



Northern Gateway
Public Schools

2022 - 25 Three Year Capital Plan

Learning for life. Together.

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Executive Summary

Three-year capital plans are the basis of the government's annual review and assessment of capital projects and priorities based on project drivers and needs criteria:

- Health and Safety
- Building Condition
- Enrollment Pressures
- Functionality and Programming
- Legal Rights

Ultimately, the jurisdiction's three-year capital plan will identify projects that will be approved to move to the next phase of the gated process; Project Evaluation and Prioritization.

The jurisdiction's 2022-25 Three-Year Capital Plan, requests the following capital projects:

1. Valleyview K-12 Replacement School
2. Whitecourt Attendance Zone K-5 Replacement School
3. East End K-9 Replacement School for Darwell and Alberta Beach

Northern Gateway Public Schools fosters program-rich learning environments where students, teachers and our greater communities can do their best work, together. Catering to just under 4,600 students from Kindergarten to Grade 12, we operate 16 schools, four colony schools and four off-campus outreach schools, serving the communities and surrounding areas of Alberta Beach, Onoway, Rich Valley, Darwell, Sangudo, Mayerthorpe, Whitecourt, Fox Creek and Valleyview.

The Valleyview replacement school has been Northern Gateway Public Schools number one priority since the 2016-2019 Capital Plan.

"School facilities reflect the jurisdiction's beliefs and values, and enhance learning opportunities and experiences for students."



YEAR ONE 2022-23 - PRIORITY ONE: Valleyview K-12 School

A K-12 school to be located in Valleyview with a capacity of 850 students on a new site, 8,049 square metres at an estimated cost of \$37,954,437.00*

Approval in principle has been received from Alberta Education to construct a K-12 replacement school in Valleyview and to dispose of the three existing facilities; however, funding has not yet been secured. This remains the Division's highest capital priority.

It is very important for the Division to request demolition funds for the three existing schools in its capital submission to Alberta Education, for two primary reasons:

- The schools likely contain hazardous materials such as asbestos in flooring, pipe insulation, masonry cavity insulation (zonolite), lead in layers of original paint, etc. The costs to remediate could be very high if the buildings are eventually sold; and there would be a duty to report the presence of hazardous materials to new owner(s). For this reason, the Division should contact the province to ensure their capital grant includes hazardous materials remediation, demolition and disposal costs for all three schools.
- The lands are owned by the Division and could be sold to help fund other Board priorities once the buildings are removed.

All three Valleyview schools have relatively high deferred maintenance upgrade needs. Utilization rates are relatively low and are expected to diminish further over the next five years. The deferred maintenance liability for the three schools is in the order of \$8,200,000.00. Since the Infrastructure Maintenance Renewal (IMR) grant for the entire Division is in the \$1,500,000.00 range, it is simply not feasible to fund the necessary upkeep using these dollars.

It is cost prohibitive to continue running three moderately utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore, our recommendation is to construct a replacement 850 capacity school.

In November of 2016, a two-day value scoping session was conducted in Valleyview with the final recommendation from all stakeholders being to support this project.

In 2017, NGPS used approximately \$750,000 from Division capital reserves to purchase a 24 acre site next to the Greenview Multiplex in Valleyview with the intent that proceeds from the sale of the decommissioned Valleyview buildings/sites be directed to restore division capital reserves.

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR TWO 2023-24 - PRIORITY TWO: Whitecourt 5-7 Core Middle School

A 5-7 core middle school to be located in the Whitecourt attendance zone on a new site with a capacity of 600 students, 5,269 square metres and demolish Whitecourt Central School at an estimated cost of \$19,320,859.00*.

An opportunity exists to sharpen the focus of the project based on student population and enrollment patterns once this project advances to becoming the top capital priority.

Four challenges were identified, as follows:

- Attendance boundaries would be needed if primary grades are split into two K-4 schools to deal with future enrollment growth.
- Whitecourt Central Elementary School is located near the downtown core of Whitecourt, which is not an ideal setting for elementary or middle school grade levels.
- Percy Baxter School is not particularly well suited for middle school grades but would work well as a primary / elementary school.
- A new school site would need to be outside the 500 year flood plain to meet provincial requirements.

Based on this, it is recommended that Pat Hardy and Percy Baxter schools be re-tasked as K-4 primary schools with enrollments balanced to suit their capacities; a new 600 student 5-7 core middle school be constructed with future expansion capability, located in the flats area but away from the downtown core and flood plain; and grade 8 students be moved to Hilltop Jr/Sr High School until enrollment growth determines that they can move back to the new middle school. The oldest facility is Whitecourt Central Elementary School which was built in 1955 and the last addition in 1964. The facility has reached its life expectancy for the building envelope including interior, mechanical and electrical. The facility is comprised mostly of portables and links attached to the core school. The school on the site and its location compromise student safety. This building would be demolished.

