



# VALUE SCOPING SESSION REPORT

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NOVEMBER 23, 2022  
FINAL DRAFT



## VEGREVILLE SCHOOLS SOLUTION

Prepared for:  
**ELK ISLAND PUBLIC SCHOOLS**

Contact:  
**The Board of Trustees of Elk Island Public Schools**  
683 Wye Road  
Sherwood Park, Alberta T8B 1N2  
Attention: Brent Dragon  
Email: [brent.dragon@eips.ca](mailto:brent.dragon@eips.ca)

Prepared by:  
**START Architecture**  
9431-41st Avenue NW  
Edmonton, Alberta T6E 5X7  
Contact: Chris Woollard  
Email: [cwoollard@startarchitecture.ca](mailto:cwoollard@startarchitecture.ca)

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# 1 EXECUTIVE SUMMARY

## 1.1 Contextual Project Overview

The Board of Trustees of Elk Island Public Schools operate 43 school facilities with approximately 17,460 students. The geographical area includes 19 schools in Sherwood Park, five in rural Strathcona, six in Lamont County, nine in the City of Fort Saskatchewan, and four in the County of Minburn, which includes three in Vegreville.

Background Information provided by Elk Island Public Schools (EIPS) in conjunction with the Alberta Government:

*Sector 5 is comprised of the western portion of the County of Minburn and the Town of Vegreville. This value scoping session is focused on two schools in Sector 5, Vegreville Composite High and A.L. Horton Elementary. Currently, the operation costs of both facilities are well above the Division average. Both facilities are underutilized. A.L Horton Elementary is 72% utilized and Vegreville Composite High is 37% utilized as reported in the 2021-22 Area Capacity and Utilization Report. The 5-year maintenance costs for A.L. Horton Elementary is \$1.8 million while the 5-year maintenance cost for Vegreville Composite High is \$9.0 million. The current baseline is the continued operation and maintenance of both facilities i.e. Status Quo.*

*EIPS recognizes that enrolment decline is putting pressure on program delivery and the effective operations of the school facilities. Alternative solutions should be considered and reviewed to ensure program viability and quality of educational learning environments.*

Alberta Education has provided EIPS with funding to conduct a value scoping session to evaluate alternative solutions to address the enrolment decline and maintain effective operations of the school facilities. The objective of the Value Scoping Session is to identify opportunities to improve the value added by ensuring the Division's Capital requests meet the communities need while remaining fiscally responsible. Furthermore, EIPS has excess capacity in Sector 5 - Vegreville / County of Minburn. Proposed solutions should right size Division space over the mid to long-term, while ensuring the Division is capable of meeting anticipated growth over the long-term.

## 1.2 Value Scoping Session Overview

### a.) Summary

On September 12 and 14, 2022, EIPS commissioned a comprehensive Value Scoping Session to fully explore a value comparison to determine what The Board of Trustees of Elk Island Public Schools' optimal solution is in addressing the enrolment and maintenance issues for the two schools within Vegreville.

START Architecture facilitated the discussions through a neutral architectural and facility planning lens and provided supporting materials throughout the discussions.

**It should be stressed that the outcome of the Value Scoping Session is not an identification of a preferred option but an evaluation of the various options to assist the School Division in determining what should remain or be revised on their future capital planning.**

The Project Team, consisting of the Government of Alberta, Elk Island Public Schools administrators, teachers, board members and parents from the Vegreville schools and municipality representatives, chose 8 options for improving education delivery in Vegreville.

The Project Team evaluated each option using evaluation criteria agreed upon during Day 1 of the Value Scoping Session. The evaluation criteria served as a benchmark to ensure a fair comparison between all options was achieved.

## b.) Organizational Phase

The information gathering phase of the sessions, this involved a number of stakeholder and internal meetings, and included:

- ^ Introductory meeting with select stakeholders
- ^ Internal School Division meeting with Plant Operations and Maintenance Staff
- ^ Site visits to all schools affected by the sessions

## c.) Information Phase (What Do We Know?)

Background information was provided to all participants as base information. This included the base information about each of the schools and touched on information such as current capacity, facility condition, current enrolments and projections, comparisons with Alberta Education guidelines. The discussion identified key considerations in capital planning and outlined the project drivers for 3 year capital planning and 10 year facility planning. Consideration was also given to factors for considering replacement schools, modernizations, and “solution” projects. Discussion also involved an overview of the priorities from a school board perspective.

## d.) Scope

In EIPS' Three Year Capital Plan, it was requested to undertake a Value Scoping Session to address the significant available capacity and above-average operational costs within Sector 5, specifically A.L. Horton Elementary School and Vegreville Composite High School.

In EIPS' Ten-Year Facilities Plan, it was identified that in 2020-21 the combined total enrolment of students within Sector 5 is 677 with 747 surplus student spaces across pre-kindergarten to Grade 12. It was stated that both Sector 5 schools are expected to experience an enrolment decline over the next ten years. Under current conditions, A.L. Horton is expected to have a net decline of 8% over the plan period, with enrolment dropping to 65% by 2026-27. The enrolment decline at Vegreville Composite High School is less significant with a net decline of 4%. Currently, the school is anticipated to decrease to 35% by 2026-27 followed by an additional decline in the second half of the plan to 33%. The facility will remain under 50% for the duration of the plan period and will not be expected to change unless building modifications occur.

Despite A.L. Horton being 65 years old and Vegreville Composite High School being 57 years old, neither building has been high on EIPS' Capital Request List as the schools are considered in good to fair condition. However, a number of their mechanical and electrical systems are beyond their intended design life and will begin to require major upgrades to maintain the facilities. Coupled with the excess capacity of the schools, a modernization to either building will require a plan for right-sizing to increase utilization rates.

The purpose of the two day session was to develop a comprehensive school accommodation strategy to help inform future decisions around the best use of the spaces. The aim is to optimize the use of the buildings through a combination of modernizations, right-sizing, or consolidations.

The scope of the sessions dealt with these major aspects:

- ^ Address excess capacity within the Sector
- ^ Address ageing infrastructure and inefficiency of the existing facilities

In order to achieve Government approval, a "solution" approach will most likely be required. The value scoping sessions look at the best possible use of government resources while providing the most effective use of educational facilities for the families of

## e.) Functional Analysis (What is Important?)

The Functional Analysis Phase determined the most important criterion to assess the various solutions decided by the Value Scoping Session participants. This identifies the important wants and needs for the students, the community, and the school division from a larger perspective of education delivery.

## f.) Creativity Phase (Generating Ideas)

Once the criteria was developed, discussion took place through a brainstorming session where all ideas were tabled and discussed. The ideas were not evaluated immediately so that as many possibilities as possible could be brought up. Eight potential options were identified which addressed different aspects for both schools.

No pre-developed options were presented as the purpose of the session was to have the team members identify what are the important ideas to be addressed. The following suggested options were collaboratively chosen and explored by the Value Scoping Session participants.

## g.) Development Phase

Following the tabling and discussion of all options, discussion moved to identifying the best-value options that would provide improved education delivery for the schools. The options were discussed as standalone solutions or as part of a comprehensive solution combining multiple options. The options identified for further development were:

- ^ Option 1 – Modernize both schools as required and retain current capacities and footprints (status quo)
- ^ Option 2 – Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School
- ^ Option 3 – Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12
- ^ Option 4 – Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School
- ^ Option 5 – Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school
- ^ Option 6 – Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools
- ^ Option 7 – Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School
- ^ Option 8 – Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School

## h.) Evaluation Phase

Using the evaluation criteria, each option was evaluated both as a group and with individual evaluations after the session. In addition, participants were asked to identify significant likes and dislikes for each option. Rather than ranking the options, each option was evaluated on how it addressed the evaluation criteria. This phase provides a summary of the responses and identifies consensus.

## i.) Summary and Recommendations

A comprehensive value summary was discussed and compared by all participants. This report identifies all of the potential options in order to assist the school division in determining capital planning priorities and what should be further explored.

Due to the utilization challenges at each of the schools, a solution was required that would address both schools together. Maintaining the status quo is not attainable because the solution must address the utilization rates of Sector 5.

As mentioned earlier, the scope of the sessions deal with these required outcomes:

1. Address excess capacity within the Sector
2. Address ageing infrastructure and inefficiency of the existing facilities

A summary chart provided below identifies how each option addresses each of the required outcomes:

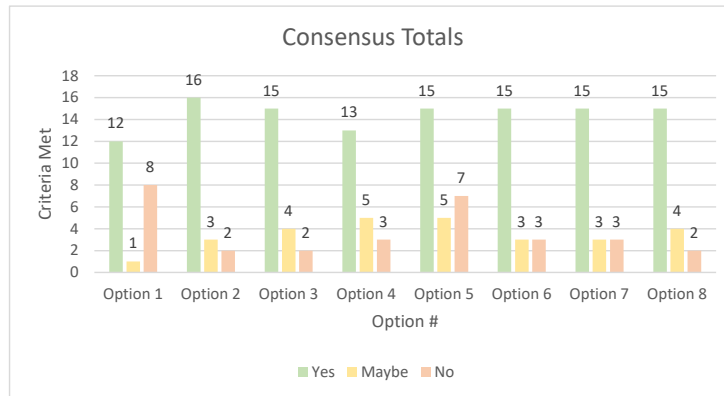
## Summary of Options

Single Options	Ageing Infrastructure of Identified Facilities	Low Utilization of A.L. Horton Elementary	Low Utilization of Vegreville Composite High School	Costing
1	yes	no	no	\$52,292,057.12
2	yes	yes	yes	\$38,913,781.72
3	yes	no	no	\$47,393,304.35
4	yes	yes	yes	\$49,359,094.16
5	yes	yes	yes	\$39,539,041.11
6	yes	yes	yes	\$40,212,085.04
7	yes	no	yes	\$52,526,420.14
8	yes	yes	yes	\$56,215,207.82

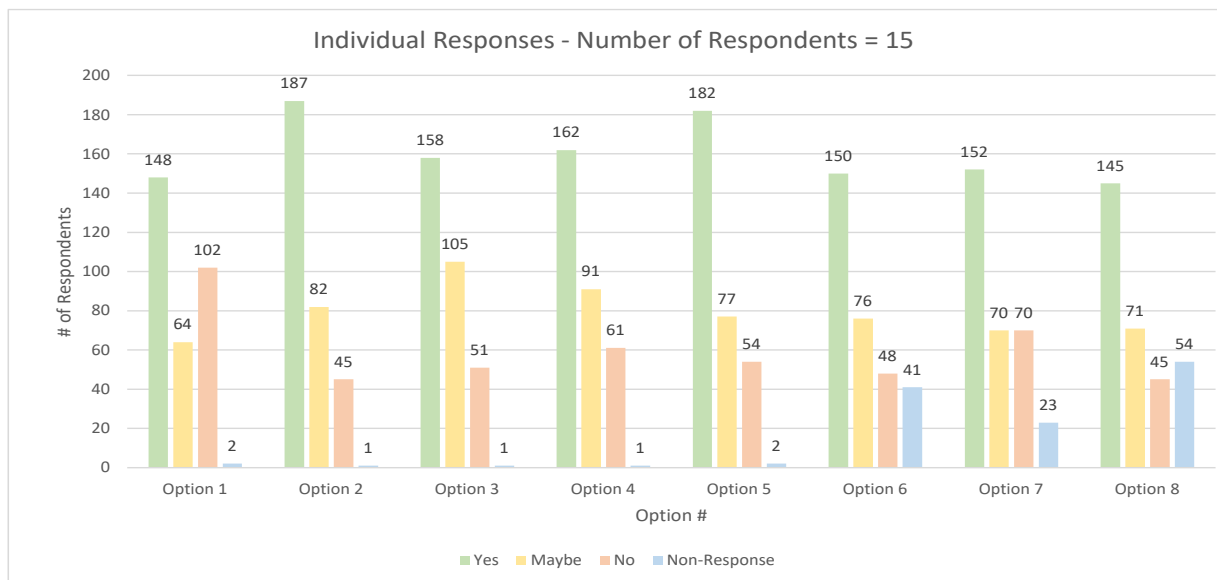
At the end of the sessions, all of the options were discussed with regards to how well they met the evaluation criteria. Each option was reviewed in relation to the evaluation criteria and consensus was reached on how well the option met the criteria.

A "yes" evaluation meant the option fully met the criteria, a "no" meant it did not, while a "maybe" designation indicated that there was potential for the option to meet the criteria but additional or unknown factors could impact it either way.

Overall, each of the options met a majority of the criteria while some had more negatives than others.



The chart below indicates the number of participants who responded to each of the options as being positive, neutral, or negative.



## Options Commentary

1. Option 1 was identified as a baseline comparison, the option maintains the status quo (both school remain the same size).
2. Option 2 and 5 had the most positive responses in terms of meeting the evaluation criteria.

