Efficient Use of School Space in Sectors and Retention of Schools in Aging Neighbourhoods* - By reducing the amount of unused and unneeded space, the District will continue to work toward retention of schools in aging neighbourhoods.

*4.0 Accommodation and Program Needs Met Within Sectors* - The District will ensure that we have sufficient schools and programs in each sector to accommodate student demand, eliminating the need for students to travel great distances to access programs.

*5.0 Capital investment contingent upon confirmation of long-term viability* - The investment of funds for upgrades will focus on projects at schools where the long-term viability of programming and student enrolment has been confirmed. The District will, however, continue to responsibly maintain existing schools in order to ensure that all matters of life, health and safety are fully addressed.

*6.0 Proactive Approach to Environmental Awareness and Stewardship (Proposed)* - The District will consider environmentally responsible approaches to distribution of space and resources within the District. The District will promote a proactive strategy to environmental awareness and stewardship of buildings and land.

### **3.2 Provincial Government's Priorities**

The Provincial Government's *Alberta's 20 Year Strategic Capital Plan* communicates a vision that may affect district schools as the Province strives towards maintaining and improving existing schools. To ensure delivery of quality education to Albertan students, the Provincial Government set out the following four key objectives:

- Locate schools close to where students live, particularly including schools in high growth new communities to meet the growth in Alberta's student-aged population;
- Support increased opportunities for career and technologies studies (CTS) through the incorporation of regional skill centres and mobile career and technology studies labs;
- Continue to support and use steel-framed modular classrooms to provide flexibility and respond to growing student populations; and
- Increase the capital maintenance and renewal investments to ensure quality of Alberta schools is maintained.

These long range provincial objectives are important to Edmonton Public Schools and shall be used in conjunction with the goals and objectives of the District to manage facilities and request funding for capital projects.

### 3.3 New ASAP Schools Announced by the Provincial Government

Prior to determining upcoming priorities, administration reviewed the new construction projects recently announced by the Provincial Government under the Alberta School Alternative Procurement (ASAP) initiative, as well as modernization projects approved in September 2007 to ensure capital priorities are identified and long term needs are planned for. These projects are listed below.

Edmonton Public Schools will receive nine new schools through the ASAP process. These nine schools, which were the top priorities from the previous capital plan, are listed in Table 1 *ASAP Schools – Edmonton Public Schools*, with the locations shown in Appendix II Maps.

**Table 1 *ASAP Schools – Edmonton Public Schools***

School Location	Anticipated Year Opening	Grade	Opening Capacity		Date of Provincial Approval
			<i>Opening</i>	<i>Total</i>	
Palisades/Carlton	2010	K-9	650	850	August 2007
Lake District	2010	K-9	850	850	August 2007
Pilot Sound	2010	K-9	650	850	August 2007
Terwillegar Towne	2010	K-9	850	850	August 2007
Heritage Valley	2010	K-9	850	850	August 2007
Meadows/Tamarack	2010	K-9	850	850	August 2007
Griesbach	To be announced	K-9	650	650	January 2008
Ellerslie	To be announced	K-9	850	850	January 2008
The Grange	To be announced	K-9	850	850	January 2008

### 3.4 Additional Approved Capital Submission Projects

The District was successful in securing provincial capital support for the following projects:

- In the fall of 2006, Edmonton Public Schools received approval to proceed with the modernization of Balwin School and Holyrood School. Construction is currently underway in both schools and is anticipated to be completed by September 2009.
- The revitalization project for the Victoria School of Performing and Visual Arts continues. The project tender which was approved by Alberta Education

January 31, 2008, includes several phases, and is scheduled for completion in 2011.

- Lillian Osborne School is currently under construction in the Riverbend/Terwillegar area of Edmonton and is scheduled to open in September 2009.
- In August 2007, the Province announced a \$35 million dollar funding strategy for Edmonton Public Schools to be used for upcoming construction and renewal projects. The schools listed below are to be modernized using these funds, and are the top priorities from the previous three-year capital plan.
  - Ellerslie North Campus – Urban Infrastructure Project - this project is in the design and costing stage
  - Strathcona School – Essential Upgrade Project - work is underway
  - Eastglen School – Essential Upgrade Project
  - Prince Charles School – General Upgrade Project
  - Forest Heights School – General Upgrade

#### **4.0 Identification of New Capital Priorities 2009-2012**

The *Three-Year Capital Plan 2009-2012* is organized into four sections of project priorities as summarized below. Each section lists projects for the three-year timeframe of the plan.

- Section 1: New and Replacement Schools Requests
- Section 2: Preservation Requests
- Section 3: Modular Classroom Requests
- Section 4: Other Projects - Studies, leases, etc.

#### **4.1 Section 1: New Construction and Replacement Schools Requests**

The new construction and replacement projects have been determined by following a set of planning criteria to ensure a strategic, quantitative approach to capital planning. In the new suburban areas, growth patterns are reviewed annually. To determine the list, the top priorities from the previous three year plan were reviewed and the top priorities were confirmed in the *Three-Year Capital Plan 2009-2012*. Two new school construction projects will be required to accommodate growth in the new suburban areas over the time frame of the plan. The priority order is based on the following criteria:

- Number of public students living in the area
- Available space in neighbouring communities
- Future growth potential
- Sector utilization
- Previous inclusion in a capital plan

The new school requests for the *Three-Year Capital Plan 2009-2012* are listed in Table 2 *New School Requests by Year*.