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR THREE 2024-25 - PRIORITY THREE: East End K-9 Replacement School for Darwell and Alberta Beach

K-9 school to be located in the proximity of Darwell and Alberta Beach on a new site with a capacity of 500 students, 4,406 square metres at an estimated cost of \$15,000,000.00*.

An opportunity exists to reconfigure East End schools to more traditional grade structures as a pedagogical improvement, rebalance enrollments to provide room for future growth in all schools, and replace two aging facilities with one new school.

Based on this, it is recommended to construct a new 500 capacity K-9 school in proximity to Darwell and Alberta Beach, perhaps on land between these communities along highway 633, and dispose of Darwell and Grasmere Schools.

The oldest facility is Darwell School which was built in 1956 and the last addition in 1989. The facility is reaching its life expectancy for the building envelope including interior, mechanical and electrical. The school was modernized 32 years ago. The school on the site and its location compromise student safety. This building would be demolished. Current utilization is 60% and the building capacity is 261.

The second oldest facility is Grasmere School which was built in 1986 and portables were added in 1993. The facility is reaching its life expectancy for the building envelope including interior, mechanical and electrical. The school was built 35 years ago. This building would be demolished. Current utilization is 43% and the building capacity 320.

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*





Northern Gateway
Public Schools

APPENDIX A

NORTHERN GATEWAY
SEPTEMBER 30, 2020
ENROLLMENTS, SCHOOLS
PROJECTED AND PREVIOUS
ENROLLMENTS



NORTHERN GATEWAY PUBLIC SCHOOLS
Student Enrollment Report - September 30, 2020

SCHOOL	September 30, 2020 FTE	September 30, 2019 FTE	September 30, 2019 FTE	September 30, 2018 FTE	September 30, 2017 FTE	September 30, 2016 FTE	September 30, 2015 FTE	September 30, 2013 FTE	September 30, 2013 FTE	September 30, 2012 FTE	September 30, 2011 FTE	September 30, 2010 FTE	September 30, 2009 FTE	September 30, 2008 FTE	September 30, 2007 FTE
Central	317	373	391	393	383	357	345	346	329	320	271.5	277	282	309	340
Darwell	146.5	155.5	166.0	167	156.5	160.5	177	160.5	151	152	135.5	130	146.5	159	172.5
Elmer Elson	260	262	259	271	264.5	254.5	263	240.5	232	236	244.5	256	283.5	295.5	311.5
Fox Creek	315	306.5	327	324	337	355.0	384	366.5	378	388	397	408	442.5	453.5	435
Grasmere	124	133.5	140	135	136	141	127	110	114	126.5	132.5	156.5	164	154.5	165.5
Harry Gray	96	135	134	134	151	152	165	157	171	180	173	196	182	176	152
Hillside High	396	428.4	449	462	479	497	476	482	475	455	418	393	375	395	413
Hilltop High	588	502.57	602	546	486	509	588	600	591	633	609	640	680	693	669
Homeland	32	31	32	30	29	26	24	26							
Maver. High	245	267.84	280	263	271	264	265	290	293	289	304	298	308	308	344
Onoway Elem.	411.5	452	455	454	445	433.5	434	439	440	407	416.5	430	438	432	442
Onoway High	514	530	530	528	520	521	495	529	535	606	619	627	601	599	627
Oscar Adolph.	132.5	118.5	133.5	147	149	158	157.5	159.5	170.5	179	185.5	208.5	201	210	224.5
Pat Hardy	242.5	233	262	267	280	296.0	310.5	314	300	283	356.5	311.5	294	307.5	282
Percy Baxter	365	366	382	354	351	345	334	355	356	365	364	383	388	396	407
Rich Valley	110.5	126.5	123	124	120	118.5	94	101.5	109.5	92.5	106.5	94.5	89.5	104.5	110.5
Rochford Colony	11.5	10	10	11	6	4	0	0	0	0	0	0	0	0	0
Sangudo Comm.	78	87.5	102.5	106	119.5	119.5	112.5	101	128	134.5	158.5	169.5	188	200	185
TL Colony	25.5	25	25	22	19	18	17	16.5	36.5	35.5	35.5	34	32.5	30	28.5
VV Ranches	3	3	3	3	2	2	1.5	6	6	8	8	10	11.5	11	11
TOTAL	4413.5	4546.8	4739.5	4914	4705	4730.5	4770	4800	4815.5	4890	4935	5022.5	5107	5233.5	5320