## Best Performing Option

The best performing option is Option 2. This is based on the option requiring the lowest capital cost while meeting a large number of evaluation criteria, specifically the following items:

1. Addresses the low utilization of A.L. Horton and Vegreville Composite High School.
2. Addresses the ageing infrastructure and ongoing maintenance of both schools.
3. Lowest initial capital cost of the options.
4. Reduces number of EIPS school sites with a 2:1 replacement.
5. Brings schools in line with Alberta Education guidelines and projected enrolments.
6. Maintains existing CTS programming and spaces at Vegreville Composite High School.

## Recommended Next Steps

In conclusion to the Value Scoping Sessions, it is recommended that Elk Island Public Schools follow these steps:

### Short-Term Tasks:

1. Review the Value Scoping Session Report for support in making a decision on how they would like to revise their school capital plan taking into consideration the findings of this study.
2. Develop more detailed reviews / analysis and business case for A.L. Horton Elementary School and Vegreville Composite High School to determine the potential cost and schedule of a major modernization.
3. Engage with the Town of Vegreville to determine any limitations on the impacted sites that would prevent the preferred option to be accommodated.
4. Continue partnership discussions with the Town of Vegreville and the County of Minburn and other community groups that may have an impact on the programming and funding of the capital requests. This also includes developing any joint use agreements.

### Medium-Term Tasks:

5. Continue discussions amongst The Board of Trustees of Elk Island Public Schools Value Scoping Session participants.
6. Additional investigation into the site and building conditions of Vegreville Composite High School to address any unforeseen conditions to ensure that a major modernization is feasible.

### Long-Term Tasks:

7. Monitor and adapt the recommendation in this report based on changes to the community and ongoing discussions.

# 2 VALUE SCOPING SESSION

## 2.1 Organization Phase

The Board of Trustees of Elk Island Public Schools - Vegreville Schools Solution Value Scoping process was conducted and scheduled as follows:

- ^ Site Visits May 17, 2022 (notes attached in Appendix B)
- ^ Value Scoping Session Day 1 September 12, 2022
- ^ Value Scoping Session Day 2 September 14, 2022

Value Scoping Site Visits took place on May 17, 2022, walking participants through both schools. The following individuals were involved in the site review and discussions:

Name	Firm Name	Discipline	Email
Brent Dragon	EIPS	Planner	brent.dragon@eips.ca
Catherine Gervais	EIPS	Student	catherine.gervais@eips.ca
Shaylin Sharpe	EIPS	Student	shaylin.sharp@eips.ca
Rick Siebenga	EIPS	Assistant Director	rick.siebenga@eips.ca
Aaron Boot	EIPS	Electrician	aaron.boot@eips.ca
Allan Salvador	EIPS	Building Operator	allan.salvador@eips.ca
Chris Woollard	START Architecture	Facilitator	cwoollard@startarchitecture.ca
Rod Leatherdale	EIPS	Principal / VCHS	rod.leatherdale@eips.ca
Keri Busenius	EIPS	Principal / ALH	keri.busenius@eips.ca

The two-day virtual Value Scoping Session took place on Monday, September 12, 2022 and Wednesday, September 14, 2022.

The Value Scoping Session was facilitated by Chris Woollard, Architect (START Architecture).

The attendee list of participants in the two-day Value Scoping Session can be found in Appendix A.



## Background Information

The following information was referenced and assembled in preparation for the session:

- ^ List of invitees and attendance confirmation

### School-Specific Information

- ^ Small scale drawings
- ^ Hazmat reports
- ^ Site photos
- ^ Comparison of school with Alberta Education guidelines
- ^ Review of site for future expansion
- ^ Existing facility drawings
- ^ A.L. Horton Elementary School Youth Population - 10 Year History
- ^ A.L. Horton Elementary School Enrolment Projections - 2017 - 2036
- ^ A.L. Horton Elementary School Facility Condition Assessment (FCA) Report
- ^ Vegreville Composite High School Youth Population - 10 Year History
- ^ Vegreville Composite High School Enrolment Projections - 2017 - 2036
- ^ Vegreville Composite High School Facility Condition Assessment (FCA) Report

### General School Division Information

- ^ 2023 - 2026 Three-year Capital Plan
- ^ 2022 - 2031 Ten-Year Facilities Plan
- ^ EIPS Jurisdictional Map
- ^ Attendance boundary maps for County of Minburn for elementary, junior high, and senior high
- ^ Attendance boundary maps for Lamont County for elementary, junior high, and senior high
- ^ EIPS School Gross Area Report
- ^ EIPS Area Capacity & Utilization Report (2021/2022 School Year)
- ^ EIPS - Capture Rate for A.L. Horton Elementary School and Vegreville Composite High School

### Town of Vegreville / County of Minburn Information

- ^ Alberta Regional Dashboard, Vegreville - Population
- ^ Town of Vegreville - Demographics
- ^ Land use bylaw

### Alberta Education and Infrastructure Guidelines

- ^ Alberta Education Area Guidelines (August 2022)
- ^ Funding Manual for School Authorities (2022/23 School Year)
- ^ Technical Design Requirements for Alberta Infrastructure Facilities - Version 6 (September 2020)
- ^ Barrier-free design guide (Summer 2017)

## 2.2 Information Phase (What Do We Know?)

Day 1 of the Value Scoping Session started out with background information provided to all participants. It was important to disclose all information and give team members the opportunity to ask any questions about the project scope or any of the material discussed.

Once introductions and a brief project scope were completed by Chris Woollard, Alison Matichuk from Alberta Education provided background and key considerations for the Value Scoping Session from an Alberta Education standpoint. The gated approval process was explained to ensure that projects are thought through before approval. The Province's highest priorities are met first and there are limited capital dollars and competition from other government projects. It is important to provide extensive business cases and demonstrate that alternatives have been explored. Key considerations include:

- ^ Demonstrating the right amount of space for current and future enrolment
- ^ From a maintenance standpoint: important to ensure buildings are more efficient and enable capital maintenance dollars to go further. Demonstrating the best use of existing infrastructure is a key component.
- ^ Continued municipal and community partnerships are valued by Alberta Education

Mark Latimer from Alberta Infrastructure spoke to considerations from an Alberta Infrastructure standpoint. Key considerations include:

- ^ Functionality: how a space functions to its full potential
- ^ Sustainability: low-carbon design, sustainable design, life-cycle maintenance and maximizing existing systems
- ^ Flexibility: maintain a high level of flexibility, in a fiscally responsible manner, while keeping in mind annually projected costs
- ^ Accessibility: must follow universal design guides and be inclusive of all genders, cultures, and religions
- ^ Form: simple design that emphasizes functionality

Mark Liguori from Elk Island Public Schools further explained what are priorities from the School Board's perspective:

- ^ Important to address growth and success for all students looking at long term viability of assets and if the current spaces are in the right places
- ^ Enhance high quality education
- ^ Provide fair access to all facilities
- ^ Address health and safety
- ^ Important to look at new and growing sectors
- ^ Environmentally and fiscally responsible

Provincial government prioritizes:

- ^ Locating schools close to where students live
- ^ Support increased CTS opportunities
- ^ Continue to use steel-frame modular units
- ^ Increase capital maintenance and renewal cost-effectiveness

Specific to the Elk Island Public Schools sector, considerations should be made keeping these key aspects in mind:

- ^ Surplus of student spaces
- ^ Ageing space

## Capital Planning Process

Chris Woollard described how the Value Scoping Session would unfold and provided background information from the Capital Planning Process (taken from the School Capital Manual Chapter 2 Update - 2020) from Alberta Education. Day one of the Value Scoping Session would begin with a discussion of ideas culminating with a priority list of what the group is looking for to be addressed in the physical space, functional requirements and program specific elements.

Base information from the Capital Planning Process outlines the Ten-Year Facility Plan that focuses on the existing facilities' age, condition, utilization and needs. Enrolment, modernization and facility conditions are taken into account.

The Three-Year Plan narrows in on more urgent requests, priorities. The data and evidence required to support the capital requests is clearly defined and the education solution meets the mandate of program delivery.

Various project drivers and definitions exist to assess the need for a **solution**:

- |                          |                                 |
|--------------------------|---------------------------------|
| ^ Building condition     | ^ Functionality and programming |
| ^ Community renewal      | ^ Health and safety             |
| ^ Declining demographics | ^ Legal                         |
| ^ Enrolment pressures    |                                 |

Circumstances underly the reasons why an existing school should be considered for **modernization**. These factors include:

- |  |   |
|--|---|
| ^ Health and safety issues                   | ^ Ability to deliver a specific planned program   |
| ^ Age and condition of the building          | ^ Current enrolment below 85%   |
| ^ Utilization and student demographics       | ^ Identify current issues with the building's ability to provide functional programming |
| ^ Ability to deliver standard K-12 education |   |

Circumstances underly the reasons why an existing school should be considered for **replacement**. These factors include:

- |   |   |
|---|---|
| ^ If modernization is more than 75% cost of new school                  | ^ If utilization is below 85%, intended capacity needs to be identified |
| ^ Evidence that all strategies have been looked at and are not feasible |   |

## Existing Conditions

Existing building information was gathered and provided to all participants. This included information on:

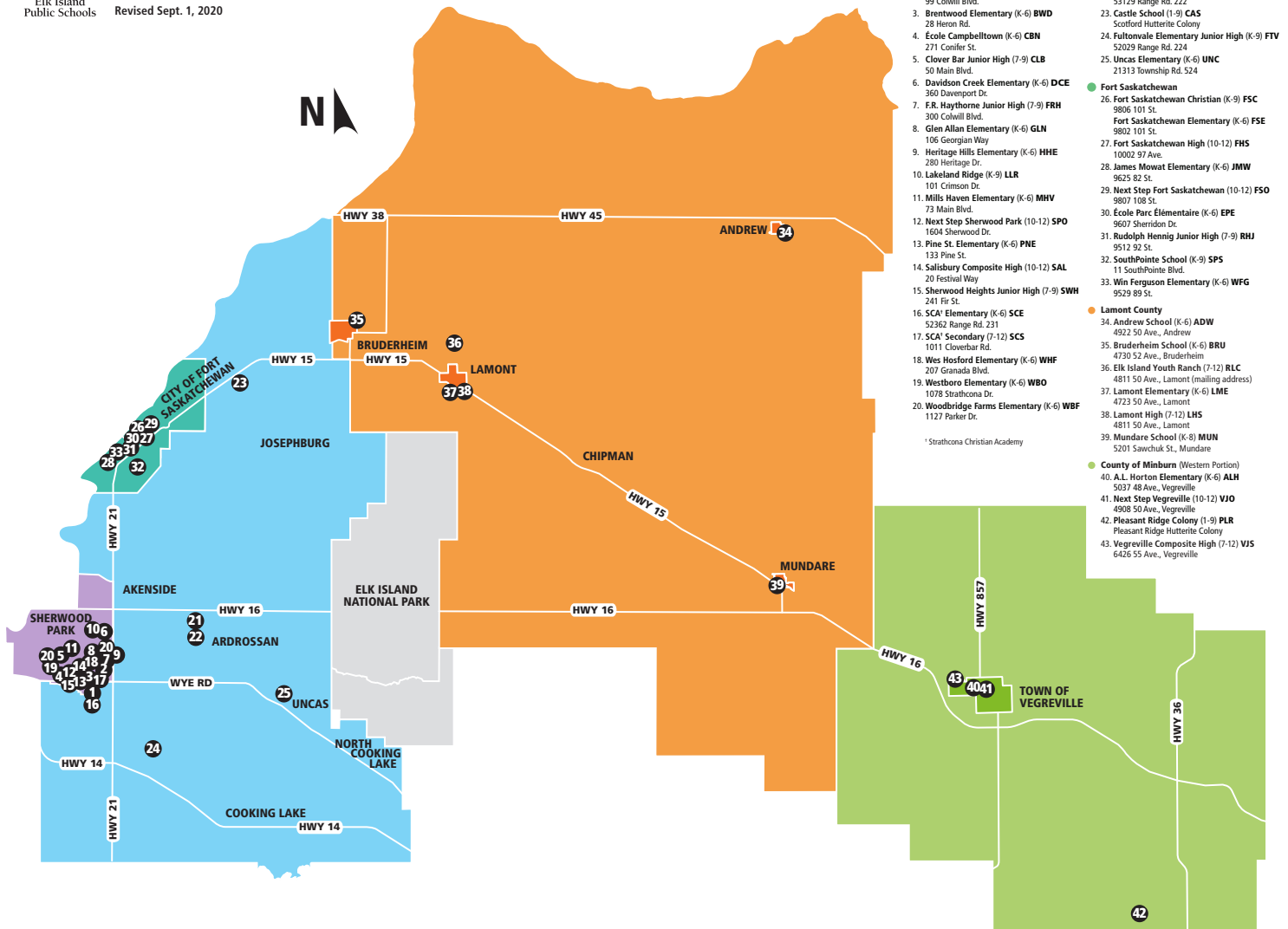
- ^ Locations
- ^ Attendance Boundaries
- ^ Feeder Framework
- ^ Grade Configuration
- ^ Building Area
- ^ Capacity / Utilization
- ^ Current Enrolment and Projections
- ^ Facility Condition
- ^ Maintenance Needs
- ^ Comparison with Alberta Education Guidelines

In addition, each Principal / Assistant Principal spoke to the existing condition of their respective school. Their insight, in combination with summaries from the Facility Condition Evaluation reports are described on the following pages.



