



Northern Gateway
Public Schools

2024 - 27 Three-Year Capital Plan

DRAFT

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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 2024-27 Three-Year Capital Plan, requests the following capital projects:

1. Valleyview K-12 Replacement School
2. a) Modernize Whitecourt Central School
b) Modernize Pat Hardy Primary
c) Modernize Sangudo Community School
3. a) Modernize Darwell School
b) Modernize Grasmere School
c) Modernize Elmer Elson Elementary

Northern Gateway Public Schools fosters program-rich learning environments where students, teachers and our greater communities can do their best work, together. With 4718 students from Kindergarten to Grade 12, we operate 16 schools, four colony schools and three off-campus outreach schools and one In-reach campus in Fox Creek, 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 2024-25 - PRIORITY ONE: Valleyview K-12 School

A K-12 school to be located in Valleyview with a capacity of 720 students on a new site, 6,713 square metres at an estimated cost of \$50,326,730.00*

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 (zonalite), 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) and Capital Maintenance Renewal (CMR) grant for the entire Division is in the \$672,698.00 (IMR) \$464,714.00 (CMR), it is simply not feasible to fund the necessary upkeep using these dollars.

It is cost prohibitive to continue running three relatively low utilized schools that are costly to operate and maintain, and require significant life-cycle upgrades; therefore, our recommendation is to construct a replacement 720 capacity school.

In November of 2016, a two-day value scoping session was conducted in Valleyview with the final recommendation from all stakeholders 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).*



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YEAR TWO 2025-26 - PRIORITY TWO (a): Modernize Whitecourt Central School

Whitecourt Central School is a Pre K-5 school with a current student capacity of 464. The adjusted enrollment is 394.5 and its current utilization of 85%.

Modernize Whitecourt Central School at an estimated cost of \$16,525,574.00*.

An opportunity exists to modernize this school as the majority of the building is an old, wood framed structure with a wood framed floor system over a crawlspace. The school consists of the following sections 1955, 1958, 1960, 1964, 1979, 1986, 1989 and 2010.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded
- Upgrade washrooms
- New interior finishes
- New exterior doors

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system
- Upgrade mechanical system

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Upgrade wiring to school excluding 2010 modulars
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system

Site Condition:

- New staff and bus parking lot

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



YEAR TWO 2025-26 - PRIORITY TWO (b): Modernize Pat Hardy Primary

Pat Hardy Primary is a Pre K-5 school with a current student capacity of 425. The adjusted enrollment is 309.5 and its current utilization of 73%.

Modernize Pat Hardy Primary at an estimated cost of \$17,702,412.00*.

An opportunity exists to modernize this school as the 1979 section consist of masonry walls with glulam beams and steel deck roof structure, and concrete slab on grade floor. The 1988 and 1990 sections consists of wood frame structure with a wood floor over a crawlspace. In 2006, 3 Modus modulars were added and in 2015 a Modus washroom and a A Modus modular classroom was added.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system in the 1988 section
- Upgrade mechanical system

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Upgrade wiring to school excluding 2006 and 2015 modulars
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system

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



YEAR TWO 2025-26 - PRIORITY TWO (c): Modernize Sangudo Community School

Sangudo Community School is a Pre K-6 school with a current student capacity of 162. The adjusted enrollment is 75.5 and its current utilization of 47%.

Modernize Sangudo Community School at an estimated cost of \$12,335,097.00*.

With leasing 185.8 m² of space to Sangudo Children's Academy Daycare and reconfiguring the Sangudo Community School to a Pre K-6 an opportunity exists to modernize this school. The school generally consist of masonry walls and glulam beams with steel deck. Concrete slab on grade floor structures throughout. Exterior finishes consist of paint on masonry walls and some metal cladding on the gym.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms
- Cracks are evident in south area of the school adjacent to railway
- Engineering company completed a study of the south site of the school to confirm that the bank is stable

Mechanical Condition:

- Air conditioning is required in server room
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection, main distribution is obsolete
- Branch circuit panels need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system

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



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YEAR THREE 2026-27 - PRIORITY THREE (a): Modernize Darwell School

Darwell School is a K-7 school with a current student capacity of 261. The adjusted enrollment is 158.5 and its current utilization of 61%.

Modernize Darwell School at an estimated cost of \$13,440,601.00*.

An opportunity exists to modernize this school as the school generally consist of masonry walls and glulam beams with steel deck. Concrete slab on grade floor structures throughout. Exterior finishes consist of paint on masonry walls and some metal cladding on the gym.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms
- Barrier free access to second floor required

Mechanical Condition:

- Air conditioning is required in server room
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection, main distribution is obsolete
- Branch circuit panels need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system
- Wiring and receptacles will require upgrading throughout the school

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



YEAR THREE 2026-27 - PRIORITY THREE (b): Modernize Grasmere School

Grasmere School is a K-7 school with a current student capacity of 290. The adjusted enrollment is 130.5 and its current utilization of 45%.