Northern Gateway
Public Schools

APPENDIX B

ALBERTA GOVERNMENT BLIMS SUBMISSION

BLIMS Projects - Web Access for Capital Plan Submission**WAP1000 Detailed Report**

Printed: March 25, 2021 02:10 PM

The Northern Gateway School Division (2275)**13328 - New Valleyview K-12 School**

Capital Plan Submission Year: 2022/2023 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: New Valleyview K-12 School	
Key Driver(s): Infrastructure condition	Project Sub-Category: New - Replacement Facilities
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 1	
Original Capital Plan Submission Year: 2016/2017 (GOA)	
Client File#:	Client Asset Id:
School Facility Name: HILLSIDE JUNIOR SENIOR HIGH SCHOOL (F1001)	
Location: VALLEYVIEW	Constituency: Central Peace-Notley
Backlog?: Yes	Approved without funding
Description: Demolish three existing schools and combine all grades into one new facility. (Project scope)	
Reason: All three Valleyview schools have relatively high deferred maintenance upgrade needs, and their utilization rates are relatively low and expected to diminish further over the next 5 years. The deferred maintenance liability for the 3 schools is in the order of \$8,200,000.00. Since the IMR grant for the entire Division is in the \$900,000.00 range, it is simply not feasible to fund the necessary upkeep using these dollars. (Project benefits) It does not make economic sense to continue running three moderately utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore our recommendation is to construct a replacement 900 capacity K-12 school and then dispose of the existing schools. The Harry Gray Elementary School, Hillside High and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre).	
Consequences: (Implication for delaying project)	
Change in Capacity: 850 net capacity and 8049m2 (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)	
Gross Area M2: 8049	
Preservation Area M2: 0	
New and Expansion Area M2: 0	
Demolition Area M2: 0	
Full Load Equivalent (FLE):	
Funding Details for Cost-shared Projects: on	
P3 Potential?: (Is there a potential for this project to be funded as a public-private partnership? Please specify.)	
P3 Project: Not Applicable	P3 Supported by Client Group: Not Applicable
Scheduled Start Date: 2017/07/01 (2017/2018 GOA)	Estimated Completion Date: 2019/03/31 (2018/2019 GOA)
Schedule / Comments:	
Created: EXTERN\DEANNA.HARAPCHUK 2015/03/11 11:20:08AM Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM	

Budget

Total Project Cost (TPC):	\$37,595,495.04
Total Provincial Support (TPS):	\$37,595,495.04
Other Alberta Government Funding:	\$0.00
Alberta Infrastructure & Transportation Funding:	\$37,595,495.04
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost Description
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Building Construction and Site Development :	\$32,196,000.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$2,414,700.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$643,920.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$1,448,820.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$300,000.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
Sub-total:	\$37,003,440.00	Sub-total of funding for all items above.
Non-Refundable GST :	\$592,055.04	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<hr/>		
Total Project Cost:	\$37,595,495.04	Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

Primary Contact	
Randy Lovich, Director of Maintenance Northern Gateway School Division P.O. Box 279 Sangudo AB T0E 2A0 (5112-53 Ave Sangudo)	Ph: (780)785-8911 Fax: (780)7852996 Email: randy.lovich@ngps.ca

BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:07 PM

The Northern Gateway School Division (2275)

13326 - Demolish Harry Gray Elementary

Capital Plan Submission Year: 2022/2023 (GOA)

Capital Program: School Facilities

Title: Demolish Harry Gray Elementary

Key Driver(s): Infrastructure condition

Client Name: The Northern Gateway School Division (2275)

Client Ranking: 3

Original Capital Plan Submission Year: 2016/2017 (GOA)

Client File#:

School Facility Name: HARRY GRAY ELEMENTARY SCHOOL (F1002)

Location: VALLEYVIEW

Backlog?: No

Submission Status: Submitted

Project Sub-Category: Expansion - Demolitions

Client Asset Id:

Constituency: Central Peace-Notley

Description: Demolish the current school
(Project scope)

Reason: All three Valleyview schools have relatively high deferred maintenance upgrade needs, and their utilization rates are relatively low and expected to diminish further over the next 5 years. The deferred maintenance liability for the 3 schools is in the order of \$8,200,000.00. Since the IMR grant for the entire Division is in the \$900,000.00 range, it is simply not feasible to fund the necessary upkeep using these dollars.
It does not make economic sense to continue running three moderately utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore our recommendation is to construct a replacement 900 capacity K-12 school and then dispose of the existing schools. The Harry Gray Elementary School, Hillside High and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre).