## Jurisdictional Map

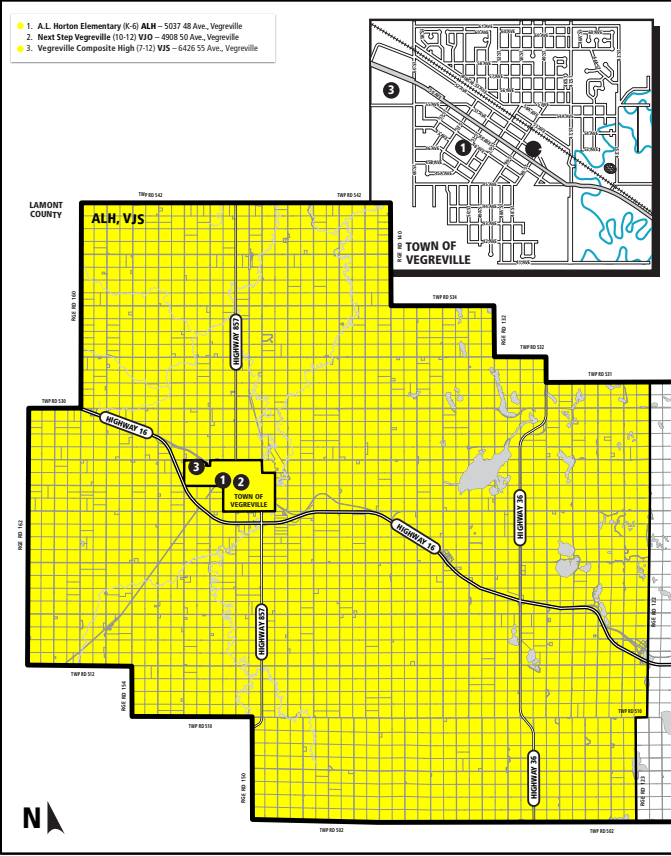
Revised Sept. 1, 2020





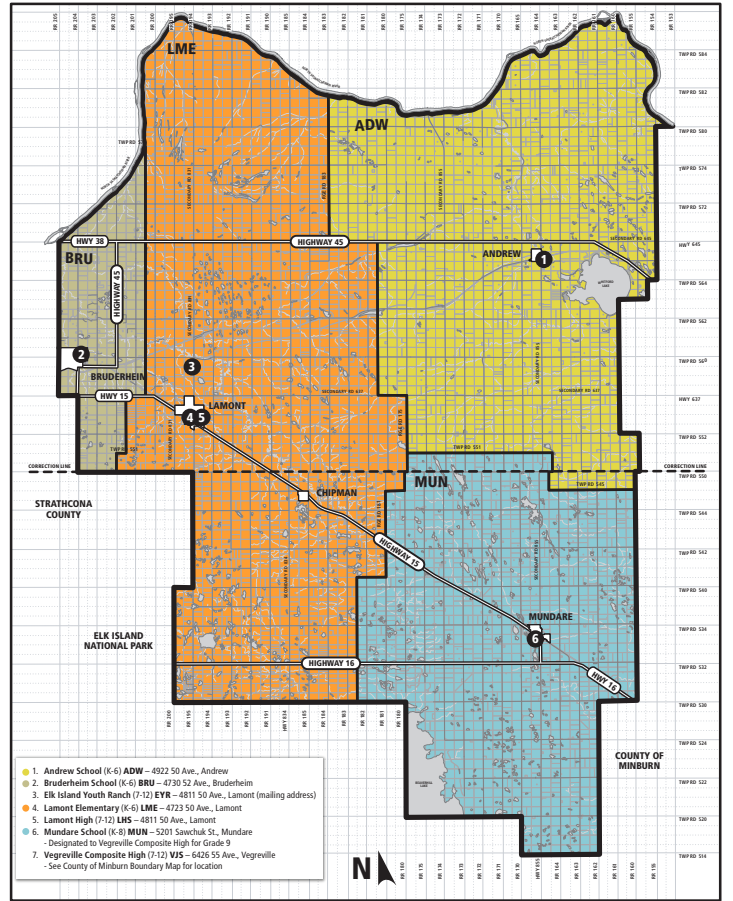
**Attendance Boundaries**  
COUNTY OF MINBURN (WESTERN PORTION)

Revised Sept. 1, 2020



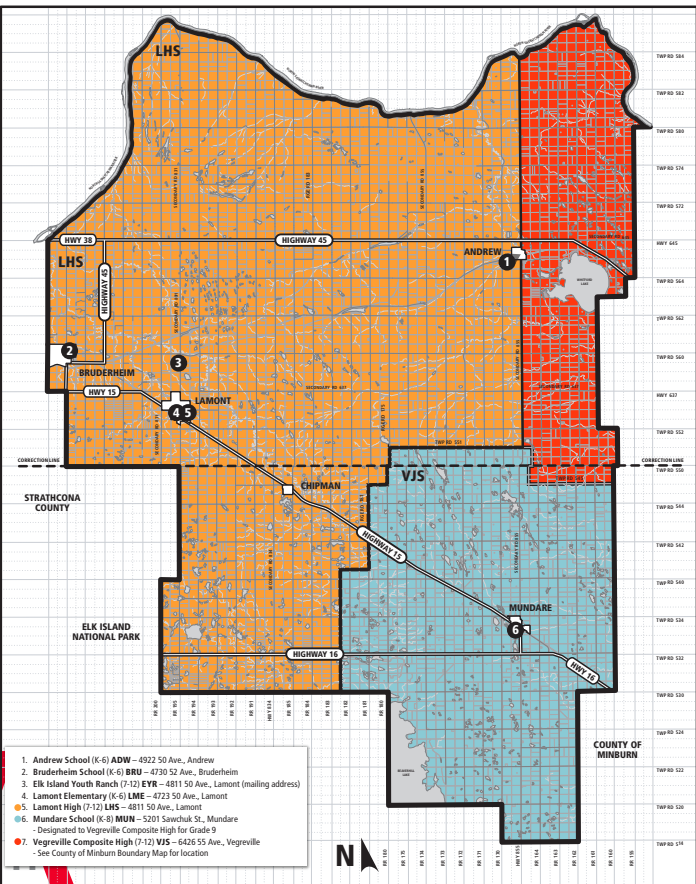
**Elementary Attendance Boundaries**  
LAMONT COUNTY

Revised Sept. 1, 2020



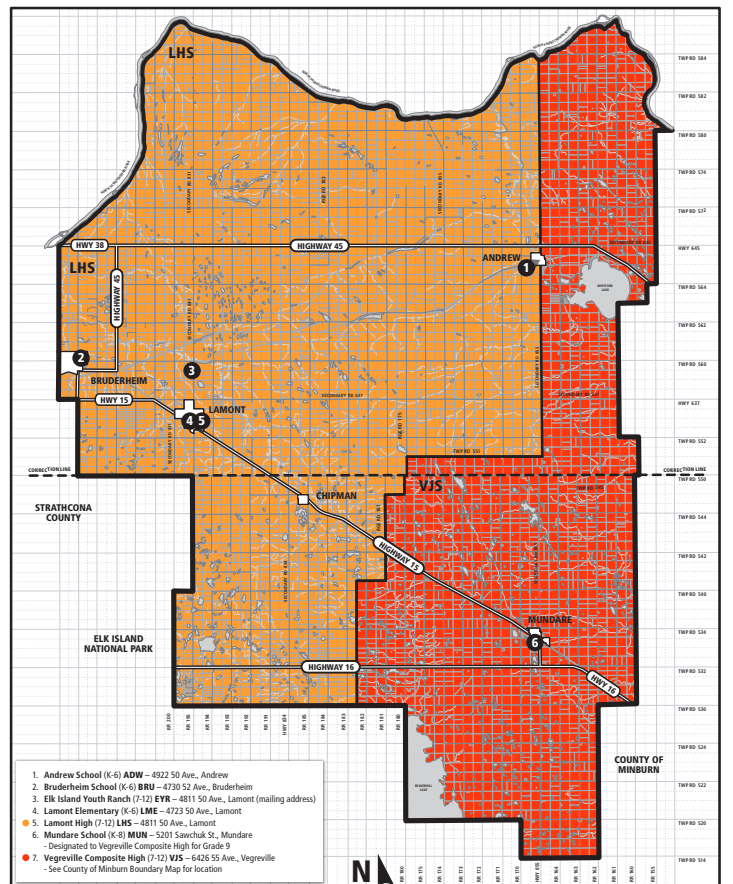
**Junior High Attendance Boundaries**  
LAMONT COUNTY

Revised Feb. 22, 2021



**Senior High Attendance Boundaries**  
LAMONT COUNTY

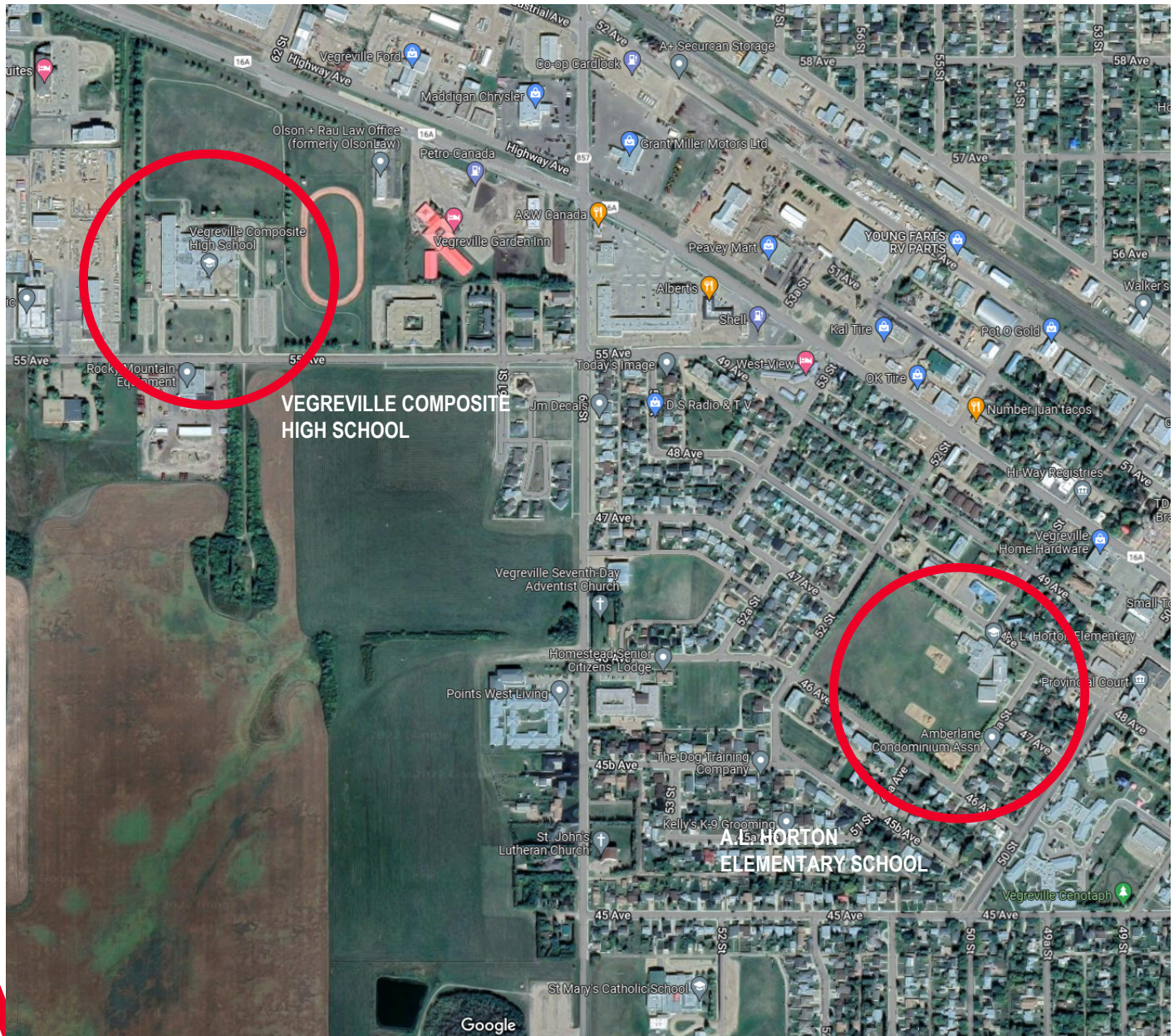
Revised Feb. 22, 2021



# Feeder School Framework

VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND PUBLIC SCHOOLS - VEGREVILLE SCHOOLS SOLUTION - PREPARED BY START ARCHITECTURE - OCTOBER 2022

