

EDMONTON PUBLIC SCHOOLS

May 11, 2010

TO: Board of Trustees

FROM: E. Schmidt, Superintendent of Schools

SUBJECT: District Three-Year Capital Plan 2011-2014

ORIGINATOR: T. Parker, Assistant Superintendent

RESOURCE

STAFF: Mike Brown, Josephine Duquette, Ken Erickson, Leanne Fedor, Jyde Heaven, Roland Labbe, Marco Melfi, John Nicoll, Ann Parker, Lorne Parker, Larry Schwenneker, Amy-Irene Seward, Cindy Skolski

RECOMMENDATION

That the District Three-Year Capital Plan 2011-2014 be approved for submission to Alberta Education and Alberta Infrastructure.

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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 2011-2014*. Submission of a three-year capital priorities plan is required annually. The *Three-Year Capital Plan 2011-2014* is organized into three sections of project priorities summarized below, as required by Alberta Education:

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

Priorities in the proposed *Three-Year Capital Plan 2011-2014* have been developed based on current student residency and enrolment data, recent outcomes of the District's current *Annual Implementation Plan 2009-2010*, and the planning principles established through the *Ten-Year Facilities Plan 2009-2018*. The *Ten-Year Facilities Plan 2009-2018* will be reviewed during the 2010-2011 school year, to reflect student enrolment impacts after the opening of the six Alberta School Alternative Procurement (ASAP I) schools in September 2010. The proposed project priorities are summarized in Appendix I.

Requests for modular or portable classroom relocations or new units no longer need to be identified in the capital plan submission. The District has not received any funding approvals from the previous two three-year capital plan submissions.

ES:rl

- Appendix I - *Three-Year Capital Plan 2011-2014* Priorities Tables
- Appendix II - New Construction and Replacement Priorities 2011-2014 Map
- Appendix III - Preservation Priorities 2011-2014 Map
- Appendix IV - Additional Background Information

Three-Year Capital Plan 2011-2014 Priorities**Table 1: Leases and Other Projects**

Priority	Project Description	Costs
Year 1		
1	Accumulated Portable Relocation Deficit	\$1,338,458
2	Amiskwaciy Academy, Major General Griesbach School Leases	\$1,156,029
3	Building Design Studies	\$250,000
4	Asbestos Abatement	\$15,000,000
Year 2		
5	Amiskwaciy Academy, Major General Griesbach School Leases	\$1,156,029
6	Building Design Studies	\$250,000
7	Asbestos Abatement	\$15,000,000
Year 3		
8	Amiskwaciy Academy, Major General Griesbach School Leases	\$1,156,029
9	Building Design Studies	\$250,000
10	Asbestos Abatement	\$15,000,000

Three-Year Capital Plan 2011-2014 Priorities

Table 2: New Schools, Additions and Replacement Schools

Priority	New Construction/ Replacement Project	Capacity	Sector	Costs
Year 1				
1	K-6 Terwillegar Heights	450	SW	\$10,302,426
2	Replacement K-6 in Central, South Central or West 1 Sector			\$10,302,426
Year 2				
3	K-6 Heritage Valley	450	SW	\$10,302,426
4	K-9 Windermere	650	SW	\$15,931,700
5	K-6 Lewis Farms	450	W2	\$10,302,426
6	Replacement K-6 in Central, South Central or West 1 Sector			\$10,302,426
Year 3				
7	Replacement K-6 in Central, South Central or West 1 Sector			\$10,302,426
	*Big Lake	To be determined		W2
	*Lake District	To be determined		NC
	*The Meadows	To be determined		SE
	*The Palisades	To be determined		NW
	*Pilot Sound	To be determined		NC

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

Three-Year Capital Plan 2011-2014 Priorities

**Table 3: Year One
Preservation and Upgrading Priorities**

Proposed Priority	2010-2013 Priority	2009-2012 Priority	Project	Project Description	Sector	Costs
1	1	n/a	Strathcona	Essential Upgrade Phase II	HS	\$5,456,775
2	3	1	Forest Heights	General Upgrade Phase II	SC	\$5,993,000
3	4	3	Rutherford	Essential Upgrade	SC	\$5,078,000
4	5	5	Highlands	General Upgrade	NE	\$10,479,000
5	6	6	Montrose	Essential Upgrade	NE	\$3,965,000
6	7	7	L. Y. Cairns	General Upgrade Phase II	HS	\$12,779,000

*Previous priority number 2- Eastglen School Essential Upgrade (Phase II) is no longer required.