Consequences:
(Implication for delaying project)

Change in Capacity: -525 capacity and -40728.64 m2
(For Learning and PSI this should be the change in enrollment capacity.
For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

Gross Area M2: 0

Preservation Area M2: 0

New and Expansion Area M2: 0

Demolition Area M2: 2686.4

Full Load Equivalent (FLE):

Funding Details for Cost-shared Projects: The Harry Gray Elementary School, Hillside High School and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre). The Town of Valleyview and MD of Greenview have already made overtures to the School Division about partnering on a new school/recreation complex on a new school site. NGPS is currently in the process of exploring other options for alternate uses of the three current school buildings in Valleyview with local municipalities.

P3 Potential?: No
(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

P3 Project: Not Applicable

P3 Supported by Client Group: Not Applicable

Scheduled Start Date: 2019/08/01 (2019/2020 GOA)

Estimated Completion Date: 2019/12/31 (2019/2020 GOA)

Schedule / Comments:

Created: EXTERN\DEANNA.HARAPCHUK 2015/03/11 09:33:36AM

Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM

Budget

Total Project Cost (TPC): \$900,696.19

Total Provincial Support (TPS): \$900,696.19

Other Alberta Government Funding: \$900,696.19

Budget Details

Budget item	Cost	Description
Building Construction and Site Development :	\$0.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$48,355.20	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$32,236.80	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$0.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$805,920.00	Amount of funding provided for items not covered by the above components.
Sub-total:	\$886,512.00	Sub-total of funding for all items above.
Non-Refundable GST :	\$14,184.19	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<hr/>		
Total Project Cost:	\$900,696.19	Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

Randy Lovich, Director of Maintenance Northern Gateway School Division P.O. Box 279 Sangudo AB T0E 2A0 (5112-53 Ave Sangudo)	Ph: (780)785-8911 Fax: (780)7852996 Email: randy.lovich@ngps.ca
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BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:09 PM

The Northern Gateway School Division (2275)

13327 - Demolish Hillside High School

Capital Plan Submission Year: 2022/2023 (GOA)

Capital Program: School Facilities

Title: Demolish Hillside High School

Key Driver(s): Infrastructure condition

Client Name: The Northern Gateway School Division (2275)

Client Ranking: 2

Original Capital Plan Submission Year: 2016/2017 (GOA)

Client File#:

School Facility Name: HILLSIDE JUNIOR SENIOR HIGH SCHOOL (F1001)

Location: VALLEYVIEW

Backlog?: No

Submission Status: Submitted

Project Sub-Category: Expansion - Demolitions

Client Asset Id:

Constituency: Central Peace-Notley

Description: Demolish Hillside High School and build a new K-12 School.
(Project scope)

Reason: All three Valleyview schools have relatively high deferred maintenance upgrade needs, and their utilization rates are relatively low and expected to diminish further over the next 5 years. The deferred maintenance liability for the 3 schools is in the order of \$8,200,000.00. Since the IMR grant for the entire Division is in the \$900,000.00 range, it is simply not feasible to fund the necessary upkeep using these dollars.
It does not make economic sense to continue running three moderately utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore our recommendation is to construct a replacement 900 capacity K-12 school and then dispose of the existing schools. The Harry Gray Elementary School, Hillside High and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre).

Consequences:
(Implication for delaying project)

Change in Capacity: -525 capacity and -40728.64 m2
(For Learning and PSI this should be the change in enrollment capacity.
For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

Gross Area M2: 0

Preservation Area M2: 0

New and Expansion Area M2: 0

Demolition Area M2: 7976

Full Load Equivalent (FLE):

Funding Details for Cost-shared Projects: The Harry Gray Elementary School, Hillside High School and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre). The Town of Valleyview and MD of Greenview have already made overtures to the School Division about partnering on a new school/recreation complex on a new school site. NGPS is currently in the process of exploring other options for alternate uses of the three current school buildings in Valleyview with local municipalities.

P3 Potential?: No
(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

P3 Project: Not Applicable

P3 Supported by Client Group: Not Applicable

Scheduled Start Date: 2019/08/01 (2019/2020 GOA)

Estimated Completion Date: 2019/12/31 (2019/2020 GOA)

Schedule / Comments:

Created: EXTERN\DEANNA.HARAPCHUK 2015/03/11 09:37:01AM

Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM

Budget

Total Project Cost (TPC): \$2,228,494.40

Total Provincial Support (TPS): \$2,228,494.40

Other Alberta Government Funding: \$2,228,494.40

BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:02 PM

The Northern Gateway School Division (2275)