Lamont County		
Andrew School	Andrew School	Andrew School
Bruderheim School Lamont Elementary	Lamont High	Lamont High
Mundare School	Mundare School (grades 7-8)	Vegreville Composite High
Minburn County		
A.L. Horton Elementary	Vegreville Composite High	Vegreville Composite High
French Immersion		
École Campbelltown	Sherwood Heights Junior High	Ardrossan Junior Senior High
École Parc Élémentaire Ardrossan Elementary	Ardrossan Junior Senior High	Ardrossan Junior Senior High
Logos Christian Program		
Brentwood Elementary Westboro Elementary	6 Sherwood Heights Junior High	



## A.L. Horton Elementary School

- ^ **Location:** 5037 - 48 Avenue, Vegreville, AB
- ^ **Grade configuration:** PK-6
- ^ **Year Constructed:** 1957 (additions in 1972, 1980, 1984)
- ^ **Gross Area:** 4,063.3 sq. m.
- ^ **Instructional Area:** 1,649.1 sq. m.
- ^ **Floors:** 1, with section of two floors.
- ^ **Net Capacity:** 453 students
- ^ **Enrolment 2021 / 2022:** 328 students
- ^ **Utilization Percentage:** 73%
- ^ **Facility Condition Index (FCI):** 0.13 (good / 2014)
- ^ **Total maintenance needs in the next 5 years (from 2014):** \$2,117,369.00
- ^ **Replacement Cost (from 2014):** \$16,409,775

### Principal Comments:

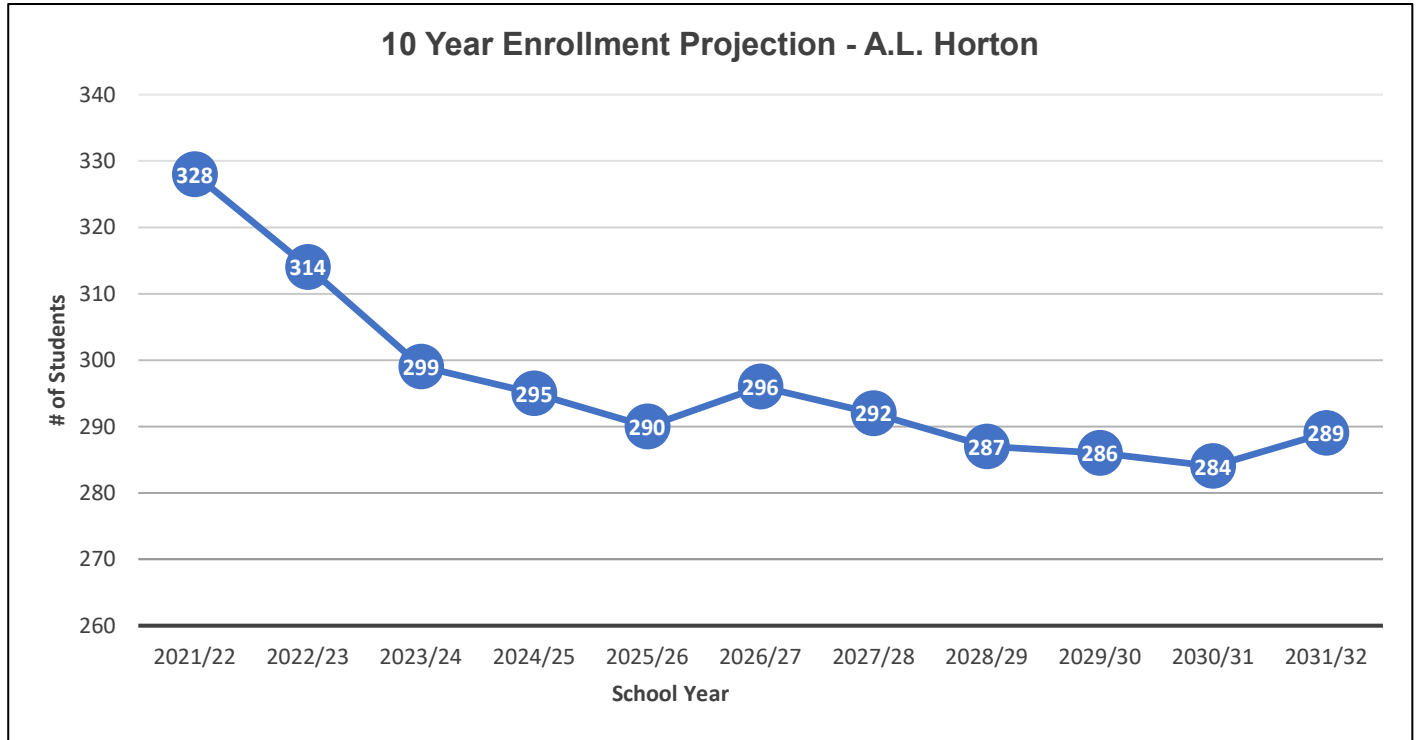
- ^ Portions of the corridors are windy due to mechanical fans.
- ^ Barrier-free access is an issue for washrooms.
- ^ The locations of the washrooms make supervision a challenge
- ^ Drainage is an issue around the site which creates muddy areas.
- ^ Supervision is difficult due to alcoves around the exterior of the school.
- ^ Supervision within the school is difficult due to the layout of the building.
- ^ Parking is adequate but most site traffic is kept to the surrounding streets.

### Plant Operation / Maintenance Excerpts:

- ^ Upgrade to boilers 1 and 2 and required.
- ^ Upgrade is required to the playground equipment and basketball area.
- ^ Gymnasium floor to be replaced with new wood floor system.
- ^ Current project is to replace the intercom system.



**A.L. Horton Elementary School**



Programming Comments:

- As a result of additions and modernizations over the life of the building, the layout is spread out which makes supervision a challenge within the building. While the overall area of the standard classrooms meets the Provincial Guidelines, the individual spaces are smaller and affect functionality within the rooms. The circulation is above the Provincial Guidelines due to the configuration of the school and a number of single-loaded corridors.

**Area Comparison Chart**

#	Existing School (453 Capacity)		#	Provincial Guidelines (445 Capacity K-6 School)		VARIANCE
	<b>Instructional Space</b>	<b>Total Area</b>		<b>Instructional Space</b>	<b>Total Area</b>	
13	Classrooms	963.0	12	Classrooms @ 80m2	960.0	3.0
0	Science Classrooms @ 120m2	-	0	Science Classrooms @ 120m2	-	-
2	Science Classrooms @ 95m2	199.0	2	Science Classrooms @ 95m2	190.0	9.0
1	Large Ancillary	122.0	1	Large Ancillary @ 130m2	130.0	(8.0)
3	Small Ancillary	297.0	3	Small Ancillary @ 90m2	270.0	27.0
1	Gymnasium	520.0	1	Gymnasium	430.0	90.0
1	Gym Storage	46.0	1	Gym Storage @ 10% Gym Size	43.0	3.0
1	Libraries	173.3	1	Library	180.0	(6.7)
0	CTS	-	0	CTS @ 142m2	-	-
0	Info Services @ 115m2	-	0	Info Services @ 115m2	-	-
	Subtotal:	<b>2,320.3</b>		Subtotal:	<b>2,203.0</b>	<b>117.3</b>
	Total Instructional	<b>2,320.3</b>		Total Instructional Area:	<b>2,203.0</b>	<b>117.3</b>
	Number of Instructional Spaces:	22.0		Number of Instructional Space:	21.0	1.0
	<b>Non-Instructional Space</b>	<b>Total Area</b>		<b>Non-Instructional Space</b>	<b>Total Area</b>	
	Admin & Staff Areas	243.0		Admin & Staff Areas	307.0	(64.0)
	Wrap & Collaboration Space	22.0		Wrap & Collaboration Space	30.0	(8.0)
	Mechanical & Meter	84.0		Mechanical & Meter	162.0	(78.0)
	Recycle Room (LEED)	-		Recycle Room (LEED)	11.0	(11.0)
	Physical Education	90.0		Physical Education	70.0	20.0
	Circulation	636.0		Circulation	551.0	85.0
	Wall Area	383.0		Wall Area	264.0	119.0
	Storage Area	147.0		Storage Area	77.0	70.0
	Washroom Area	92.0		Washroom Area	54.0	38.0
	Accessible Washroom Facility	9.0		Accessible Washroom Facility	12.0	(3.0)
	Flexible Space	33.0		Flexible Space	108.0	(75.0)
	Wiring/Network	4.0		Wiring/Network	30.0	(26.0)
	Subtotal	<b>1,743.0</b>		Subtotal	<b>1,676.0</b>	<b>67.0</b>
	Total Non-Instructional	<b>1,743.0</b>		Total Non-Instructional	<b>1,676.0</b>	<b>67.0</b>

Total Area **4,063.3**

Total Area **3,879.0**  
Area per Student **7.85**



## Vegreville Composite High School

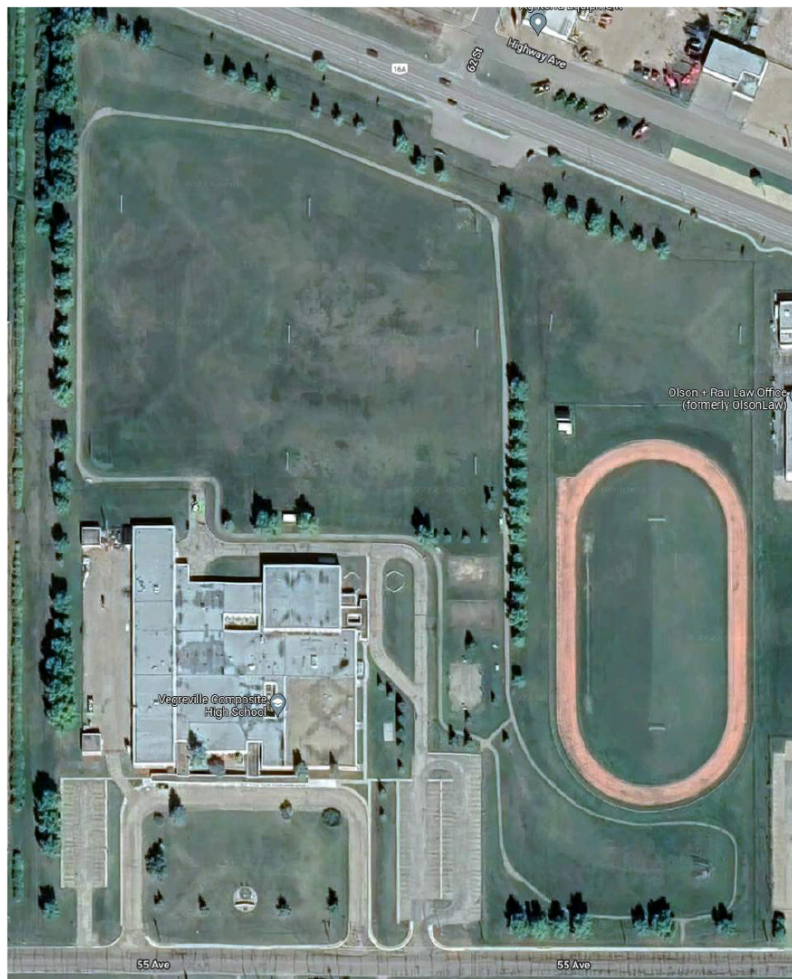
- ^ **Location:** 6426 - 55 Avenue, Vegreville, AB
- ^ **Grade configuration:** 7-12
- ^ **Year Constructed:** 1965
- ^ **Gross Area:** 9,985.1 sq. m.
- ^ **Instructional Area:** 2,894.8 sq. m.
- ^ **Floors:** 1
- ^ **Net Capacity:** 971 students
- ^ **Enrolment 2021 / 2022:** 365 students
- ^ **Utilization Percentage:** 38%
- ^ **Facility Condition Index (FCI):** 0.21 (fair / 2011)
- ^ **Total maintenance needs in the next 5 years (from 2011):** \$8,839,481
- ^ **Replacement Cost (from 2011):** \$42,012,729