**Table 2 New School Requests by Year**

2008-2011 Priority	Priority 2009-2012	Project	Project Description	Sector
<b>Year 1</b>		No New Schools Requested		
<b>Year 2</b>				
10	1	K-6 Lewis Farms	600 Total, 400 core 200 expandable	W2
<b>Year 3</b>				
11	2	K-9 Terwillegar Heights	600 Total 400 core 200 expandable	SW

**Future Needs to be Considered in Next Year's Capital Plan 2010-2012**

	K-6 Windermere	600 Total, 400 core 200 expandable	SW
	K-9 Heritage Valley	600 Total, 400 core 200 expandable	SW
	K-6 Palisades	600 Total, 400 core 200 expandable	NW
	K-6 Big Lake	Capacity to be determined	W2
	K-9 The Meadows	Capacity to be determined	SE
	7-9 Heritage Valley	Capacity to be determined	SW
	7-9 Windermere	Capacity to be determined	SW

**4.2 Section 2: Preservation Projects**

The preservation project requests for this year's capital plan have been determined following a comprehensive set of planning criteria with defining elements or factors to ensure a strategic, quantitative approach is used to prioritize projects and request capital funding. The in-depth process focused on addressing the District's ongoing priorities for facility investment in a manner that will ensure a valuable educational experience for all students. The planning criteria are:

<i>Planning Criteria:</i>	<i>Element or Factor</i>
1. <b>Condition of Building</b>	Life/health/safety issues Project scope and total cost Facility condition indicators (provincial audit, district assessment, etc.)
2. <b>District Initiative</b>	Sustainability review outcome (from previous ten-year plans) Impacted by school closure (i.e., receiving school) Previous inclusion in a capital plan Leasing issues

- |                                     |                                                                                                                                                                                                                                       |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Impact of the ASAP schools on existing school enrolment                                                                                                                                                                               |
| <b>3. Program Needs</b>             | Enrolment/utilization<br>Change in instruction/program focus<br>Sustainability review status for individual schools<br>Suitability of instructional or specialized spaces<br>Optimal or desired capacity - right sizing opportunities |
| <b>4. Sector Analysis</b>           | Utilization rate in the sector<br>Specific sector in the city                                                                                                                                                                         |
| <b>5. Transportation and Access</b> | Availability of ETS and access to LRT (future and existing)<br>Location of school to arterial roadways<br>Connections with programs such as sports and languages<br>Available parking for parents picking up children                 |

As a starting point to determine this year's priorities, the preservation requests from the previous capital plan were reviewed. As a result of that review, the next four preservation projects from the previous plan were confirmed to be the priorities for this plan. These are Forest Heights, L.Y. Cairns, Rutherford and Avalon schools. Following these schools, the next set of priorities to be included on the preservation list were determined through collaborative discussions with Facilities Services, Student Program Distribution and Planning, and Student Transportation, and screened using the quantitative planning criteria described above.

The list of possible school projects put forward as preservation funding priorities began by assessing the building condition ratings, which included structural, mechanical and electrical evaluations, with mechanical systems weighted higher than the other two factors. A list of candidate schools with low scores and thus, poorer building condition, was completed. The list was then further assessed by discussing programming issues, right-sizing opportunities, sustainability reviews, continued use potential, and impact of school/program closures. The final list of schools put forward as priorities are summarized in Table 3 *Preservation Requests: By Year*.

Table 3 Preservation Requests: By Year

2008-2009 Priorities	Current Priority	Project	Project Description	Sector	Costs
<b>Year 1</b>					
5	1	Forest Heights	General Upgrade Completion	SC	\$2,758,000
6	2	L. Y. Cairns	Schematic Design Study*	HS	IMR Funding
7	3	Rutherford	Essential Upgrade	SC	\$4,439,000
8	4	Avalon	Schematic Design Study*	SC	IMR Funding
n/a	5	Highlands	General Upgrade**	NE	\$9,160,000
n/a	6	Montrose	Essential Upgrade	NE	\$3,466,000
<b>Year 2</b>	7	L. Y. Cairns	Upgrades as per Schematic Design Study	HS	TBD
n/a	8	Avalon	Upgrades as per Schematic Design Study	SC	TBD
n/a	9	Mill Creek	Essential Upgrade	SC	\$4,581,000
n/a	10	Ross Sheppard	General Upgrade	HS	\$25,953,000
n/a	11	Spruce Avenue	Essential Upgrade	C	\$2,852,000
n/a	12	Westglen	Essential Upgrade	C	\$2,570,000
<b>Year 3</b>	13	L'Académie Vimy Ridge Academy	Essential Upgrade	HS	\$18,121,000
n/a	14	Glengarry	Essential Upgrade	C	\$2,485,000
n/a	15	Crestwood	General Upgrade	W1	\$8,561,000
n/a	16	Northmount	Essential Upgrade	NC	\$1,579,000
n/a	17	Parkallen	Essential Upgrade	SC	\$3,075,000
n/a	18	York	Essential Upgrade	NC	\$1,366,000

\* The two schools identified for design studies, L. Y. Cairns and Avalon schools, continue to be priorities for capital investment. The schematic design studies will be funded through IMR funding. Upon completion of the design studies, a funding amount will be assigned to the two school modernization projects.

\*\* The dollar figure provided includes potential demolition of the annex at Highlands School. Alternative district or partner use may preclude demolition.