13325 - Demolish Oscar Adolphson Primary

Capital Plan Submission Year: 2022/2023 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: Demolish Oscar Adolphson Primary	
Key Driver(s): Infrastructure condition	Project Sub-Category: Expansion - Demolitions
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 4	
Original Capital Plan Submission Year: 2016/2017 (GOA)	
Client File#:	Client Asset Id:
School Facility Name: OSCAR ADOLPHSON PRIMARY SCHOOL (F1003)	
Location: VALLEYVIEW	Constituency: Central Peace-Notley
Backlog?: No	
Description: Demolish this school due infrastructure condition and asbestos and build a new K-12 School (Project scope)	
Reason: All three Valleyview schools have relatively high deferred maintenance upgrade needs, and their utilization rates are relatively low and expected to diminish further over the next 5 years. The deferred maintenance liability for the 3 schools is in the order of \$8,200,000.00. Since the IMR grant for the entire Division is in the \$900,000.00 range, it is simply not feasible to fund the necessary upkeep using these dollars. (Project benefits) It does not make economic sense to continue running three moderately utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore our recommendation is to construct a replacement 900 capacity K-12 school and then dispose of the existing schools. The Harry Gray Elementary School, Hillside High and Oscar Adolphson Primary sites could be sold and proceeds used to enhance the design of the new facility (for example, these funds could be used to help finance a connected performing arts theatre).	
Consequences: (Implication for delaying project)	
Change in Capacity: -525 capacity and -40728.64 m2 (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)	
Gross Area M2: 0	
Preservation Area M2: 0	
New and Expansion Area M2: 0	
Demolition Area M2: 2115.2	
Full Load Equivalent (FLE):	
Funding Details for Cost-shared Projects: on	
P3 Potential?: No (Is there a potential for this project to be funded as a public-private partnership? Please specify.)	
P3 Project: Not Applicable	P3 Supported by Client Group: Not Applicable
Scheduled Start Date: 2019/08/01 (2019/2020 GOA)	Estimated Completion Date: 2019/12/31 (2019/2020 GOA)
Schedule / Comments:	
Created: EXTERN\DEANNA.HARAPCHUK 2015/03/11 08:38:58AM Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM	

Budget

Total Project Cost (TPC):	\$709,184.26
Total Provincial Support (TPS):	\$709,184.26
Other Alberta Government Funding:	\$709,184.26
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost Description
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Building Construction and Site Development :	\$0.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$38,073.60	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$25,382.40	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$0.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$634,560.00	Amount of funding provided for items not covered by the above components.
Sub-total:	\$698,016.00	Sub-total of funding for all items above.
Non-Refundable GST :	\$11,168.26	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<hr/>		
Total Project Cost:	\$709,184.26	Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

Primary Contact	
Randy Lovich, Director of Maintenance Northern Gateway School Division P.O. Box 279 Sangudo AB T0E 2A0 (5112-53 Ave Sangudo)	Ph: (780)785-8911 Fax: (780)7852996 Email: randy.lovich@ngps.ca

BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:16 PM

The Northern Gateway School Division (2275)

14401 - Whitecourt 5-7 Core Middle School

Capital Plan Submission Year: 2022/2023 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: Whitecourt 5-7 Core Middle School	
Key Driver(s): Infrastructure condition	Project Sub-Category: New - New Facilities
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 5	
Original Capital Plan Submission Year: 2022/2023 (GOA)	
Client File#:	Client Asset Id:
School Facility Name: WHITECOURT CENTRAL SCHOOL (F1014)	
Location: WHITECOURT	Constituency: West Yellowhead
Backlog?: No	
Description: (Project scope) An opportunity exists to sharpen the focus of the project based on student population and enrolment patterns once this project advances to becoming the top capital priority. Four challenges were identified, as follows: <ul style="list-style-type: none">• Attendance boundaries would be needed if primary grades are split into two K-4 schools to deal with future enrollment growth• Whitecourt Central Elementary School is located near the downtown core of Whitecourt, which is not an ideal setting for elementary or middle school grade levels• Percy Baxter School is not particularly well suited for middle school grades but would work well as a primary / elementary school• A new school site would need to be outside the 500 year flood plain to meet provincial requirements	
Reason: (Project benefits) Based on this, it is recommended that Pat Hardy and Percy Baxter schools be re-tasked as K-4 primary schools with enrollments balanced to suit their capacities; a new 600 student 5-7 core middle school be constructed with future expansion capability, located in the flats area but away from the downtown core and flood plain; and grade 8 students be moved to Hilltop High School until enrollment growth determines that they can move back to the new middle school. The oldest facility is Whitecourt Central Elementary School which was built in 1955 and the last addition in 1964. The facility has reached its life expectancy for the building envelope including interior, mechanical and electrical. The facility is comprised mostly of portables and links attached to the core school. The school on the site and its location compromise student safety. This building would be demolished.	
Consequences: (Implication for delaying project) None	
Change in Capacity: 5269 sq m2 and capacity of 600 (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)	
Gross Area M2: 5269	
Preservation Area M2:	
New and Expansion Area M2:	
Demolition Area M2:	
Full Load Equivalent (FLE):	
Funding Details for Cost-shared Projects:	
P3 Potential?: (Is there a potential for this project to be funded as a public-private partnership? Please specify.)	
P3 Project: Not Applicable	
P3 Supported by Client Group: Not Applicable	
Scheduled Start Date: 2024/03/04 (2023/2024 GOA)	
Estimated Completion Date: 2025/03/04 (2024/2025 GOA)	
Schedule / Comments:	
Created: EXTERN\DEANNA.HARAPCHUK 2021/03/25 09:09:32AM Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:20PM	