### Principal Comments:

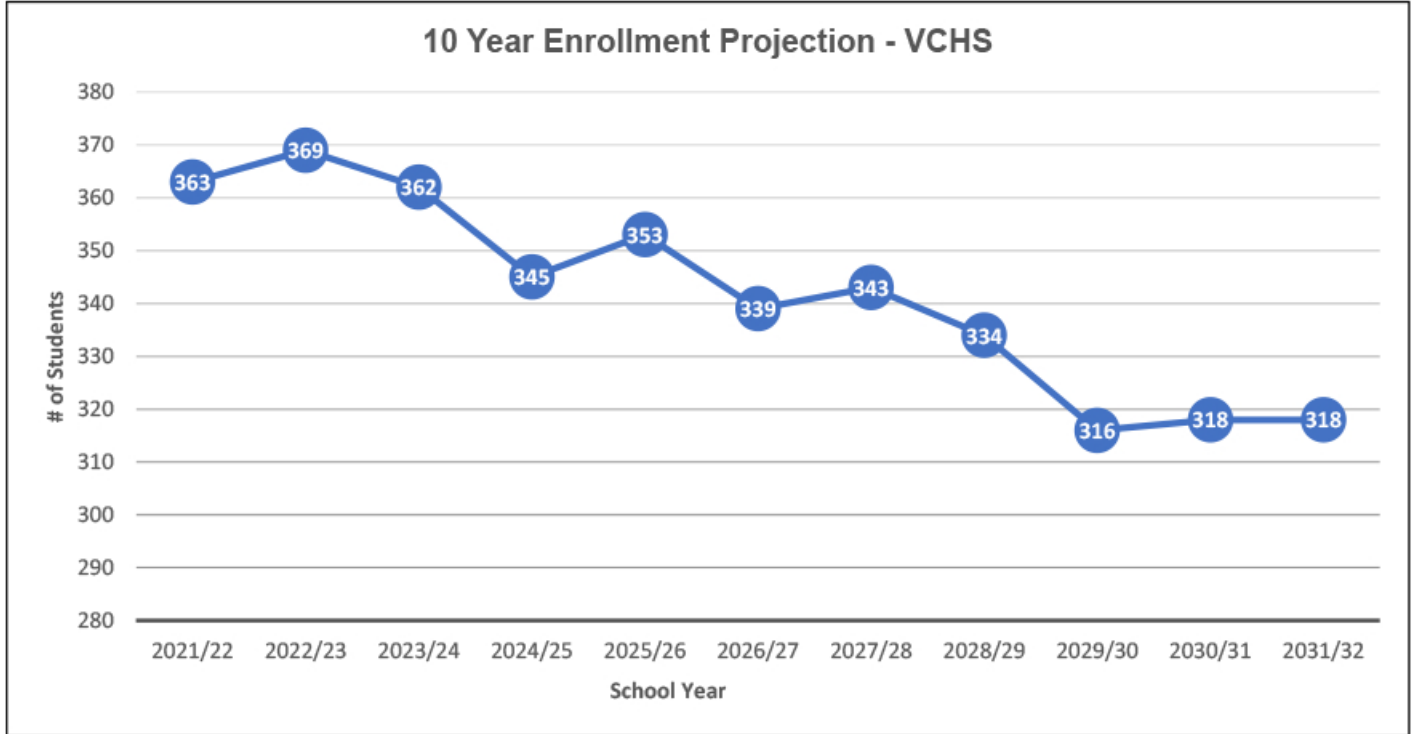
- ^ Open areas for students to congregate is needed.
- ^ A variety of teaching spaces is required.
- ^ There are accessibility issues in science classrooms and washrooms.
- ^ Site congestion is an issue with student parking and drop-off in the same location.
- ^ Mechanical upgrades are required for student and staff comfort.

### Plant Operation / Maintenance Excerpts:

- ^ Upgrade required of AHU 7 (Theatre and Arts).
- ^ Upgrade required of AHU for Links.
- ^ Upgrade required of AHU 3 (Canteen).
- ^ Upgrade required of AHU 4 (gym).
- ^ Recently completed projects are the main office relocation, library relocation, and outreach consolidation.
- ^ Current projects are the grease trap replacement and re-roofing of Section O.
- ^ Planned projects are the ceiling and light fixture replacement in Breakout / Work Rooms FS 47.



**Vegreville Composite High School**



**Programming Comments:**

- ^ A large school with fantastic CTS spaces. However, the CTS spaces are oversized for the programming provided, especially with the current enrolment numbers in the school. While the school has a large number of specialized spaces throughout the building, there is a lack of standard classrooms spaces. However, this is not acutely felt due to the low utilization.

**Area Comparison Chart**

#	Existing School (971 Capacity)	#	Provincial Guidelines (960 Capacity 7-12 School)	VARIANCE
<b>Instructional Space</b>		<b>Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
10	Classrooms 704.0	18	Classrooms @ 80m2 1,440.0	(736.0)
6	Science Classrooms @ 120m2 561.0	4	Science Classrooms @ 120m2 480.0	81.0
0	Science Classrooms @ 95m2 -	0	Science Classrooms @ 95m2 -	-
2	Large Ancillary 257.0	2	Large Ancillary @ 130m2 260.0	(3.0)
4	Small Ancillary 407.0	4	Small Ancillary @ 90m2 360.0	47.0
1	Gymnasium 867.0	1	Gymnasium 935.0	(68.0)
1	Gym Storage 47.0	1	Gym Storage @ 10% Gym Size 94.0	(47.0)
1	Library 172.0	1	Library 363.0	(191.0)
7	CTS 2,529.0	4	CTS @ 142m2 568.0	1,961.0
3	Info Services @ 115m2 284.0	3	Info Services @ 115m2 345.0	(61.0)
	<b>Subtotal: 5,828.0</b>		<b>Subtotal: 4,845.0</b>	<b>1,719.0</b>
	Total Instructional 5,828.0		Total Instructional Area: 4,845.0	<b>983.0</b>
	Number of Instructional Spaces: 35.0		Number of Instructional Spaces: 38.0	<b>(3.0)</b>
<b>Non-Instructional Space</b>		<b>Non-Instructional Space</b>		
	<b>Total Area</b>		<b>Total Area</b>	
	Admin & Staff Areas 558.0		Admin & Staff Areas 472.0	86.0
	Wrap & Collaboration Space 99.0		Wrap & Collaboration Space 50.0	49.0
	Mechanical & Meter 429.0		Mechanical & Meter 216.0	213.0
	Recycle Room 38.0		Recycle Room (LEED) 22.0	16.0
	Physical Education 161.0		Physical Education 170.0	(9.0)
	Circulation 1,446.1		Circulation 1,211.0	235.1
	Wall Area 161.0		Wall Area 581.0	(420.0)
	Storage Area 697.0		Storage Area 170.0	527.0
	Washroom Area 183.0		Washroom Area 103.0	80.0
	Accessible Washroom Facility 22.0		Accessible Washroom Facility 24.0	(2.0)
	Flexible Space 358.0		Flexible Space 205.0	153.0
	Wiring/Network 5.0		Wiring/Network 40.0	(35.0)
	<b>Subtotal 4,157.1</b>		<b>Subtotal 3,264.0</b>	<b>893.1</b>
	Total Non-Instructional 4,157.1		Total Non-Instructional 3,264.0	<b>893.1</b>
	<b>Total Area 9,985.1</b>		<b>Total Area 8,109.0</b>	<b>1,876.1</b>
			Area per Student 8.44	

## 2.3 Functional Analysis (What is important?)

The Functional Analysis Phase determined the most important criterion to assess the various solutions decided by the Value Scoping Session participants. This identifies the important wants and needs for the students, the community, and the school division from a larger perspective of education delivery.

Item #	Title	Description
1	Improve Supervision	Improve passive supervision inside the school as well as outside on the school grounds
2	Programming Opportunities	Provides opportunities through larger student numbers, able to maintain same breadth of programming
3	Systems Upgrades	Upgrade building infrastructure, building code upgrades
4	Improve Functionality / Efficiency	Improves functionality of building and site
5	Improve Education Delivery for All Students	Provide flexibility, adaptability, collaboration and independent spaces, access to high quality learning environments, learning commons
6	Support Student Learning	Mental health, positive mental space, spaces with natural light
7	Maintain Community Presence / Access	Public space, use for public, accessibility after hours, building that serves community, bring other uses into school building outside of education uses, post-secondary space uses, or daycare, partnerships
8	Improve Utilization Rates for the Schools	Consolidation of schools or reduction in areas to improve utilization, sustain student enrollment
9	Sustainable	Low carbon, green buildings, energy efficiency, envelope upgrades
10	Expansion / Replacement / Adaptable	Pedestrian, vehicle, bus traffic separation, location on major route and having more space Ability to handle expansion / reduction / expansion on site
11	Accessibility / Inclusiveness	Physical and social accessibility
12	Site Safety	Pedestrian, vehicle, bus traffic separation, emergency exiting, lock-down situation preparedness
13	Aesthetics	Vibrant spaces, de-institutional, connection between interior and exterior. Any modernization should be in keeping with the existing school and community aesthetics
14	Retain Program Integrity	CTS spaces and program for rural community, improve and not replace existing spaces, PALS, Outreach, LINKS
15	Grade Cohorts	Retain separation of age groups, provides an environment that is suitable for all ages
16	Walkable Community	Walkable community, inclusive and affordable community, think longterm about urban design, education , health and welfare communications, access to recreation centres, early childhood education connection
17	Reduction of Operational Costs	Either through replacement of existing systems or replacement of building
18	Reduce Construction Disruption	Modernizations can disrupt schools more than a replacement school, how does the option address minimizing disruptions
19	Best Value for Money	Best use of dollars to achieve the best outcome, minimize capital project requests, minimize construction costs
20	Meets Alberta Education Guidelines	Meets programming guidelines
21	Capacity of School at a Desirable Size	Keeping the school within a manageable size
22	Community Acceptance	Positive reception by the community
23	Exterior Play Amenities	Improvement in exterior play structures and facilities

## 2.4 Creativity Phase (Generating Ideas)

Once the criteria is developed, discussion took place through a brainstorming session where all ideas were tabled and discussed. The ideas were not evaluated immediately so that as many possibilities as possible could be brought up.

No pre-developed options were presented as the purpose of the session was to have the team members identify what are the important ideas to be addressed. The following suggested options were collaboratively chosen and explored by the Value Scoping Session participants.

Option #	Title	Potential (yes/no)	Pros	Cons	Risks
1	Modernize both schools as required and retain current capacities and footprints (status quo)	Keep as Comparison	Able to address all programming needs for a both schools, easiest solution from a culture point of view, little disruption to school experience, infrastructure is in place already, utilization could actually increase due to improved conditions, avoids losing students to other schools and other divisions, addresses ageing infrastructure at both sites, existing schools have good bones	Does not deal with lower utilization rates, the province will look at two factors - utilization rate and 1:1 replacements are not happening in the province, may not be supported by government	Not supported by government
2	Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School	Yes	Would be a 2:1 replacement, gives back school site to community for a variety of uses, no existing recreation infrastructure that would be impacted, addresses capacity and utilization issues, maintains existing CTS programs, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, single location for all buses, existing school has good bones, could allow use of space by other organizations, economy of scale in terms of providing more programming	Reduction in number of schools, location of high school is more remote from residential neighbourhoods than elementary, concern with having all grades within the same building in order to maintain separate identities of the elementary grades from the junior and senior high grades, a playground would be required for the elementary students, a second gymnasium may be required to support the increased student population	Dealing with existing structure and unforeseen building conditions
3	Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12	Yes	Addresses capacity and utilization issues at high school, maintains existing CTS programs, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	In spite of additional grades to the high school, the utilization of the high school would remain below 50% and the elementary school would see a reduction in utilization	Not supported by government, Dealing with existing structure and unforeseen building conditions, extended completion schedule,
4	Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School	Keep as Comparison	Addresses capacity and utilization issues, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	Utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, reduction of high school would be limited if the existing CTS spaces remain and low utilization would continue to be an issue	Dealing with existing structure and unforeseen building conditions, approval for two concurrent modernizations in a community is unlikely

5	Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school	Keep as Comparison	Would be a 2:1 replacement, gives back school site to community for a variety of uses, no existing recreation infrastructure that would be impacted, addresses capacity and utilization issues, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, single location for all buses, no school has to live through a modernization, could allow use of space by other organizations, Economy of scale in terms of providing more programming	Reduction in number of schools, the high school is more remote from residential neighbourhoods than elementary, concern with having all grades within the same building in order to maintain separate identities of the elementary grades from the junior and senior high grades, existing schools have good bones, may not be a great use of public funds, A.L. Horton is not ideal as a site for the replacement due to the potential traffic impact in the surrounding neighbourhoods, A.L. Horton site would require additional infrastructure to be built to support the high school students (i.e. track oval)	Site and neighbourhood capacity, planning approval
6	Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools	Keep as Comparison	Maintains separation of elementary and junior / senior high grades, addresses utilization and capacity rates for both schools, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, no school has to live through a modernization	Utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, existing CTS spaces and programs at the high school would be affected, existing schools have good bones, may not be a great use of public funds	Planning approval for two concurrent replacement schools in a community is unlikely
7	Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School	Keep as Comparison	Addresses capacity and utilization issues at the high school, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	Existing CTS spaces and programs at the high school would be affected, utilization of the elementary school is not as low as the high school and a modernization in not an emergent need which could make approval of this option difficult, reduction of the high school area would be limited if the existing CTS spaces remain and low utilization would continue to be an issue, does not address the low utilization rate at the elementary school as the existing area remains the same	Planning approval, not supported by government, Dealing with existing structure and unforeseen building conditions
8	Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School	Keep as Comparison	Addresses capacity and utilization issues at the both schools, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, elementary school does not have to live through a modernization, existing high school has good bones	Existing CTS spaces and programs at the high school would be affected, utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, reduction of high school would be limited if the existing CTS spaces remain and low utilization would continue to be an issue	Planning approval, not supported by government, Dealing with existing structure and unforeseen building conditions

## 2.5 Development Phase

The Value Scoping Session participants agreed on 8 options that could be presented and discussed.