Requests for funding in this year's capital plan's preservation list are categorized as an essential upgrade or a general upgrade. In some cases, a schematic design study is recommended to determine whether the appropriate scope of work is a general or essential upgrade.

An essential upgrade is intended to ensure school facility upgrades meet all regulatory agency requirements, prolong the life of a facility through replacement of major components which may pose life, health and safety risks creating an upcoming need for repair or replacement.

A general upgrade is intended to preserve and improve the quality of the learning environment and prolong the life of the facility through planned, pro-active replacement of components. These components may be at the end of their lifecycle and need replacement but are not posing a life, health or safety risk, and are not in immediate need of repair or replacement. A general upgrade also improves or addresses instructional areas to better meet program requirements and improve space for students with disabilities or special needs.

Schematic Design Study has been included in this year's capital plan request as an introductory step in the redevelopment process before construction cost estimates are determined. The intent is to study specific buildings to ascertain a more detailed scope of work required, including but not limited to special programming needs, structural or mechanical needs, or accommodating different grade configurations. Projects recommended for schematic design studies are listed above with the construction requests in Table 3 *Preservation Requests: By Year*.

#### **4.3 Section 3: Modular Classroom (Portables) Requests**

The District is requesting funding to relocate or remove free standing portable classrooms. With a current inventory of 90 freestanding portables in the District, relocation requests are driven by two issues. First, there is more space in the core of existing schools than required to accommodate current student populations. Secondly, there is not sufficient core space in areas where student population is increasing. By relocating portables, the District is working towards accommodating students closer to home while decreasing the amount of excess space in schools where enrolment has decreased.

Administration has been working with schools to identify space within building cores that may be fit-up for instructional space and potentially result in the removal or relocation of a portable. The number of portable relocations is determined each spring for inclusion in the capital plan. Due to costs associated with the remediation of older modulars, the District continues to review replacement and possible demolition before recommending relocation.

In past years, the District relocated approximately ten portables per year. In this capital plan the District is requesting funding to relocate or replace ten modulars for each of the three years. The modular relocation requests are listed in Table 4 *Modular Classroom Relocation Requests by Year*.

**Table 4 Modular Classroom Relocation Requests by Year**

<b>Priority</b>	<b>Project</b>	<b>Project Description</b>	<b>Costs</b>
<b>Year 1 1-10</b>	10 Modular Relocations	Modular Relocations to support suburban growth and changing program needs	\$600,000.00
<b>Year 2 1-10</b>	1-10 Modular Relocations	Modular Relocations to support suburban growth and changing program needs	\$600,000.00
<b>Year 3 1-10</b>	10 Modular Relocations	Modular Relocations to support suburban growth and changing program needs	\$600,000.00

**4.4 Section 4: Other Projects**

The District has committed to a number of ongoing leases for instructional space in addition to owned district space. The locations and funding requests for these leases are listed in Table 5 *Other Projects: 2009-2012*.

**Table 5 Other Projects: 2009 – 2011**

<b>Year</b>	<b>Priority</b>	<b>Project</b>	<b>Project Description</b>	<b>Costs</b>
<b>Year 1 Priorities</b>	<b>1</b>	Amiskwaciy Academy, Centre High, Woodside, Major General Griesbach School, and Outreach	Annual Leases	\$1,900,000
<b>Year 2 Priorities</b>	<b>1</b>	Amiskwaciy Academy, Centre High, Major General Griesbach School, and Outreach	Annual Leases	\$1,800,000
<b>Year 3 Priorities</b>	<b>1</b>	Amiskwaciy Academy, Centre High, Major General Griesbach School, and Outreach	Annual Leases	\$1,800,000

Appendix I Project Descriptions

Appendix II Maps



***Project Descriptions - New and Replacement School Projects***

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The two new projects listed below represent Year 2 priorities 10 and 11 from the previous capital plan, Three Year Capital Plan 2008-11.

**Year 1: No New or Replacement Schools Requested**

**Year 2**

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**1. Lewis Farms K - 6**

- |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Project Description:        | New Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| b) Project Scope:              | K-6 - 600 Total, 400 core, 200 expandable<br>Anticipated Opening Date: 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| c) Estimated Project Cost:     | \$10,791,418                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| d) Sector:                     | West 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| e) Attendance Area:            | Neighbourhoods within Lewis Farms<br>area plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| f) Current Designated Schools: | Winterburn (EL/JH)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| g) Project Rationale:          | <ul style="list-style-type: none"> <li>• This new priority project is intended to accommodate the growing resident student population within the neighbourhoods of Lewis Farms.</li> <li>• This would be the second school in Lewis Farms. Winterburn Elementary/Junior High School serves the existing students residing in the rural areas and the Westview Village Mobile Home community.</li> <li>• The West 2 Sector has a provincial utilization (enrolment/capacity) rate of 73 per cent and a resident sector utilization (resident students/capacity) rate of 69 per cent.</li> </ul> |

**Year 3**

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**2. Terwillegar Heights K - 9**

