



Northern Gateway
Public Schools

2026 - 29 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.

Northern Gateway Public Schools’ 2026-29 Three-Year Capital Plan, requests the following capital projects:

1. a) Modernize Whitecourt Central School
b) Modernize Pat Hardy Elementary School
2. a) Modernize Darwell School
b) Modernize Grasmere School
3. a) Modernize Sangudo Community School
b) Modernize Elmer Elson Elementary School

Northern Gateway Public Schools fosters program-rich learning environments where students, teachers and our greater communities can do their best work, together. With 4,807 students from Kindergarten to Grade 12, we operate 16 schools, four colony schools, two off-campus Outreach schools and two 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.

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



YEAR ONE 2026-27 - (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 364.5 and its current utilization of 79%. 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 ONE 2026-27 - (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 355 and its current utilization of 84%. Modernize Pat Hardy Primary at an estimated cost of \$17,702,412.00.*

An opportunity exists to modernize this school as the 1979 section consists 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, three 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
- Re-roofing of the school is required
- New exterior doors
- Upgrade washrooms and change rooms

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 2027-28 - (a): Modernize Darwell School

Darwell School is a K-7 school with a current student capacity of 261. The adjusted enrollment is 138 and its current utilization of 53%. Modernize Darwell School at an estimated cost of \$13,440,601.00.*

An opportunity exists to modernize this school as the school consists of 3 sections. 1956 original building, a 1971 addition and new gym in 1989. The 1956 section was completely modernized in 1989. Building construction consists 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
- Re-roofing of the school is required
- New exterior doors
- Upgrade washrooms and change rooms
- 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 TWO 2027-28 - (b): Modernize Grasmere School

Grasmere School is a K-7 school with a current student capacity of 290. The adjusted enrollment is 133 and its current utilization of 46%. 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
- Re-roofing of the school is required
- New exterior doors and windows
- Upgrade washrooms and change rooms
- 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 2028-29 - (a): Modernize Sangudo Community School

Sangudo Community School has a current student capacity of 181. The adjusted enrollment is 132.5 and its current utilization of 73%. Modernize Sangudo Community School at an estimated cost of \$12,335,097.00.*

The original section was constructed in 1962 with three additions in 1966, 1970 and 1976. With leasing 185.8 m² of space to Sangudo Children's Academy and Daycare, and a current utilization of 54%, an opportunity exists to modernize this school. The school generally consists of masonry walls and glulam beams with steel deck. Concrete slab on grade floor structures throughout. Exterior finishes consists 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
- Re-roofing of the school is required
- New exterior doors
- Upgrade washrooms and change rooms
- Cracks are evident in south area of the school adjacent to railway
- Engineering company completed a study of the south side 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).*



YEAR THREE 2028-29 - (b): Modernize Elmer Elson Elementary

Elmer Elson Elementary is a K-6 school with a current student capacity of 459. The adjusted enrollment is 323.5 and its current utilization of 70%. 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 four 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
- Re-roofing of the school is required
- New windows required for the entire school
- Upgrade washrooms and change rooms
- 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
February 28, 2025 ENROLLMENTS,
SCHOOLS PROJECTED, AND PREVIOUS
ENROLLMENTS

