



Northern Gateway
Public Schools

2023 - 26 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

The Division’s Three-Year Capital Plan identifies projects that will be submitted to Alberta Infrastructure for Project Evaluation and Prioritization.

The jurisdiction’s 2023-26 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. With 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 2016.

“School facilities reflect the jurisdiction’s beliefs and values, and enhance learning opportunities and experiences for students.”



YEAR ONE 2023-24 - 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 2024-25 - 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 2025-26 - 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, 2021 ENROLLMENTS,
SCHOOLS PROJECTED AND PREVIOUS
ENROLLMENTS

NORTHERN GATEWAY PUBLIC SCHOOLS
Student Enrolment Report - September 30, 2021

SCHOOL	September 30, 2021 FTE	September 30, 2020 FTE	September 30, 2019 FTE	September 30, 2018 FTE	September 30, 2017 FTE	September 30, 2016 FTE	September 30, 2015 FTE	September 30, 2014 FTE	September 30, 2013 FTE	September 30, 2012 FTE	September 30, 2011 FTE	September 30, 2010 FTE	September 30, 2009 FTE
Central	326	317	391	393	383	357	345	346	329	320	271.5	277	282
Darwell	155.5	146.5	166	166.5	156.5	160.5	177	160.5	151	152	135.5	130	146.5
Elmer Elson	265	260	259	271	264.5	254.5	263	240.5	232	236	244.5	256	283.5
Fox Creek	306	315	339.5	324	341	355.5	384	366.5	378	388	397	408	442.5
Grasmere	130.5	124	140	135	136	141	127	110	114	126.5	132.5	156.5	164
Harry Gray	108	96	134	134	151	152	165	157	171	180	173	196	182
Hillside High	407	396	449	462	478	500	476	482	475	455	418	393	375
Hilltop High	611	588	602	546	498	508	588	600	591	633	609	640	680
Homeland	32.5	32	32	30	29	26	24	26					
Mayer. High	274	245	280	263	271	264	265	290	293	289	304	298	308
Onoway Elem.	405	411.5	454.5	454	444	433.5	434	439	440	407	416.5	430	438
Onoway High	491	514	530	528	522	520	495	529	535	606	619	627	601
Oscar Adolph.	125.5	132.5	133.5	146.5	148	158	157.5	159.5	170.5	179	185.5	208.5	201
Pat Hardy	284	242.5	261.5	267	280.5	295.5	310.5	314	300	283	356.5	311.5	294
Percy Baxter	364	365	382	354	351	344	334	355	356	365	364	383	388
Rich Valley	110.5	110.5	122.5	124	120	118.5	94	101.5	109.5	92.5	106.5	94.5	89.5
Rochfort Colony	13	11.5	10	11	6	4	0	0	0	0	0	0	0
Sangudo Comm	95.5	78	102.5	105.5	119.5	119.5	112.5	101	128	134.5	158.5	169.5	188
TL Colony	28	25.5	25	22	19	17	17	39	36.5	35.5	35.5	34	32.5
VV Ranches	3	3	3	3	2	2	1.5	6	6	8	8	10	11.5
TOTAL	4535	4413.5	4817	4739.5	4720	4730.5	4770	4822.5	4815.5	4890	4935	5022.5	5107

5 Year Projected Enrolment for 2023-2026 Capital Plan

	Yr 1	Utilization	Yr 2	Utilization	Yr 3	Utilization	Yr 4	Utilization	Yr 5	Utilization
Oscar Adolphson Primary	127	42%	132	43%	135	44%	135	44%	135	44%
Harry Gray Elementary	115	34%	115	34%	118	37%	120	37%	120	37%
Hillside Jr Sr High	367	46%	370	46%	375	47%	375	47%	375	47%
Percy Baxter Middle	337	67%	350	66%	350	66%	355	67%	355	67%
Pat Hardy Elementary	358	84%	365	86%	365	86%	370	87%	370	87%
Central Elementary	332	72%	332	72%	335	72%	340	73%	340	73%
Darwell	156	60%	160	61%	160	61%	162	62%	165	63%
Grasmere	133	46%	133	46%	134	46%	134	46%	134	46%



Northern Gateway
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APPENDIX B

ALBERTA GOVERNMENT BLIMS SUBMISSION

BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

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The Northern Gateway School Division (2275)

13328 - New Valleyview K-12 School

Capital Plan Submission Year: 2023/2024 (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. 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). (Project benefits)	
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 on 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: 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 2022/03/28 01:08:06PM	

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
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.

Total Project Cost: \$37,595,495.04 Sum of the funding for all items above.

File Attachments

File Name	Description
Student Enrolment Report -September 2021.pdf	
Location of Replacement Valleyview School K12.png	
Distance between Hillside High Oscar Adolphson and Harry Gray.png	
Oscar Adolphson 5 year System Renewal.pdf	
Hillside High School 5 year System Renewal Report.pdf	
Harry Gray 5 Year System Renewal.pdf	
Harry Gray 5 year deffered system.pdf	
Hillside High deferred 5 year system.pdf	
Oscar Adolphson 5 year deffered system expenses.pdf	
Oscar Adolphson 5 year IMR Expenditure.docx	
Harry Gray 5 year IMR Expenditures.docx	
Hillside High 5 year IMR Expenditures.docx	
Oscar Adolphson Assest Condition.pdf	
Hillside High Assest Condition.pdf	
Harry Gray Assest Condition.pdf	
Harry Gray Hillside and Oscar Adolphson.xlsx	
Facility audit review of Harry Gray Hillside High and Oscar Adolphson.docx	