- |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Project Description:        | New Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| b) Project Scope:              | K-9 - 850 Total, 600 core, 250 expandable<br>Anticipated Opening Date: 2015                                                                                                                                                                                                                                                                                                                                                                                      |
| c) Estimated Project Cost:     | \$10,994,618                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| d) Sector:                     | South West                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| e) Attendance Area:            | East neighbourhoods within<br>Terwillegar Heights area plan                                                                                                                                                                                                                                                                                                                                                                                                      |
| f) Current Designated Schools: | Brander Gardens (EL), Brookside<br>(EL), Riverbend (JH)                                                                                                                                                                                                                                                                                                                                                                                                          |
| g) Project Rationale:          | <ul style="list-style-type: none"> <li>• This new priority project is intended to accommodate the growing resident student population within the neighbourhoods of Terwillegar Heights.</li> <li>• This would be the second school in Terwillegar Heights.</li> <li>• The South West Sector has a provincial utilization (enrolment/capacity) rate of 82 per cent and a resident sector utilization (resident students/capacity) rate of 76 per cent.</li> </ul> |

### **Preservation Requests by Project Ranking – Year One**

The first four preservation projects listed in this three-year plan represent the year 1 priorities from the previous capital plan, Three Year Capital Plan 2008-11, that have not yet been fully funded by Alberta Infrastructure. These projects remain capital priorities for the District.

#### ***1. Forest Heights Elementary School***

Forest Heights School opened in 1948 and currently serves 259 Kindergarten to Grade 6 students. Completion of the general upgrade project is requested for Forest Heights School. Specific project details are discussed below:

- |                             |                              |
|-----------------------------|------------------------------|
| a) School Address and Ward: | 10304-81 Street; Ward G      |
| b) Sector:                  | South Central                |
| c) Project Description:     | Preservation Request         |
| d) Project Scope:           | General Upgrade – Completion |
| e) Project Cost:            | \$2,758,000                  |
| f) Project Rationale:       |                              |

- This project was the fifth priority in the previous Capital Plan 2008-2011.
- Programming options include Regular and Alternative bilingual German.
- Building Condition Ratings:
  - 2000 Provincial audit raw score of 640
  - Provincial utilization rate of 69 percent
  - Provincial condition rating of 3 or less which is considered marginal
  - EPSB Facility Audit score 3.3 (mechanical, electrical and structural)
- Enrolment for 2008-2009 is projected to be lower than existing at 241 students.
- Forest Heights School was the designated receiving school for students relocated due to the closure of Terrace Heights School in 2005.

#### ***2. L. Y. Cairns Junior-Senior High School***

L. Y. Cairns School was built in 1969 and currently serves 484 grades 7-12 special needs students including mild/moderate needs. L. Y. Cairns School is a specialized learning environment for junior and senior high students. The school offers a comprehensive range of courses for students with mild cognitive learning needs. The programs prepare students to be contributing members of society through a focus on literacy, numeracy and employability skills.

L. Y. Cairns School offers an array of courses which focus on improving academics, vocational and employability skills. The school's specialized classes allow students to gain skills in all these areas and also to apply these skills through their senior high community work experience. A post secondary transition program is offered off-site to support students as they move into the adult world.

Components of an essential upgrade were initially undertaken in 2004. The District requests a preservation project to complete upgrades to the learning environment within the existing facility. This is intended to enable the District to improve the school's student accommodation and program delivery to students with special needs. A

preservation project beginning with a schematic design study is requested for L. Y. Cairns School. Specific project details are discussed below:

- a) School Address and Ward: 10510-45 Avenue; Ward F
- b) Sector: High School
- c) Project Description: Preservation Request
- d) Project Scope: Schematic Design Study
- e) Project Cost: IMR Funding
- f) Project Rationale:
  - This project was Priority 6 in the previous *Three Year Capital Plan 2008-2011*.
  - Programming: District Centre for Opportunity.
  - Building Condition Ratings:
    - 2000 Provincial audit raw score of 680
    - Provincial utilization rate of 56 percent
    - Provincial condition rating of three or less which is considered marginal
    - EPSB Facility Audit Score of 3.7 (mechanical, electrical and structural)
  - Enrolment is projected to slightly increase in the 2008-2009 school year.
  - Potential for asbestos abatement as well as specific building issues with structural, mechanical, electrical, building envelope and site issues.
  - A design study is requested to ascertain needs, requirements and potential for right sizing prior to construction requests.

### **3. Rutherford Elementary School**

Rutherford School opened in 1911 and currently serves 155 Kindergarten to Grade 6 students with the majority of students in regular programs. The school was one of two designated receiving schools for students relocated due to the closure of Strathearn School in 2005. Enrolment is projected to slightly increase in the 2008-2009 school year. A preservation project is requested for Rutherford School. Specific project details are discussed below:

- a) School Address and Ward: 8620-91 Street; Ward G
- b) Sector: South Central
- c) Project Description: Preservation Request
- d) Project Scope: Essential Upgrade
- e) Project Cost: \$4,439,000
- f) Project Rationale:
  - This project was the seventh priority in the previous *Three-Year Capital Plan 2008-2011*.
  - Building Condition Ratings:
    - 2001 Provincial audit raw score of 620
    - Provincial utilization rate of 62 percent
    - Provincial conditions rating of three or less which is considered marginal
    - EPSB Facility Audit Score of 3.3 (mechanical, electrical, and structural)
  - Rutherford Elementary is on the B list of Historical Significant buildings.
  - Asbestos abatement may be required.