**Table 3: Year Two
Preservation and Upgrading Priorities**

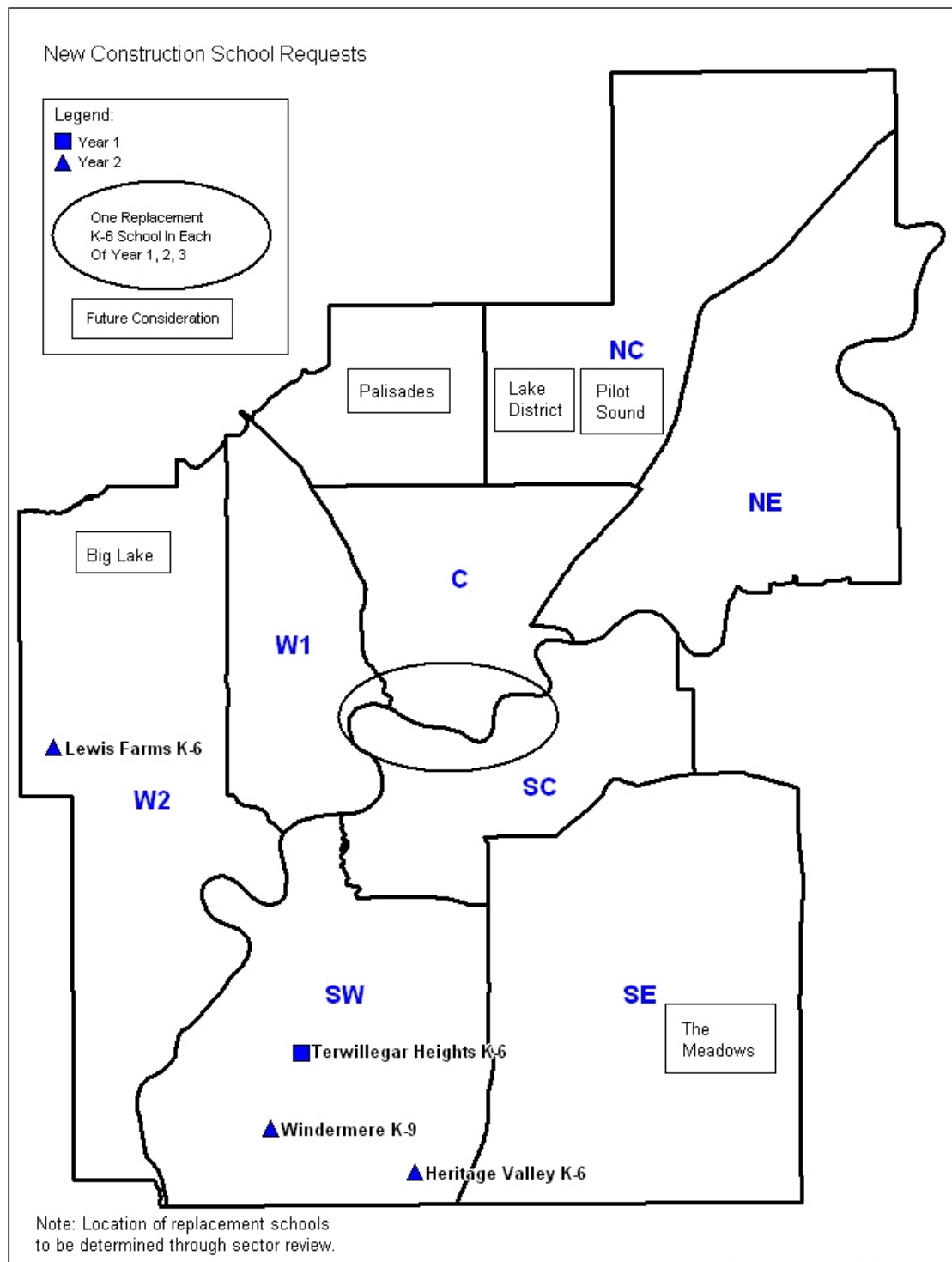
Proposed Priority	2010-2013 Priority	2009-2012 Priority	Project	Project Description	Sector	Costs
7	8	8	Avalon	Essential Upgrade	SC	\$6,917,000
8	9	9	Mill Creek	Essential Upgrade	SC	\$5,241,000
9	11	11	Spruce Avenue	*General Upgrade	C	\$8,900,000
10	n/a	n/a	Delton	*General Upgrade	C	\$10,400,000
11	n/a	n/a	Hardisty	*General Upgrade	SC	\$19,200,000
12	10	10	Ross Sheppard	General Upgrade	HS	\$29,690,000