Contacts

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

WAP1000 Detailed Report

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The Northern Gateway School Division (2275)

13326 - Demolish Harry Gray Elementary

Capital Plan Submission Year: 2023/2024 (GOA)

Capital Program: School Facilities

Submission Status: Submitted

Title: Demolish Harry Gray Elementary

Key Driver(s): Infrastructure condition

Project Sub-Category: Expansion - Demolitions

Client Name: The Northern Gateway School Division (2275)

Client Ranking: 3

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

Client File#:

Client Asset Id:

School Facility Name: HARRY GRAY ELEMENTARY SCHOOL (F1002)

Location: VALLEYVIEW

Constituency: Central Peace-Notley

Backlog?: No

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 The Harry Gray Elementary School, Hillside High School and Oscar Adolphson Primary sites could be sold and

Projects: 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 2022/03/28 01:08:06PM

Budget

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

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

Other Alberta Government Funding: \$900,696.19

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 :	\$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.
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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The Northern Gateway School Division (2275)

13327 - Demolish Hillside High School

Capital Plan Submission Year: 2023/2024 (GOA)	Submission Status: Submitted
Capital Program: School Facilities	
Title: Demolish Hillside High School	
Key Driver(s): Infrastructure condition	Project Sub-Category: Expansion - Demolitions
Client Name: The Northern Gateway School Division (2275)	
Client Ranking: 2	
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?: No	
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). (Project benefits)	
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: 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 2022/03/28 01:08:06PM	

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
Alberta Infrastructure & Transportation Funding:	\$0.00
Other (Federal, Private) Funding:	\$0.00

Budget Details

Budget item	Cost Description
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BLIMS Projects - Web Access for Capital Plan Submission

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The Northern Gateway School Division (2275)

13325 - Demolish Oscar Adolphson Primary

Capital Plan Submission Year: 2023/2024 (GOA)

Capital Program: School Facilities

Title: Demolish Oscar Adolphson Primary

Key Driver(s): Infrastructure condition

Client Name: The Northern Gateway School Division (2275)

Client Ranking: 4

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

Client File#:

School Facility Name: OSCAR ADOLPHSON PRIMARY SCHOOL (F1003)

Location: VALLEYVIEW

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.

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)

Submission Status: Submitted

Project Sub-Category: Expansion - Demolitions

Client Asset Id:

Constituency: Central Peace-Notley

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.

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

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.

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

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The Northern Gateway School Division (2275)

14401 - Whitecourt 5-7 Core Middle School

Capital Plan Submission Year: 2023/2024 (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?: Yes Submitted in previous capital plan	
Description: 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. (Project scope)	
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: 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. (Project benefits)	
Consequences: None (Implication for delaying project)	
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 2022/03/28 01:08:06PM	

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
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
Student Enrolment Report -September 2021.pdf	
Whitecourt Central School.png	
Whitecourt Central Hilltop High Pat Hardy and Percy Baxter.png	
Distance between Pat Hardy and Whitecourt Central.png	
Distance between Percy Baxter and Whitecourt Central.png	
Whitecourt Central 5 year System Renewal.pdf	
Whitecourt Central 5 year deffered system.pdf	
Whitecourt Central 5 year IMR Expenditure.docx	
Whitecourt Central Assest Condition.pdf	
Whitecourt Central Pat Hardy Percy Baxter.xlsx	
Whitecourt Central floor plan of modulars.pdf	
Pat Hardy Floor plan of modulars.pdf	
Facility audit review of Pat Hardy Primary Percy Baxter and Whitecourt Central School.docx	

Contacts

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BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

Printed: March 28, 2022 01:16 PM

The Northern Gateway School Division (2275)

13344 - Demolish Whitecourt Central School

Capital Plan Submission Year: 2023/2024 (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

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

Submission Status: Submitted

Project Sub-Category: Expansion - Demolitions

Client Asset Id:

Constituency: West Yellowhead

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.

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
Last updated by: EXTERN\DEANNA.HARAPCHUK 2022/03/28 01:08:06PM

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

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BLIMS Projects - Web Access for Capital Plan Submission

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Printed: March 28, 2022 01:15 PM

The Northern Gateway School Division (2275)

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

Capital Plan Submission Year: 2023/2024 (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?: Yes Submitted in previous years capital plan	
Description: 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: 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 2022/03/28 01:08:06PM	

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
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.
Total Project Cost:	\$17,704,541.68	Sum of the funding for all items above.

File Attachments

File Name	Description
Student Enrolment Report -September 2021.pdf	
Darwell School.png	
Grasmere School.png	
Distance between Grasmere School and Darwell School.png	
Darwell School 5 year System Renewal.pdf	
Darwell School 5 year deferred system.pdf	
Grasmere School 5 year deferred system.pdf	
Darwell School 5 year IMR expenditures.docx	
Grasmere 5 year IMR Expenditures.docx	
Darwell and Grasmere.xlsx	
Darwell Asset Condition.pdf	
Grasmere Assesst Condition.pdf	
Facility audit review of Grasmere and Darwell School.docx	

Contacts

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The Northern Gateway School Division (2275)

14399 - Demo Darwell School

Capital Plan Submission Year: 2023/2024 (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: The oldest facility is Darwell School which was built in 1956 and the last addition in 1989. The (Project scope) 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: Demo Darwell School for new replacement school (Project benefits)	
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 2022/03/28 01:08:06PM	

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

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

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The Northern Gateway School Division (2275)

14400 - Demo Grasmere School

Capital Plan Submission Year: 2023/2024 (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: 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 2022/03/28 01:08:06PM	

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	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which

(CTS) Equipment : 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
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
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