#### **4. Avalon Junior High School**

Avalon School was built in 1965 with an extension of the split-level classroom wing in 1968. Avalon School is a dual campus with Lendrum School and currently serves 526 Grades 7 to 9 students with continued pressure for junior high spaces in the area. There is limited ETS service as the school is not on a major collector or arterial roadway. A preservation project beginning with a design study is requested for Avalon School. Specific project details are discussed below:

- |                             |                         |
|-----------------------------|-------------------------|
| a) School Address and Ward: | 5425-114 Street; Ward F |
| b) Sector:                  | South Central           |
| c) Project Description:     | Preservation Request    |
| d) Project Scope:           | Schematic Design Study  |
| e) Project Cost:            | IMR Funding             |
| f) Project Rationale:       |                         |
- This project was the Priority 8 in the previous *Three-Year Capital Plan 2008-2011*.
  - Avalon School offers barrier-free access.
  - Programming: District Centre for Literacy, Regular and French Immersion.
  - Enrolment is projected to decline slightly in the 2008-2009 school year
  - Building Condition Ratings:
    - 2005 Provincial audit raw score of 420
    - Provincial utilization rate of 75 percent
    - Provincial condition rating of 4 which is deemed acceptable
    - EPSB Facility Audit Score of 3.3 (mechanical, electrical, and structural)
  - A design study is requested to ascertain needs, requirements and potential for right sizing prior to construction requests. Mechanical, structural and electrical will be reviewed for potential improvements.

#### **5. Highlands Junior High School**

Highlands School was built in 1914 and currently serves 247 Grade 7 to nine students. The building has been well cared for and is in a good location within the surrounding community to meet needs now and into the future. Highlands School serves a wide range of student needs. In addition to the regular program, Highlands offers Pre-Advanced Placement, Behaviour and Learning Assistance, Literacy and Opportunity programs. A preservation project is requested for Highlands School.

- |                             |                         |
|-----------------------------|-------------------------|
| a) School Address and Ward: | 11509-62 Street; Ward D |
| b) Sector:                  | North East              |
| c) Project Description:     | Preservation Request    |
| d) Project Scope:           | General Upgrade         |
| e) Project Cost:            | \$9,160,000             |
| f) Project Rationale:       |                         |
- This school has been in the capital plan four times since 2000.
  - Building Condition Ratings:
    - 2000 Provincial audit raw score of 390
    - Provincial utilization rate of 61 per cent

- EPSB Facility Audit Score of 2.3 (mechanical, electrical, and structural)
- The school's viability was confirmed after undergoing a sustainability review in 2006-07.

#### **6. *Montrose Elementary School***

Montrose School was built in 1950-51 with additions in 1952 and 1956. The school currently serves 160 Kindergarten to Grade 6 students. Enrolment is projected to increase slightly in the 2008-2009 school year. In addition to the regular program, Montrose School offers full day Kindergarten, the Behaviour and Learning Assistance and Opportunity programs. In 2007, Montrose was identified as the designated receiving school for students living in the Newton area. A preservation project is requested for Montrose School. Specific project details are discussed below.

- |                                                                                                                                         |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| a) School Address and Ward                                                                                                              | 11931-62 Street; Ward D |
| b) Sector:                                                                                                                              | North East              |
| c) Project Description:                                                                                                                 | Preservation Request    |
| d) Project Scope:                                                                                                                       | Essential Upgrade       |
| e) Project Cost:                                                                                                                        | \$3,466,000             |
| f) Project Rationale:                                                                                                                   |                         |
| • This project is a new capital priority.                                                                                               |                         |
| • Building Condition Ratings:                                                                                                           |                         |
| ▪ 2000 Provincial audit raw score of 390                                                                                                |                         |
| ▪ Provincial utilization rate of 61 percent                                                                                             |                         |
| ▪ Provincial conditions rating of 3 or less which is considered marginal                                                                |                         |
| ▪ EPSB Facility Audit Score of 2.3 (mechanical, electrical, and structural)                                                             |                         |
| • An essential upgrade is required to ensure that the learning environment continues to accommodate student needs and program delivery. |                         |

#### **Preservation Requests by Project Ranking – Year Two**

#### **7. *L. Y. Cairns Junior-Senior High School***

L. Y. Cairns Junior-Senior High School was built in 1969 and currently serves 484 Grades 7-12 Special Needs students including mild / moderate needs. This school is unique in its educational opportunities for the physically and learning disabled.

- |                            |                                                 |
|----------------------------|-------------------------------------------------|
| a) School Address and Ward | 10510-45 Avenue; Ward F                         |
| b) Sector:                 | High School                                     |
| c) Project Description:    | Preservation Request                            |
| d) Project Scope:          | Upgrades as per schematic design study          |
| e) Project Cost:           | To be determined through schematic design study |

**8. Avalon Junior High School**

Avalon Junior High School was built in 1965 with an extension of the split-level classroom wing in 1968. Avalon Junior High School is a dual campus with Lendrum Elementary School and currently serves 526 Grades 7 to 9 students with continued pressure for junior high spaces in the area.