*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.

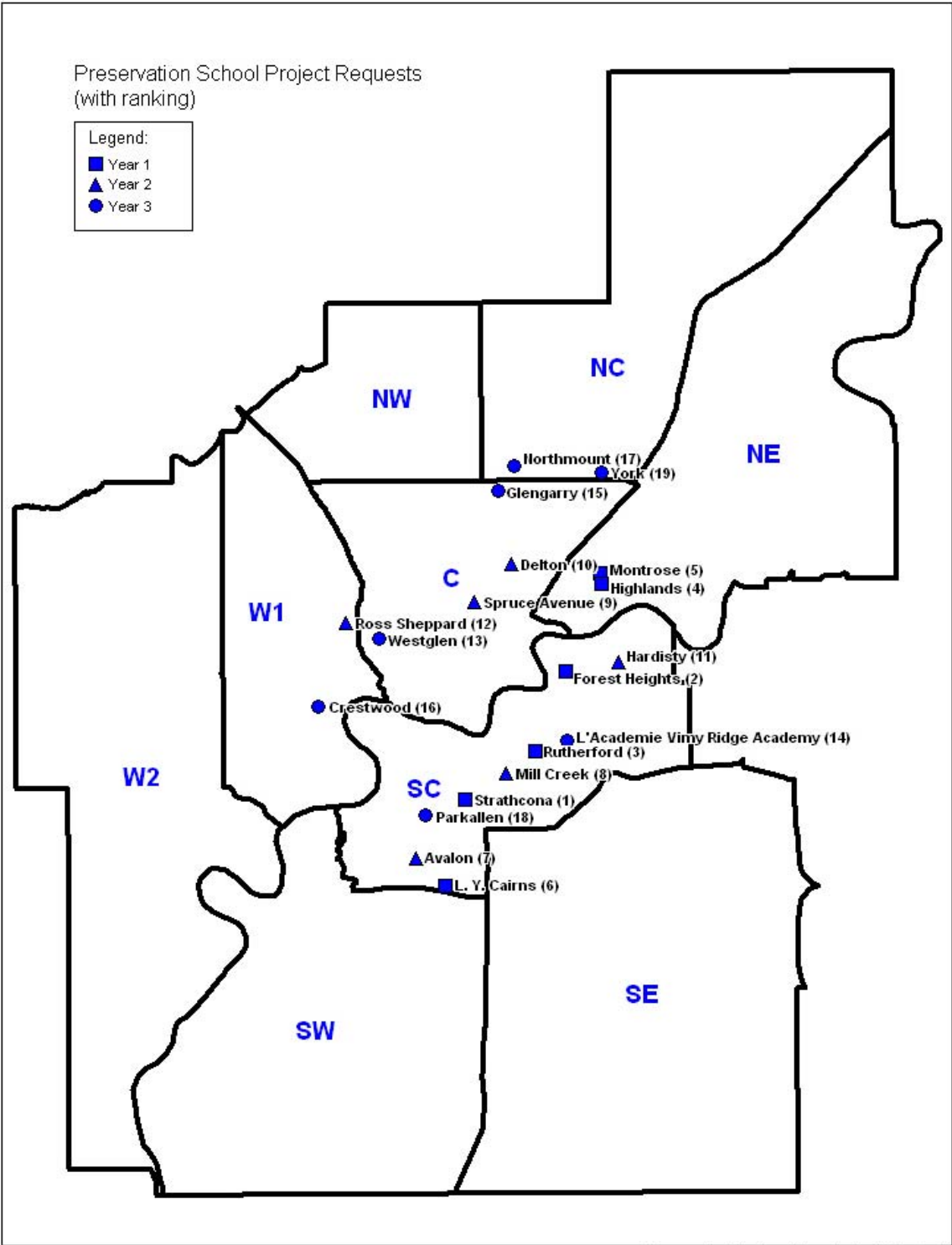
**Table 3: Year Three
Preservation and Upgrading Priorities**