Option #	Title	Pros	Cons	Risks
1	Modernize both schools as required and retain current capacities and footprints (status quo)	Able to address all programming needs for a both schools, easiest solution from a culture point of view, little disruption to school experience, infrastructure is in place already, utilization could actually increase due to improved conditions, avoids losing students to other schools and other divisions, addresses ageing infrastructure at both sites, existing schools have good bones, long life, energy efficient, code compliant.	Does not deal with lower utilization rates, the province will look at two factors - utilization rate and 1:1 replacements are not happening in the province, may not be supported by government	Not supported by government

Scope of Work: Both schools are modernized with no change to footprint or capacity. Ageing systems are updated and both buildings would improve energy efficiency and program delivery.

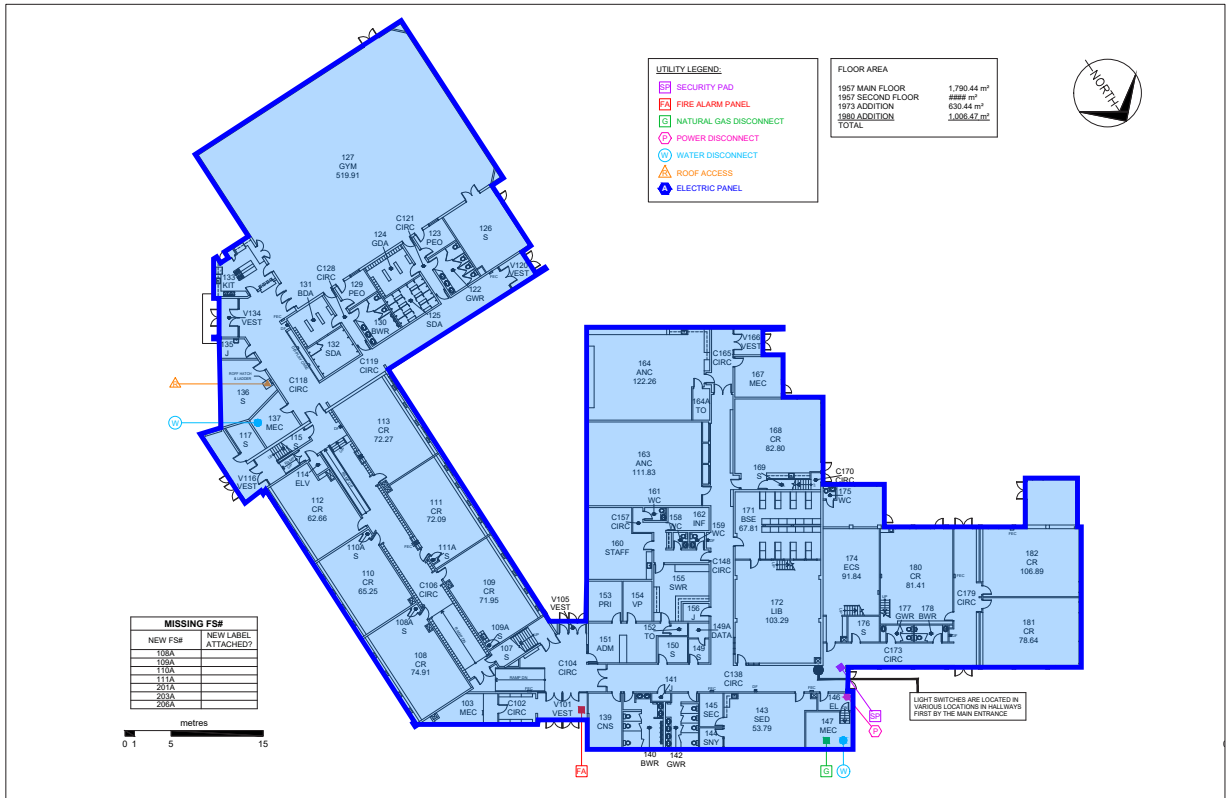
### OPTION 2: 9985sqm convert to K-12 765 Capacity School = 10215sqm

The site plan shows a large blue-hatched building footprint on the left side of the block. To the west of the building are two GARAGE structures and an ASPHALT PARKING area. To the east of the building are three SAND COURT areas and one ASPHALT COURT area. A TRACK is located to the east of the sand courts. The site is bounded by 55 AVE. to the south. Dimensions are provided: 464.24' on the west side, 317.92' on the east side, and 367.99' on the south side. A north arrow is in the top right corner. A scale bar indicates 0, 10, 20, and 60 metres. The plan is titled 'BLOCK G PLAN 1825 N.Y. S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M. VEGREVILLE ALBERTA'.

<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p> <p>DATE: May 16, 2022</p>	E.I. File	VJS46SBB
			F.C.	868
			S.C.	3610
			Sheet	1 of 3

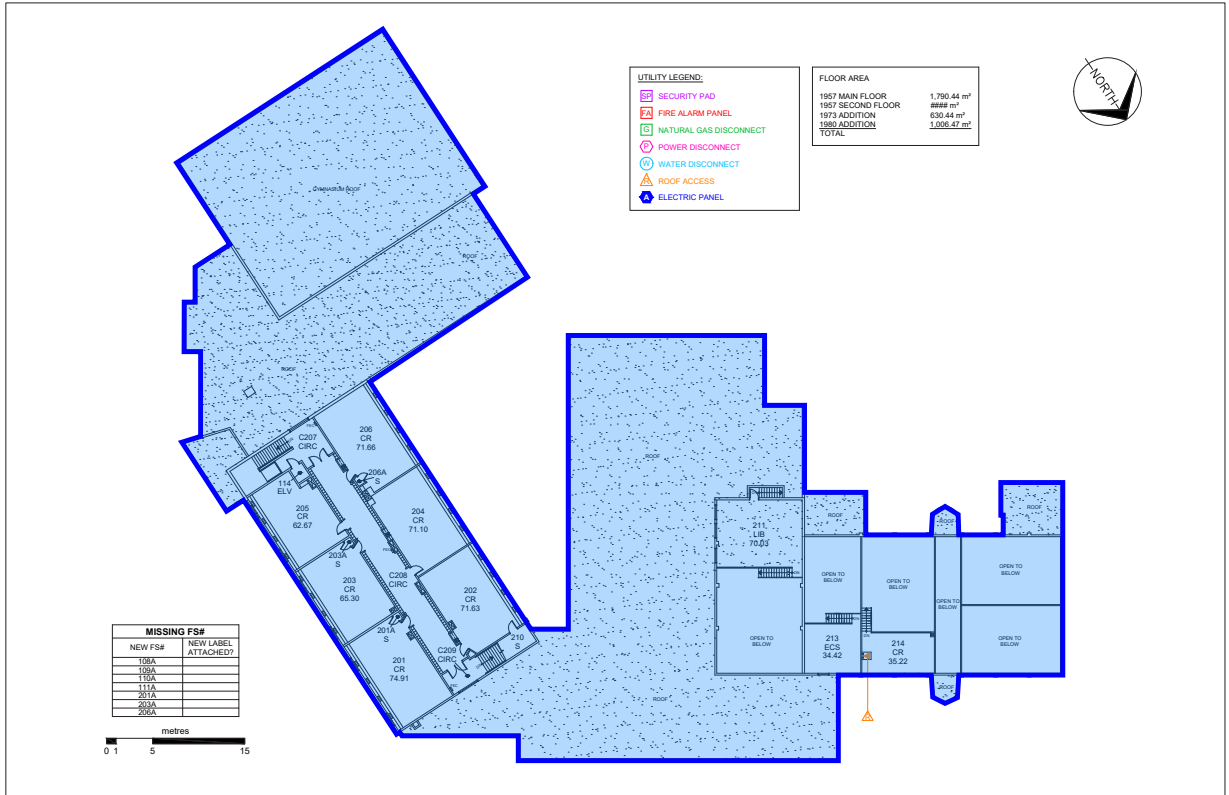
**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND PUBLIC SCHOOLS - VEGREVILLE SCHOOLS SOLUTION - PREPARED BY START ARCHITECTURE - OCTOBER 2022



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>F1 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
			F.C.	869
			S.C.	3611
			DATE: May 12, 2022	Sheet

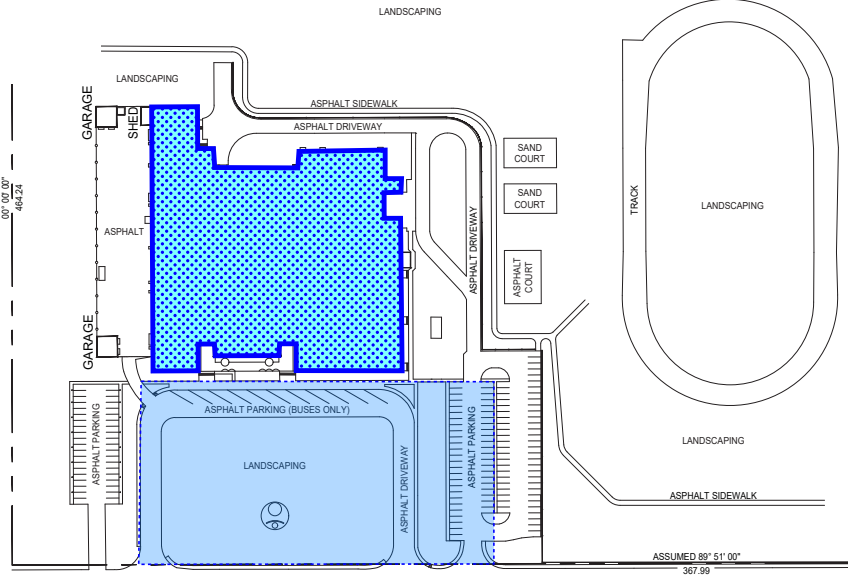
**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**



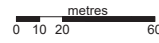
<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
			F.C.	869
			S.C.	3611
			DATE: May 12, 2022	Sheet

**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

MODERNIZE BUILDING  
 971 CAPACITY SCHOOL  
 9985 sqm BUILDING AREA

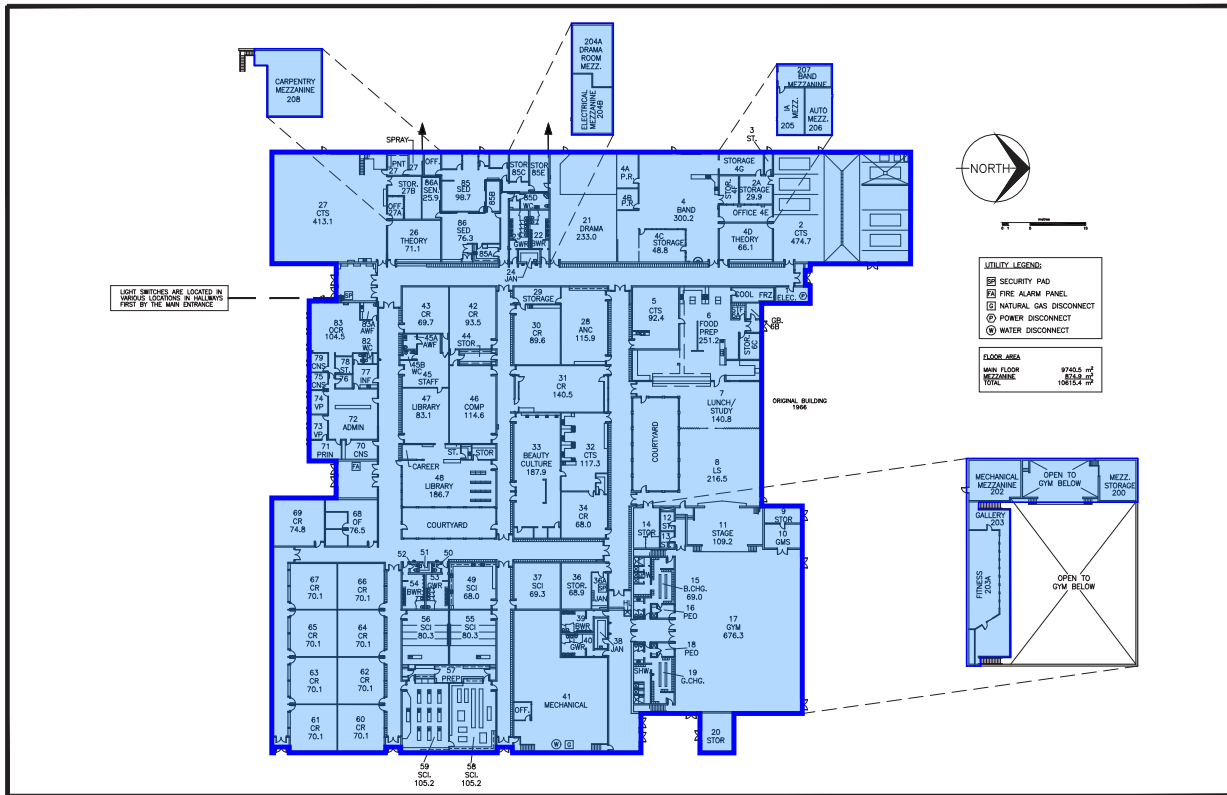


**BLOCK G PLAN 1825 N.Y.**  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



<p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b> 6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b> DATE: May 16, 2022</p>	E.I. File	VJS46SBB
			F.C.	868
			S.C.	3610
			Sheet	1 of 3