NORTHERN GATEWAY PUBLIC SCHOOLS
Student Enrolment Report – February, 2025

SCHOOL	Gateway Academies	Home Schooling	FCS	1	2	3	4	5	6	Total Elementary (Grades 1-6)	7	8	9	Total Junior High	10	11	12	Total Senior High	Total Students - February, 2025	TOTAL FTE - February, 2025	Total FTE Difference +/- to Sept 30	Total Students - September 30, 2024	Total FTE - September 30, 2024	September 30, 2023 FTE	September 30, 2022 FTE	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
Darwell School	0	0	12	17	20	17	21	24	15	114	14	0	0	14	0	0	0	0	140	134	0.0	140	134	138.5	152	155.5	146.5	166	166.5	156.5	160.5	177	160.5
Elmer Elson Elementary	0	0	51	39	46	47	44	45	54	275	0	0	0	0	0	0	0	0	326	300.5	2.0	322	298.5	288	274.5	265	260	259	271	264.5	254.5	263	240.5
Fox Creek School	5	0	26	21	28	24	19	25	19	136	28	22	25	75	37	25	25	87	329	316	0.5	327	315.5	297.5	289.5	306	315	339.5	324	341	355.5	384	366.5
Grasmere School	0	0	13	8	13	17	14	19	18	89	23	0	0	23	0	0	0	0	125	118.5	0.5	124	118	123.5	121	130.5	124	140	135	136	141	127	110
Harry Gray Elementary	0	0	0	0	0	0	43	30	32	105	0	0	0	0	0	0	0	0	105	105	0.0	105	105	92	107	108	96	134	134	151	152	165	157
Hillside Jr-Sr High	24	0	0	0	0	0	0	0	0	0	52	49	46	147	82	64	62	208	379	379	3.0	376	376	365	399	407	396	449	462	478	500	476	482
Hilltop High School	107	0	0	0	0	0	0	0	0	0	130	130	152	121	107	380	617	617	617	617	-6.0	623	623	625	591	611	588	602	546	498	508	588	600
Homeland Colony	0	0	4	1	5	0	6	2	18	6	4	2	12	0	0	0	0	0	30	30	0.0	30	30	32	31	32.5	32	32	29	26	24	0	
Mayerthorpe Jr-Sr	0	0	0	0	0	0	0	0	0	0	40	47	28	115	70	48	53	174	286	286	0.0	286	286	279	267	274	245	280	263	271	264	265	290
Onoway Elementary	0	0	72	51	52	52	49	43	56	303	63	0	0	63	0	0	0	0	438	402	2.0	435	400	396	403.5	405	411.5	454.5	454	444	433.5	434	439
Onoway Jr-Sr High	19	0	0	0	0	0	0	0	0	0	106	112	218	107	83	87	277	277	514	514	-10.0	524	524	517	506	491	514	530	528	522	520	495	529
Oscar Adolphson Primary	0	0	50	37	39	42	0	0	0	118	0	0	0	0	0	0	0	0	168	143	3.0	161	140	132	126.5	125.5	132.5	133.5	146.5	148	158	157.5	159.5
Pat Hardy Primary School	0	0	60	40	52	66	49	70	0	277	0	0	0	0	0	0	0	0	337	307	0.5	336	306.5	336.5	283	284	242.5	261.5	267	280.5	295.5	310.5	314
Percy Baxter Middle School	0	0	0	0	0	0	0	0	123	123	126	122	0	248	0	0	0	0	371	371	0.0	371	371	362	368	364	365	382	354	351	344	334	355
Rich Valley School	0	0	6	11	14	17	14	8	16	80	13	0	0	13	0	0	0	0	99	96	-1.0	100	97	109.5	110.5	110.5	110.5	122.5	124	120	118.5	94	101.5
Rooftop Bridge Colony	0	0	0	7	2	2	3	0	0	14	4	2	2	8	0	0	0	0	22	22	0.0	22	22	17	16	13	11.5	10	11	6	4	0	0
Sargando Comm. School	0	0	13	8	12	14	9	18	14	75	10	14	13	37	0	0	0	0	125	118.5	0.0	125	118.5	116.5	104.5	95.5	78	102.5	105.5	119.5	119.5	112.5	101
Twilight Colony School	0	0	0	12	5	4	5	2	6	34	4	2	1	7	0	0	0	0	41	41	0.0	41	41	37	33	28	25.5	25	22	19	17	17	39
Valleyview Ranch Colony	0	0	0	0	4	3	1	0	0	8	1	1	1	3	0	0	0	0	11	11	0.0	11	11	9	6	3	3	3	2	2	1.5	6	
Whitecourt Central	0	0	63	51	48	63	61	58	0	281	0	0	0	0	0	0	0	0	344	312.5	4.0	336	308.5	304.5	351	326	317	391	393	383	357	345	346
TOTAL	155	0	366	306	336	373	332	348	355	2050	384	369	360	1113	448	341	334	1123	4807.0	4624.0	-1.5	4795.0	4625.5	4577.5	4540	4535	4413.5	4817	4739.5	4720	4730.5	4770	4796.5

5 Year Projected Enrolment for 2026-2029 Capital Plan

	Yr 1	Utilization	Yr 2	Utilization	Yr 3	Utilization	Yr 4	Utilization	Yr 5	Utilization
Elmer Elson Elementary	301	66%	301	66%	301	66%	301	66%	301	66%
Pat Hardy Primary	307	76%	307	76%	307	76%	307	76%	310	77%
Whitecourt Central	313	67%	313	67%	313	67%	313	67%	315	68%
Darwell	134	51%	134	51%	134	51%	134	51%	134	51%
Grasmere	119	37%	119	37%	119	37%	119	37%	119	37%
Sangudo Community	119	66%	119	66%	123	68%	123	68%	123	68%