Proposed Priority	2010-2013 Priority	2009-2012 Priority	Project	Project Description	Sector	Costs
13	12	12	Westglen	Essential Upgrade	C	\$2,940,000
14	13	13	L'Académie Vimy Ridge Academy	Essential Upgrade	HS	\$20,730,000
15	14	14	Glengarry	Essential Upgrade	C	\$2,843,000
16	15	15	Crestwood	General Upgrade	W1	\$9,794,000
17	16	16	Northmount	Essential Upgrade	NC	\$1,806,000
18	17	17	Parkallen	Essential Upgrade	SC	\$3,518,000
19	18	18	York	Essential Upgrade	NC	\$1,563,000

New Construction and Replacement Priorities 2011-2014



Preservation Priorities 2011-2014



Prepared by Planning, Edmonton Public Schools
April 2010

Additional Background Information

Section 1: Leases and Other Projects

Over the past five years, funding shortfalls in portable classroom relocation projects has resulted in an accumulated funding deficit of \$1,338,458. A one-time request for capital support is requested to address this accumulated funding shortfall.

Leasing support over the three-year plan period is requested for Amiskwaciy Academy and Major General Griesbach School.

A request for \$250,000 annually to complete building design 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.

A \$45 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. Due to the number of older schools in our District, we have a significant asbestos liability estimated to be in the order of \$63 million which cannot be addressed in an expedient fashion through the Major Maintenance Plan, which is funded through provincial Infrastructure Maintenance Renewal (IMR) funding.

Section 2: New Construction and Replacement Schools

The *Three-Year Capital Plan 2011-2014* has confirmed that four 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. 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).

Priorities for replacement schools in the Central, South Central and West 1 sectors of the District will be identified when sector planning outcomes scheduled for completion over the next few years are determined.

Section 3: Preservation and Upgrading of Existing Schools

The preservation project priorities were determined through collaborative discussions with Facilities Services, Programs, and Planning and Student Transportation. The process focused on addressing the District's ongoing need for facility investment in a manner that will ensure a valuable educational experience for all students. Based on last year's priorities, changes as a result of recent school closure approvals represented the only significant new consideration factor.

The planning criteria considered are listed below:

Planning Criteria:

1. Unfunded from Previous Plans

Element or Factor:

- Previous inclusion in a capital plan

2. Condition of Building

- Life/health/safety issues
- Project scope and total cost
- Facility condition indicators (provincial data, district assessment, etc.)

3. District Initiative

- Viability confirmed through school review
- Impacted by school closure (i.e., receiving school)

4. Program Needs

- Change in instruction/program focus
- Suitability of instructional or specialized spaces
- Connections with special education and alternative programs
- Optimal or desired capacity - right sizing opportunities
- Enrolment/utilization

5. Sector Analysis

- Enrolment of students living and attending schools in each sector
- Utilization rate in the sector

6. Transportation and Access

- Availability of ETS and access to LRT (future and existing)
- Location of school
- Access and parking for busses and vehicles

Requests for funding in the preservation 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, an Essential Upgrade would be the equivalent of a provincially described 'Major' upgrade, in terms of provincial funding-level support.

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, Ebbes 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	1982	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	1,287	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
	Charlesworth	2005	826	10	99
Southeast	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
	Rutherford	2001	2,589	171	93
Terwillegar	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
	Terwillegar Towne	1995	2,082	0	100
Windermere	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**

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.

Northeast Sector

(single family dwellings)

Potential Lot Supply: 3,483

Year Supply: 10

Average Absorption 2000-2009 **339**

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.

Southeast Sector

(single family dwellings)

Potential Lot Supply: 16,497

Year Supply: 20

Average Absorption 2000-2009 **805**

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.