**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**



<p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH SCHOOL</b> 6426 - 55 AVE., VEGREVILLE</p>	<p><b>FLOOR PLAN</b> DATE: OCTOBER 14, 2021</p>	BID	VJS46SBB
			F.C.	868
			S.C.	3610
			SHEET	4/4

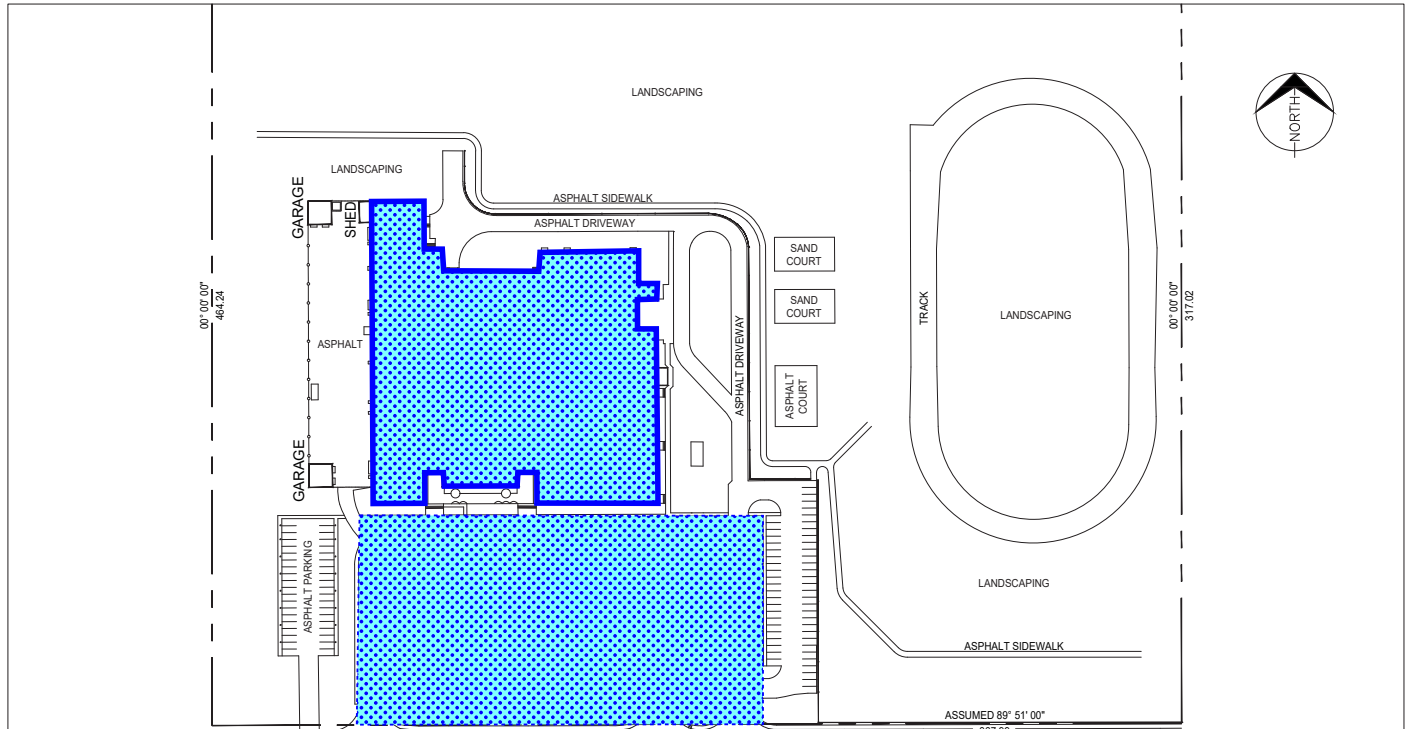


Option #	Title	Pros	Cons	Risks
2	Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School	Would be a 2:1 replacement, gives back school site to community for a variety of uses, no existing recreation infrastructure that would be impacted, addresses capacity and utilization issues, maintains existing CTS programs, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, single location for all buses, existing school has good bones, could allow use of space by other organizations, economy of scale in terms of providing more programming	Reduction in number of schools, location of high school is more remote from residential neighbourhoods than elementary, concern with having all grades within the same building in order to maintain separate identities of the elementary grades from the junior and senior high grades, a playground would be required for the elementary students, a second gymnasium may be required to support the increased student population	CTS spaces could be reduced by a major modernization, Dealing with existing structure and unforeseen building conditions

Scope of Work:

- The existing school remains in place and undergoes a major modernization to accommodate the elementary grades from A.L. Horton.
- This includes replacement and upgrading of the mechanical and electrical systems, exterior building envelope, roofing, reconfiguration of interior spaces, and expanding the existing gymnasium space to more effectively deliver programming and address instructional area deficiencies.
- Also included would be upgrading of site amenities such as parking and drop off circulation.

**OPTION 2: 9985sqm convert to K-12 765 Capacity School = 10215sqm**



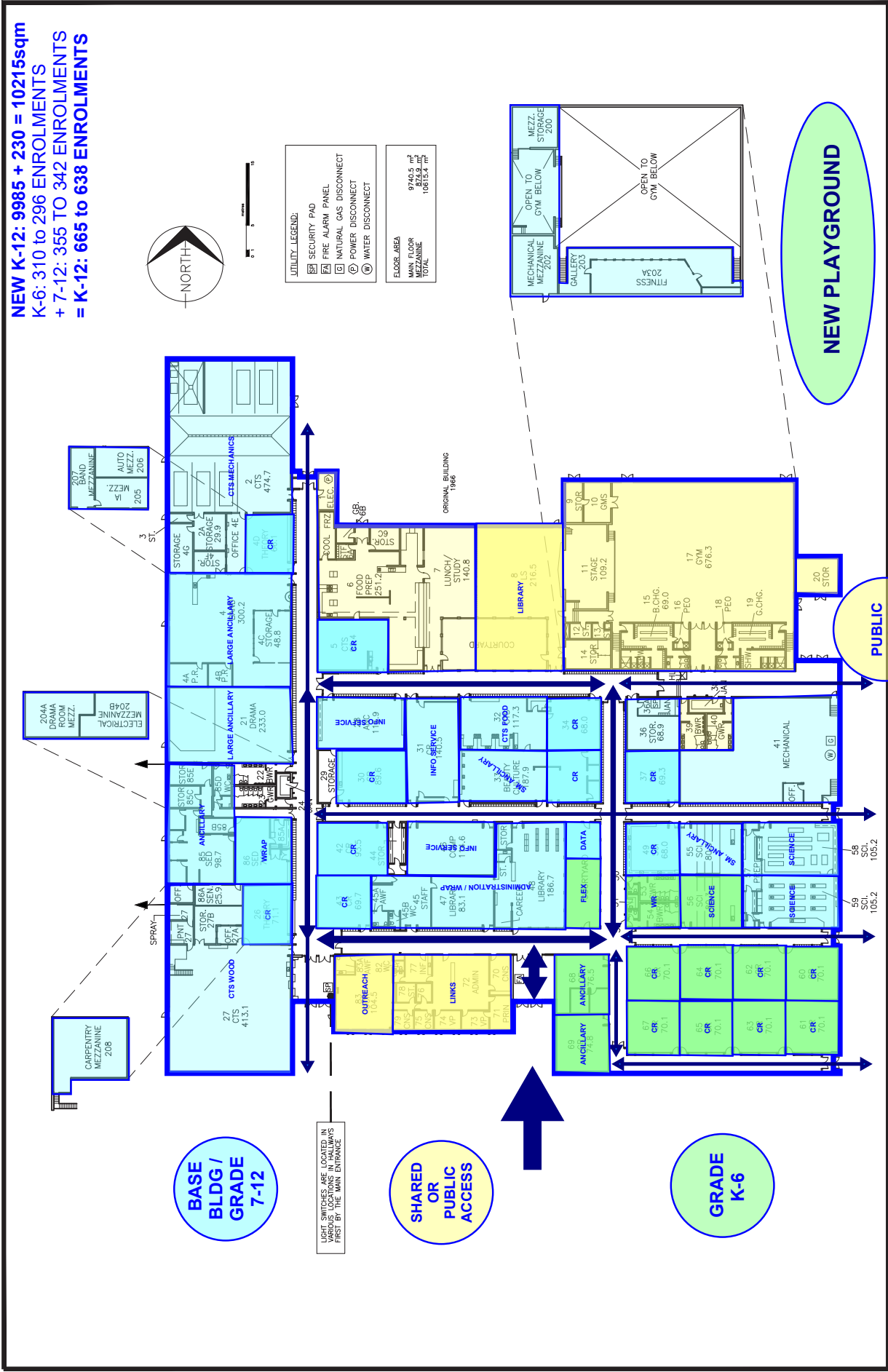
BLOCK G PLAN 1825 N.Y.  
S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
VEGREVILLE ALBERTA



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p> <p>DATE: May 16, 2022</p>	E.I. File	VJS46SBB
			F.C.	868
			S.C.	3610
			Sheet	1 of 3

**OPTION 2: 9985sqm CONVERT TO K-12 765 CAPACITY SCHOOL = 10215sqm**

**NEW K-12: 9985 + 230 = 10215sqm**  
**K-6: 310 to 296 ENROLMENTS**  
**+ 7-12: 355 TO 342 ENROLMENTS**  
**= K-12: 665 to 638 ENROLMENTS**



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>VEGREVILLE HIGH SCHOOL</b> <b>COMPOSITE HIGH SCHOOL</b></p>		<p>FLOOR PLAN</p>	<p>BID VJS4658B</p>
	<p>6426 - 55 AVE., VEGREVILLE</p>		<p>DATE OCTOBER 14, 2021</p>	<p>F.C. 868</p> <p>S.C. 3610</p> <p>SHEET 4/4</p>

Option #	Title	Pros	Cons	Risks
3	Modernize and reduce are of A.L. Horton with a K-4 configuration and modernize and reduce area of Vegreville Composite High School for Grades 5-12	Addresses capacity and utilization issues at high school, maintains existing CTS programs, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	In spite of additional grades to the high school, the utilization of the high school would remain below 50% and the elementary school would see a reduction in utilization	Not supported by government, dealing with existing structure and unforeseen building conditions, extended completion schedule

Scope of Work:

- Both schools are modernized with a reduction to the footprint and capacity but Grades 5 and 6 move from A.L. Horton to Vegreville Composite High School. Ageing systems are updated and both buildings would improve energy efficiency and program delivery.