Budget

Total Project Cost (TPC):	\$21,175,366.34
Total Provincial Support (TPS):	\$21,175,366.34
Other Alberta Government Funding:	\$21,175,366.34
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost	Description
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Building Construction and Site Development :	\$18,441,500.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$1,109,490.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$368,831.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$737,660.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$184,415.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
Sub-total:	\$20,841,896.00	Sub-total of funding for all items above.
Non-Refundable GST :	\$333,470.34	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
Total Project Cost:	\$21,175,366.34	Sum of the funding for all items above.

File Attachments

File Name	Description
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No File attachments added to date.

Contacts

Primary Contact

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P.O. Box 279
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BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:12 PM

The Northern Gateway School Division (2275)

13344 - Demolish Whitecourt Central School

Capital Plan Submission Year: 2022/2023 (GOA)

Capital Program: School Facilities

Title: Demolish Whitecourt Central School

Key Driver(s): Infrastructure condition

Client Name: The Northern Gateway School Division (2275)

Client Ranking: 6

Original Capital Plan Submission Year: 2016/2017 (GOA)

Client File#:

School Facility Name: WHITECOURT CENTRAL SCHOOL (F1014)

Location: WHITECOURT

Backlog?: No

Submission Status: Submitted

Project Sub-Category: Expansion - Demolitions

Client Asset Id:

Constituency: West Yellowhead

Description: Demolish Pat Hardy Primary School and Whitecourt Central School and combine those grades into one new facility.
(Project scope)

Construct a new replacement, 800 capacity K-5 elementary school in Whitecourt on a new site. This would provide an upgraded and enhanced front entrance to provide better visibility of the entrance for the safety of students and staff. A replacement school would provide ancillary, flex space and gathering space, and functional wrap-around and sensory spaces required to provide learning opportunities which require flexible, interactive, multi-purpose learning spaces which is flexible and adaptable to allow for interactive learning. Examples are garage doors, moveable walls, maker spaces and gathering spaces for students to work independently or in small groups.

Additionally, a new replacement school would be more efficient and cost effective than modernizing and operating two old schools. Both Pat Hardy Primary and Whitecourt Central Elementary schools are old (39 years and 63 years respectively) and are dated. The mechanical/ventilation systems in both schools are original, well past their life expectancy, and will require replacement including hazmat abatement and the sprinkler system of the building if required to address code in the near future. Both schools have issues with barrier-free access to instructional areas and washrooms.

This site would also allow for a bus loop to address the current safety issues and could potentially streamline the operation of busses for the jurisdiction. Pat Hardy's safety issues for busses is more serious as there is no proper bus lane. The buses unload directly in front of the school. Parents pull into the staff parking lot to drop off students and then the parents/students cross the staff parking lot and must walk between buses to enter the school.

Reason: Dispose of Whitecourt Central School due to its age, construction type and potential exposure to a catastrophic flood event as Alberta schools are required to be built outside of the 500 year flood plain - schools in the valley district of Whitecourt may be vulnerable.
(Project benefits)

Consequences:
(Implication for delaying project)

Change in Capacity: -464 capacity and -3349.36 sq m2
(For Learning and PSI this should be the change in enrollment capacity.
For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

Gross Area M2: 0

Preservation Area M2: 0

New and Expansion Area M2: 0

Demolition Area M2: 3349.36

Full Load Equivalent (FLE):

Funding Details for Cost-shared Projects:

P3 Potential?: No
(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

P3 Project: Not Applicable

P3 Supported by Client Group: Not Applicable

Scheduled Start Date: 2021/01/01 (2020/2021 GOA)

Estimated Completion Date: 2021/03/31 (2020/2021 GOA)

Schedule / Comments:

Created: EXTERN\DEANNA.HARAPCHUK 2015/03/16 09:09:05AM

Budget

Total Project Cost (TPC):	\$831,992.63
Total Provincial Support (TPS):	\$831,992.63
Other Alberta Government Funding:	\$0.00
Alberta Infrastructure & Transportation Funding:	\$831,992.63
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost	Description
Building Construction and Site Development :	\$0.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$56,088.38	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$14,956.90	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$0.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$747,845.10	Amount of funding provided for items not covered by the above components.
Sub-total:	\$818,890.38	Sub-total of funding for all items above.
Non-Refundable GST :	\$13,102.25	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
Total Project Cost: \$831,992.63		Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

Randy Lovich, Director of Maintenance Northern Gateway School Division P.O. Box 279 Sangudo AB T0E 2A0 (5112-53 Ave Sangudo)	Ph: (780)785-8911 Fax: (780)7852996 Email: randy.lovich@ngps.ca
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BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:13 PM

The Northern Gateway School Division (2275)

14398 - K-9 Replacement School for Darwell and Alberta Beach

Capital Plan Submission Year: 2022/2023 (GOA)		Submission Status: Submitted	
Capital Program: School Facilities			
Title: K-9 Replacement School for Darwell and Alberta Beach			
Key Driver(s): Infrastructure condition		Project Sub-Category: New - Replacement Facilities	
Client Name: The Northern Gateway School Division (2275)			
Client Ranking: 7			
Original Capital Plan Submission Year: 2022/2023 (GOA)			
Client File#:		Client Asset Id:	
School Facility Name: DARWELL SCHOOL (F1008)			
Location: DARWELL		Constituency: Lac Ste. Anne-Parkland	
Backlog?: No			
Description: (Project scope) An opportunity exists to reconfigure East End schools to more traditional grade structures as a pedagogical improvement, rebalance enrollments to provide room for future growth in all schools, and replace two aging facilities with one new school.			
Based on this, it is recommended to construct a new 500 capacity K-9 school in proximity to Darwell and Alberta Beach, perhaps on land between these communities along highway 633, and dispose of Darwell and Grasmere Schools.			
Reason: (Project benefits) The oldest facility is Darwell School which was built in 1956 and the last addition in 1989. The facility is reaching its life expectancy for the building envelope including interior, mechanical and electrical. The school was modernized 32 years ago. The school on the site and its location compromise student safety. This building would be demolished. Current utilization is 60% and the building capacity is 261.			
Consequences: (Implication for delaying project)			
Change in Capacity: (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)			
Gross Area M2: 4406			
Preservation Area M2: 0			
New and Expansion Area M2: 0			
Demolition Area M2: 0			
Full Load Equivalent (FLE):			
Funding Details for Cost-shared Projects:			
P3 Potential?: (Is there a potential for this project to be funded as a public-private partnership? Please specify.)			
P3 Project: Not Applicable		P3 Supported by Client Group: Not Applicable	
Scheduled Start Date: 2025/03/03 (2024/2025 GOA)		Estimated Completion Date: 2027/03/01 (2026/2027 GOA)	
Schedule / Comments:			
Created: EXTERN\DEANNA.HARAPCHUK 2021/03/25 08:49:40AM			
Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM			

Budget

Total Project Cost (TPC):	\$17,704,541.68
Total Provincial Support (TPS):	\$17,704,541.68
Other Alberta Government Funding:	\$17,704,541.68
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost Description
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Building Construction and Site Development :	\$15,421,000.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$925,260.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$308,420.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$616,840.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$154,210.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
Sub-total:	\$17,425,730.00	Sub-total of funding for all items above.
Non-Refundable GST :	\$278,811.68	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
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Total Project Cost:	\$17,704,541.68	Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

Randy Lovich, Director of Maintenance Northern Gateway School Division P.O. Box 279 Sangudo AB T0E 2A0 (5112-53 Ave Sangudo)	Ph: (780)785-8911 Fax: (780)7852996 Email: randy.lovich@ngps.ca
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The Northern Gateway School Division (2275)