- |                            |                                                 |
|----------------------------|-------------------------------------------------|
| a) School Address and Ward | 5425-114 Street; Ward F                         |
| b) Sector:                 | South Central                                   |
| c) Project Description:    | Preservation Request                            |
| d) Project Scope:          | Upgrades as per schematic design study          |
| e) Project Cost:           | To be determined through schematic design study |

**9. Mill Creek Campus (Elementary School)**

Mill Creek Elementary School was built in 1946/47 with additions in 1950 and 1958. The school currently serves 140 Kindergarten to Grade 6 students. This project is a new capital priority.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 9735 – 80 Avenue; Ward G |
| b) Sector:                 | South Central            |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | Essential Upgrade        |
| e) Project Cost:           | \$4,581,000              |

**10. Ross Sheppard High School**

Ross Sheppard High School was built in 1956 and currently serves 2117 high school students. This project is a new capital priority.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 13546-111 Avenue; Ward C |
| b) Sector:                 | High School              |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | General Upgrade          |
| e) Project Cost:           | \$25,953,000             |

**11. Spruce Avenue K-9 School**

Spruce Avenue K-9 School was built in 1929 and currently serves 290 Kindergarten to Grade 9 students. A general upgrade was requested for Spruce Avenue School in one previous capital plan. Funding was not received at that time.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 11424-102 Avenue; Ward D |
| b) Sector:                 | Central                  |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | Essential Upgrade        |
| e) Project Cost:           | \$2,852,000              |

**12. Westglen Elementary School**

Westglen Elementary School was built in 1940 and currently accommodates 183 Kindergarten to Grade 6 students. This project is a new capital priority.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 10950-127 Street; Ward C |
| b) Sector:                 | Central                  |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | Essential Upgrade        |
| e) Project Cost:           | \$2,570,000              |

**Preservation Requests by Project Ranking – Year Three**

**13. L'Académie Vimy Ridge Academy**

L'Académie Vimy Ridge Academy Junior Senior High School was built in 1958 and currently accommodates 440 junior high students and 309 high school students. This school offers alternative program choices including a Ballet School and a sports alternative program. This project is a new capital priority.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 8205 - 90 Avenue, Ward G |
| b) Sector:                 | High School              |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | Essential Upgrade        |
| e) Project Cost:           | \$18,121,000             |

**14. Glengarry Elementary School**

Glengarry Elementary School was built in 1962 and currently serves 495 in regular and alternative (Arabic) programs. This project is a new capital priority.

- |                            |                         |
|----------------------------|-------------------------|
| a) School Address and Ward | 9211-135 Avenue; Ward A |
| b) Sector:                 | Central                 |
| c) Project Description:    | Preservation Request    |
| d) Project Scope:          | Essential Upgrade       |
| e) Project Cost:           | \$2,485,000             |

**15. Crestwood Elementary- Junior High School**

Crestwood Elementary Junior High School was built in 1954 and currently accommodates 172 elementary students and 248 junior high students. A general upgrade was requested for Crestwood in one previous capital plan. Funding was not received at that time.

- |                            |                           |
|----------------------------|---------------------------|
| a) School Address and Ward | 9735 – 144 Street, Ward C |
| b) Sector:                 | West 1                    |
| c) Project Description:    | Preservation Request      |
| d) Project Scope:          | General Upgrade           |
| e) Project Cost:           | \$8,516,000               |

**16. Northmount Elementary School**

Northmount Elementary school was built in 1970 and currently accommodates 290 students in Kindergarten to Grade 6. This project is a new capital priority.

- |                            |                          |
|----------------------------|--------------------------|
| a) School Address and Ward | 14020-88A Street; Ward A |
| b) Sector:                 | North Central            |
| c) Project Description:    | Preservation Request     |
| d) Project Scope:          | Essential Upgrade        |
| e) Project Cost:           | \$1,579,000              |

**17. Parkallen Elementary School**

Parkallen Elementary School was built in 1951 and currently serves 201 Kindergarten to Grade 6 students. This project is a new capital priority.

- |                            |                         |
|----------------------------|-------------------------|
| a) School Address and Ward | 6703-112 Street; Ward F |
| b) Sector:                 | South Central           |
| c) Project Description:    | Preservation Request    |
| d) Project Scope:          | Essential Upgrade       |
| e) Project Cost:           | \$3,075,000             |