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

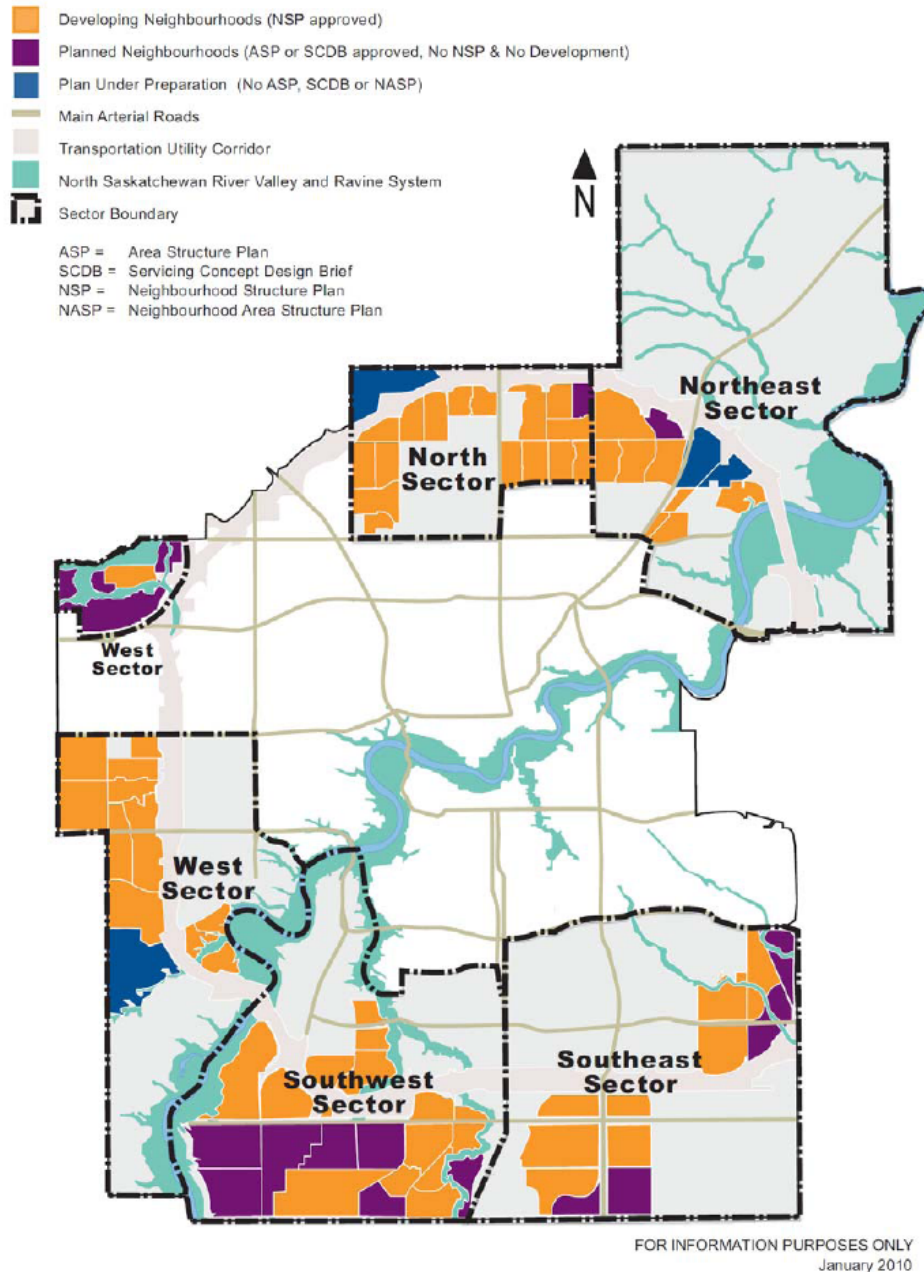
Average Absorption 2000-2009 **555**

City-wide lot supply remaining 60,004

Average city-wide absorption 3,365

City-wide years of supply **18**

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



Prepared by the Growth Analysis Unit, Planning & Development Dept, January 2010
For more information contact Kalen Anderson, Principal Planner, at: 780-496-4524

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