14399 - Demo Darwell School	
Capital Plan Submission Year: 2022/2023 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: Demo Darwell School	
Key Driver(s): Infrastructure condition	Project Sub-Category: Expansion - Demolitions
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 8	
Original Capital Plan Submission Year: 2022/2023 (GOA)	
Client File#:	Client Asset Id:
School Facility Name: DARWELL SCHOOL (F1008)	
Location: DARWELL	Constituency: Lac Ste. Anne-Parkland
Backlog?: No	
Description: (Project scope) The oldest facility is Darwell School which was built in 1956 and the last addition in 1989. The facility is reaching its life expectancy for the building envelope including interior, mechanical and electrical. The school was modernized 32 years ago. The school on the site and its location compromise student safety. This building would be demolished. Current utilization is 60% and the building capacity is 261.	
Reason: (Project benefits) Demo Darwell School for new replacement school	
Consequences: (Implication for delaying project)	
Change in Capacity: -2885.8 sq m2 -261 capacity (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)	
Gross Area M2: 0	
Preservation Area M2: 0	
New and Expansion Area M2: 0	
Demolition Area M2: 2885.80	
Full Load Equivalent (FLE):	
Funding Details for Cost-shared Projects:	
P3 Potential?: (Is there a potential for this project to be funded as a public-private partnership? Please specify.)	
P3 Project: Not Applicable	P3 Supported by Client Group: Not Applicable
Scheduled Start Date: 2027/03/31 (2026/2027 GOA)	Estimated Completion Date: 2027/06/30 (2027/2028 GOA)
Schedule / Comments:	
Created: EXTERN\DEANNA.HARAPCHUK 2021/03/25 08:54:02AM Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:21PM	

Budget

Total Project Cost (TPC):	\$806,292.52
Total Provincial Support (TPS):	\$806,292.52
Other Alberta Government Funding:	\$806,292.52
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost	Description
Building Construction and Site Development :	\$0.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$43,287.00	Amount of funding for prime and sub-consultants that provide the design of the facility...

Project Expenses : \$28,858.00 Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
 Furniture & Equipment : \$0.00 Amount of funding provided for the basic furniture and equipment for approved projects...
 Career Technology Studies (CTS) Equipment : \$0.00 Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
 Other : \$721,450.00 Amount of funding provided for items not covered by the above components.
Sub-total: \$793,595.00 Sub-total of funding for all items above.
 Non-Refundable GST : \$12,697.52 Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.

Total Project Cost: \$806,292.52 Sum of the funding for all items above.

File Attachments

File Name	Description
No File attachments added to date.	

Contacts

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BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 25, 2021 02:15 PM

The Northern Gateway School Division (2275)

14400 - Demo Grasmere School	
Capital Plan Submission Year: 2022/2023 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: Demo Grasmere School	
Key Driver(s): Infrastructure condition	Project Sub-Category: Expansion - Demolitions
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 9	
Original Capital Plan Submission Year: 2022/2023 (GOA)	
Client File#:	Client Asset Id:
School Facility Name: GRASMERE SCHOOL (F1019)	
Location: ALBERTA BEACH	Constituency: Lac Ste. Anne-Parkland
Backlog?: No	
Description: (Project scope) The second oldest facility is Grasmere School which was built in 1986 and portables were added in 1993. The facility is reaching its life expectancy for the building envelope including interior, mechanical and electrical. The school was built 35 years ago. This building would be demolished. Current utilization is 43% and the building capacity 320	
Reason: (Project benefits)	
Consequences: (Implication for delaying project)	
Change in Capacity: -2826.92 sq m2 -320 capacity (For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)	
Gross Area M2: 0	
Preservation Area M2: 0	
New and Expansion Area M2: 0	
Demolition Area M2: 2826.92	
Full Load Equivalent (FLE):	
Funding Details for Cost-shared Projects:	
P3 Potential?: (Is there a potential for this project to be funded as a public-private partnership? Please specify.)	
P3 Project: Not Applicable	P3 Supported by Client Group: Not Applicable
Scheduled Start Date: 2026/03/31 (2025/2026 GOA)	Estimated Completion Date: 2027/06/30 (2027/2028 GOA)
Schedule / Comments:	
Created: EXTERN\DEANNA.HARAPCHUK 2021/03/25 08:55:54AM Last updated by: EXTERN\DEANNA.HARAPCHUK 2021/03/25 02:01:20PM	

Budget

Total Project Cost (TPC):	\$789,841.45
Total Provincial Support (TPS):	\$789,841.45
Other Alberta Government Funding:	\$789,841.45
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost Description
Building Construction and Site Development :	\$0.00 Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$42,403.80 Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$28,269.20 Amount of funding provided to pay for normal project expenses and services associated with a school building

projects...

Furniture & Equipment : \$0.00 Amount of funding provided for the basic furniture and equipment for approved projects...

Career Technology Studies (CTS) Equipment : \$0.00 Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...

Other : \$706,730.00 Amount of funding provided for items not covered by the above components.

Sub-total: \$777,403.00 Sub-total of funding for all items above.

Non-Refundable GST : \$12,438.45 Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.

Total Project Cost: \$789,841.45 Sum of the funding for all items above.

File Attachments

File Name	Description
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No File attachments added to date.

Contacts

Primary Contact

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