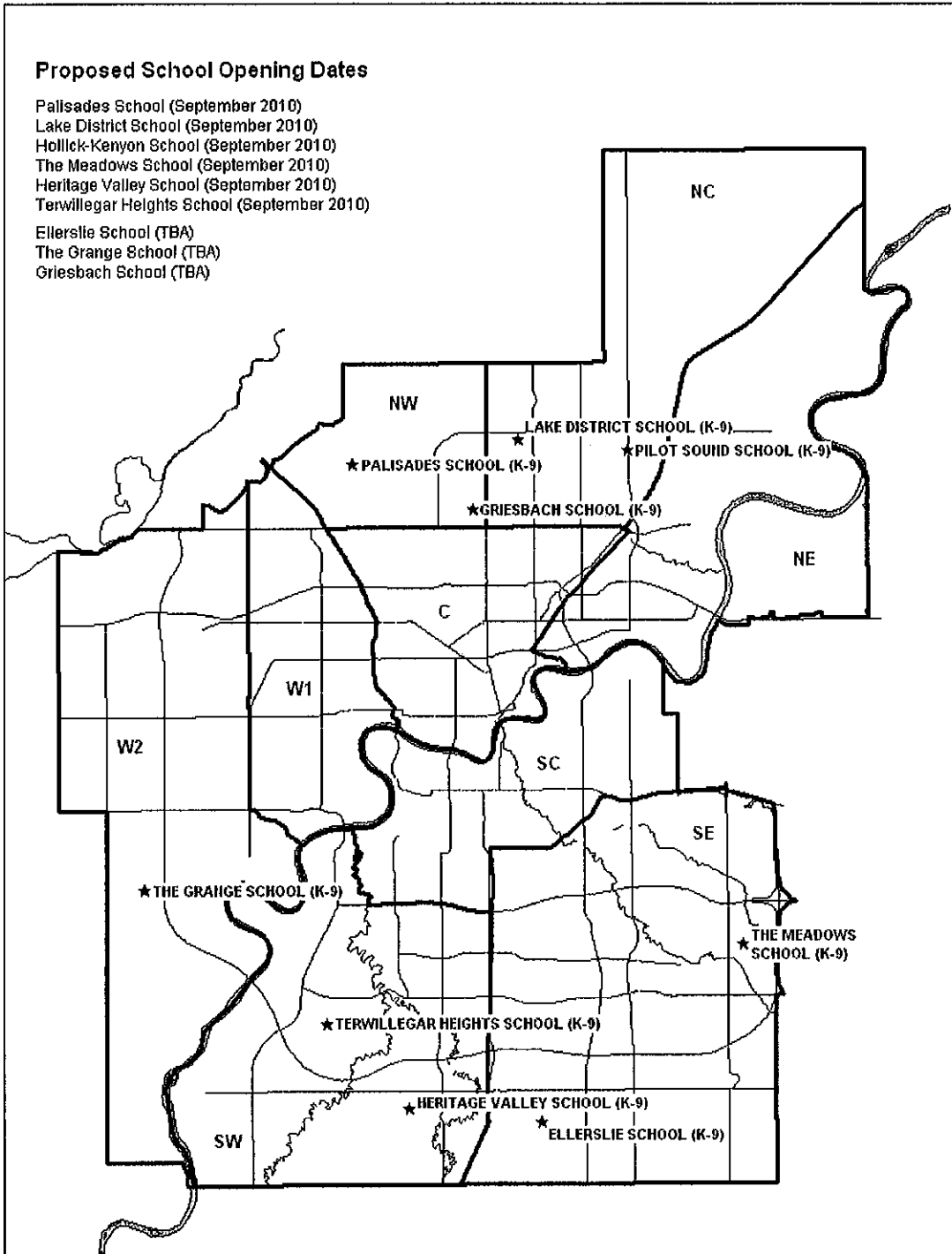
**18. York Elementary School**

York Elementary School was built in 1966 and currently accommodates 319 Kindergarten to Grade 6 students. This project is a new capital priority.

- |                            |                         |
|----------------------------|-------------------------|
| a) School Address and Ward | 13915-61 Street; Ward B |
| b) Sector:                 | North Central           |
| c) Project Description:    | Preservation Request    |
| d) Project Scope:          | Essential Upgrade       |
| e) Project Cost:           | \$1,366,000             |