Modernize Grasmere School at an estimated cost of \$13,166,368.00*.

An opportunity exists to modernize this school. The 1996 permanent section of the school consists of masonry walls glulam beams with steel deck and concrete slab on grade floor. Exterior finishes consist of insulated stucco and metal cladding. In 1993, 4 portable classrooms were added.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors and windows
- Upgrade washrooms and changerooms
- Barrier free access to stage is required

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Branch circuit panels and branch circuits need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems

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



YEAR THREE 2026-27 - PRIORITY THREE (c): Modernize Elmer Elson Elementary

Elmer Elson Elementary is a K-6 school with a current student capacity of 498. The adjusted enrollment is 303.5 and its current utilization of 61%.

Modernize Elmer Elson Elementary at an estimated cost of \$21,733,110.00*.

An opportunity exists to modernize this school. The permanent portions of the school generally consist of masonry walls with glulam beams and steel deck roof structure. Concrete slab on grade structures exist throughout. Exterior finishes on the school consist of insulated sand/cement aggregate stucco and metal cladding. Original building was constructed in 1982 along with 4 modular classrooms. In 1987, a permanent addition was constructed.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New windows required for the entire school
- Upgrade washrooms and changerooms
- Barrier free access to stage is required

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system for the 1987 section
- Upgrade mechanical system in the entire school as required

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Branch circuits need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system



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APPENDIX A

NORTHERN GATEWAY
SEPTEMBER 30, 2022 ENROLLMENTS,
SCHOOLS PROJECTED, AND PREVIOUS
ENROLLMENTS

NORTHERN GATEWAY PUBLIC SCHOOLS
Student Enrolment Report - January, 2023

SCHOOL	Total FTE - September 30, 2022	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
Darwell School	152	155.5	146.5	166	166.5	156.5	160.5	177	160.5	151	152	135.5	130
Elmer Elson Elementary	274.5	265	260	259	271	264.5	254.5	263	240.5	232	236	244.5	256
Fox Creek School	289.5	306	315	339.5	324	341	355.5	384	366.5	378	388	397	408
Grasmere School	121	130.5	124	140	135	136	141	127	110	114	126.5	132.5	156.5
Harry Gray Elementary	107	108	96	134	134	151	152	165	157	171	180	173	196
Hillside Jr Sr High	399	407	396	449	462	478	500	476	482	475	455	418	393
Hilltop High School	591	611	588	602	546	498	508	588	600	591	633	609	640
Homeland Colony	31	32.5	32	32	30	29	26	24	0	0	0	0	0
Mayerthorpe Jr Sr	267	274	245	280	263	271	264	265	290	293	289	304	298
Onoway Elementary	403.5	405	411.5	454.5	454	444	433.5	434	439	440	407	416.5	430
Onoway Jr Sr High	506	491	514	530	528	522	520	495	529	535	606	619	627
Oscar Adolphson Primary	126.5	125.5	132.5	133.5	146.5	148	158	157.5	159.5	170.5	179	185.5	208.5
Pat Hardy Primary School	283	284	242.5	261.5	267	280.5	295.5	310.5	314	300	283	356.5	311.5
Percy Baxter Middle Schoo	368	364	365	382	354	351	344	334	355	356	365	364	383
Rich Valley School	110.5	110.5	110.5	122.5	124	120	118.5	94	101.5	109.5	92.5	106.5	94.5
Rochfort Bridge Colony	16	13	11.5	10	11	6	4	0	0	0	0	0	0
Sangudo Comm. School	104.5	95.5	78	102.5	105.5	119.5	119.5	112.5	101	128	134.5	158.5	169.5
Twilight Colony School	33	28	25.5	25	22	19	17	17	39	36.5	35.5	35.5	34
Valleyview Ranches Colony	6	3	3	3	3	2	2	1.5	6	6	8	8	10
Whitecourt Central	351	326	317	391	393	383	357	345	346	329	320	271.5	277
TOTAL	4540	4535	4413.5	4817	4739.5	4720	4730.5	4770	4796.5	4815.5	4890	4935	5022.5

1-Feb-23

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	127.5	42%	113.4	37%	113.4	37%	113.4	37%	113.4	37%
Harry Gray Elementary	107	33%	106	33%	106	33%	106	33%	106	33%
Hillside Jr Sr High	400	50%	400	50%	400	50%	400	50%	400	50%
Elmer Elson Elementary	274.5	55%	275	55%	275	55%	275	55%	275	55%
Pat Hardy Primary	285	67%	300	71%	300	71%	300	71%	300	71%
Whitecourt Central	352	76%	340	73%	340	73%	340	73%	340	73%
Darwell	152.5	58%	146	46%	146	56%	146	56%	146	56%
Grasmere	122.5	42%	121.5	42%	121.5	42%	121.5	42%	121.5	42%
Sangudo Community	69.5	43%	72	44%	72.5	45%	73.5	45%	73.5	45%



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APPENDIX B

ALBERTA GOVERNMENT BLIMS SUBMISSION

(to be submitted separately)