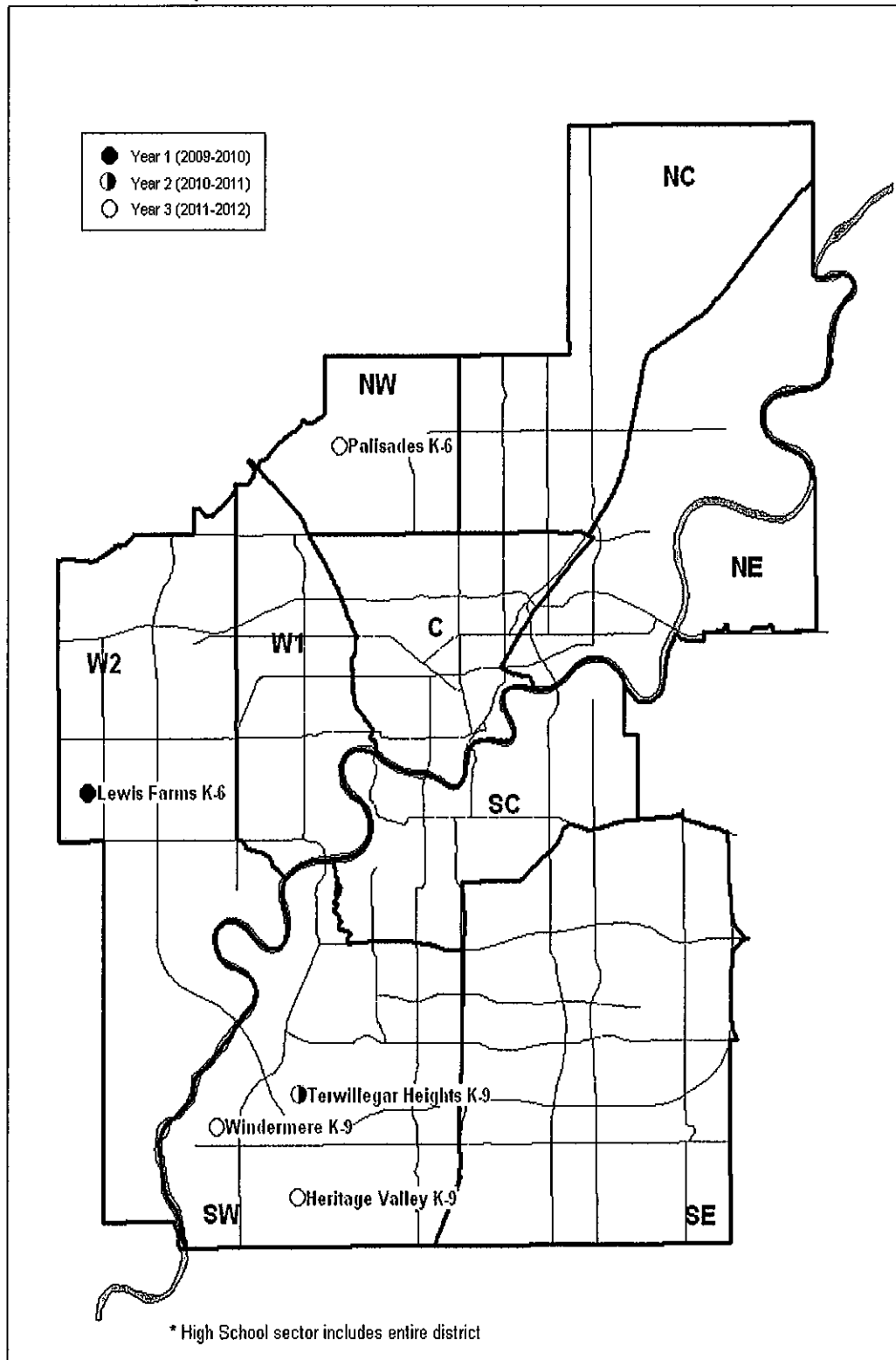


**ASAP Schools**



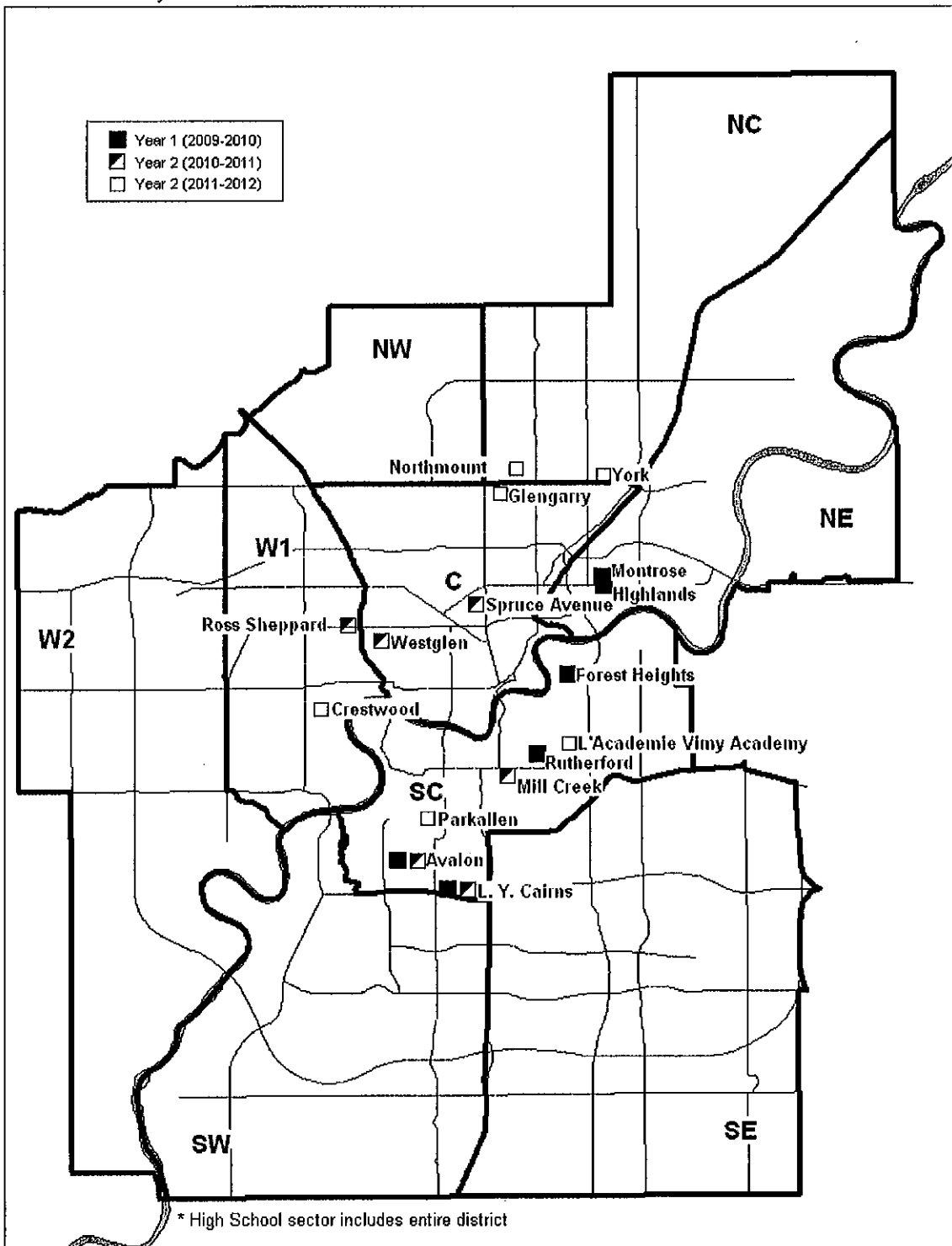
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June 2008  
ASAP Compilation.WOR

New Construction Projects



Prepared by Planning, Edmonton Public Schools  
May 2008

Preservation Projects



Prepared by Planning, Edmonton Public Schools  
May 2008