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

**SHRINK & MODERNIZE BUILDING**  
**225 CAPACITY K-4**  
**2596 sqm BUILDING AREA**  
**SITE WORK**

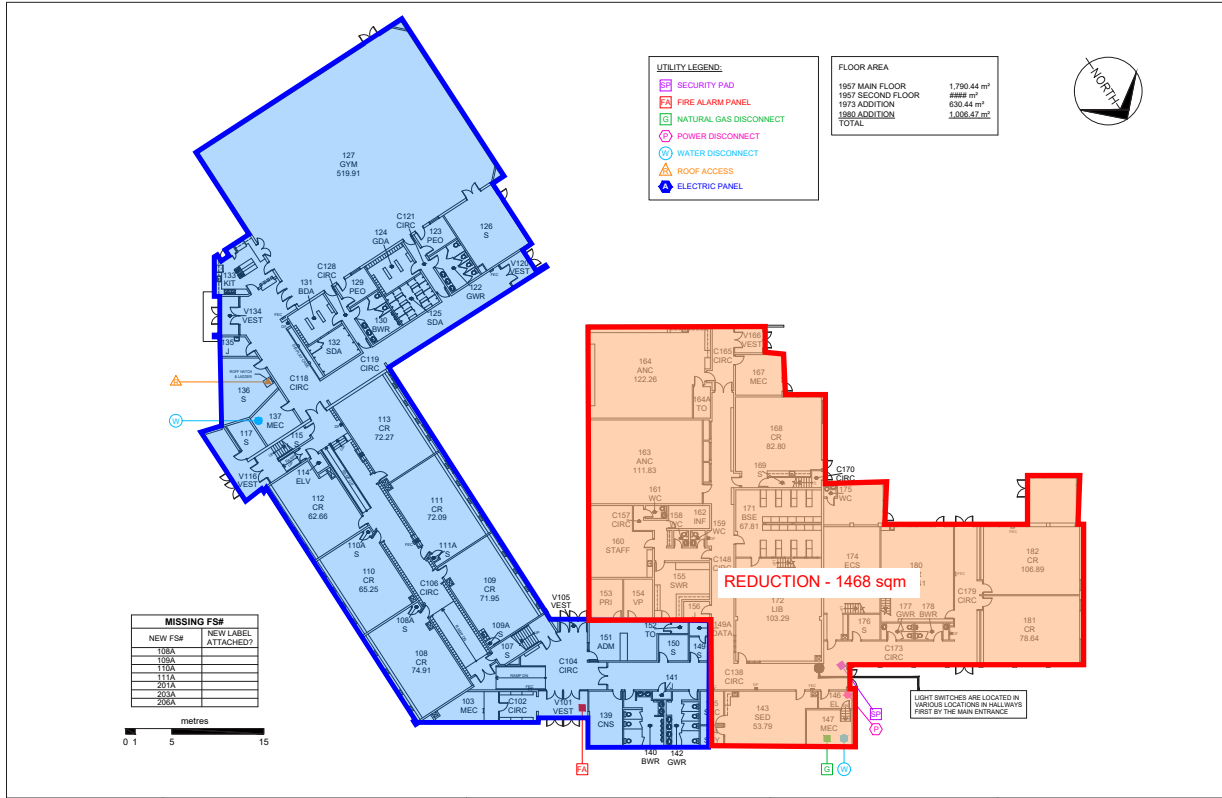
- ▶ **REDUCE TO 225 CAPACITY K-4 SCHOOL**
- ▶ **REDUCE TO 2596 sqm BUILDING AREA**
- ▶ **REDUCE BY 1467 sqm**  
- 36%

BLOCK A PLAN 1445 K.S.  
 BLOCK 35 PLAN 2992 K.S.  
 NW 1/4 SEC 18 - TWP. 52 - RGE 14 - W4M

<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON</b> <b>ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	E.I. File ALH04SBB
			F.C. 869
		DATE: May 12, 2022	S.C. 3611
			Sheet 1 of 5

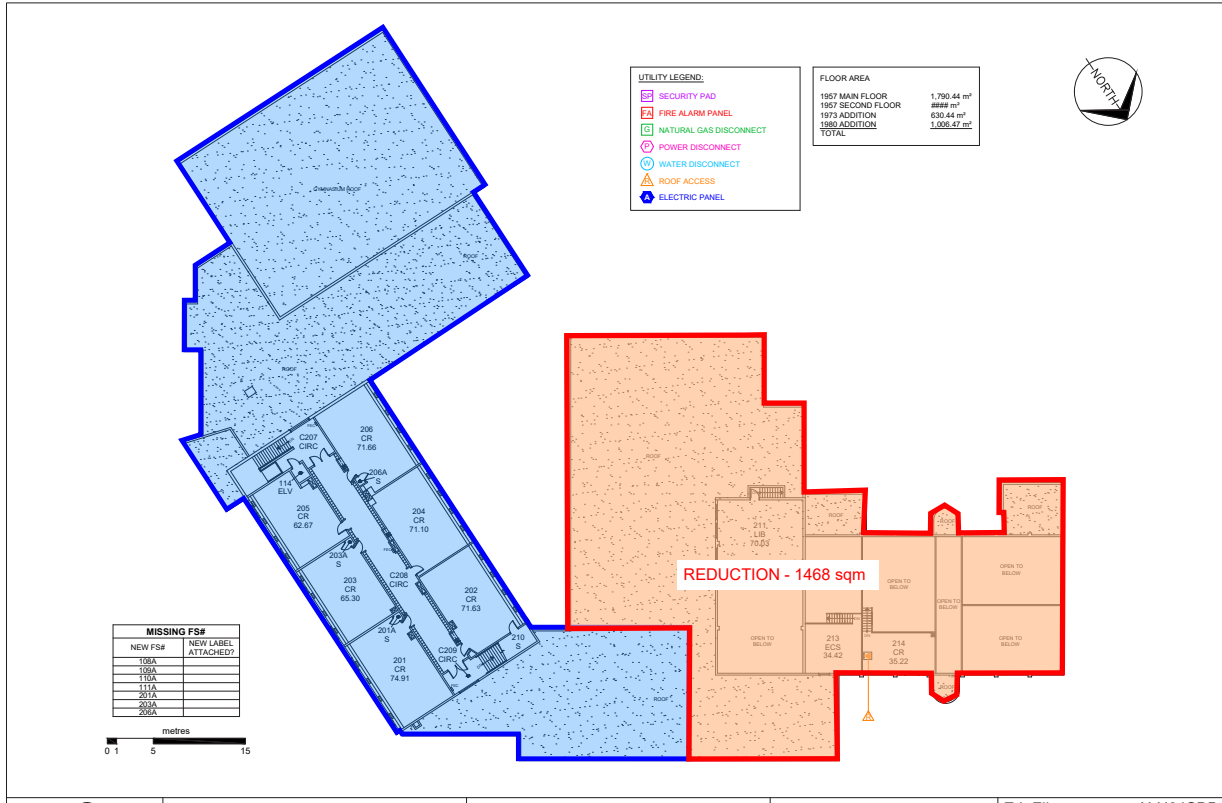
**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**


VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND PUBLIC SCHOOLS - VEGEVILLE SCHOOLS SOLUTION - PREPARED BY START ARCHITECTURE - OCTOBER 2022



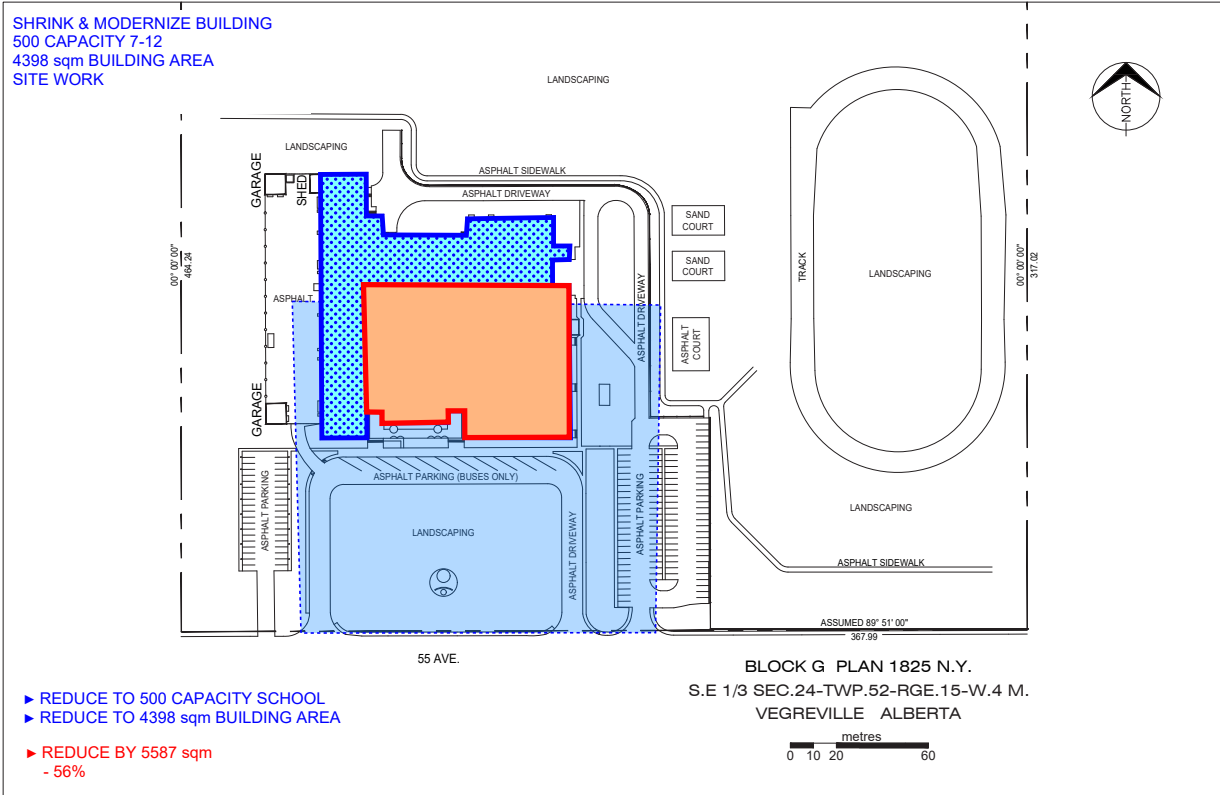
 <p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGEVILLE</p>	<p><b>F1 UTILITY PLAN</b> DATE: May 12, 2022</p>	E.I. File	ALH04SBB
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			S.C.	3611
			Sheet	2 of 5

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**



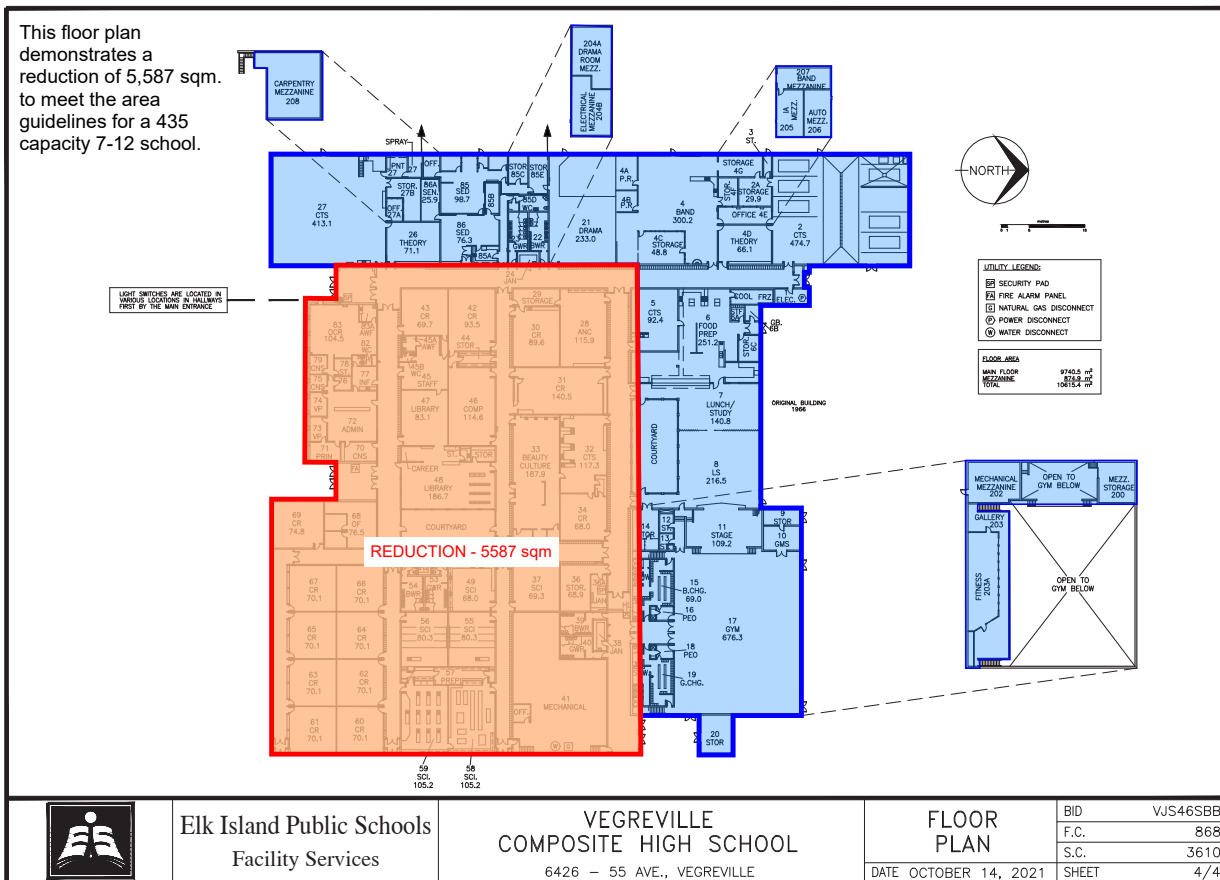
 <p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGEVILLE</p>	<p><b>F2 UTILITY PLAN</b> DATE: May 12, 2022</p>	E.I. File	ALH04SBB
			F.C.	869
			S.C.	3611
			Sheet	3 of 5

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**



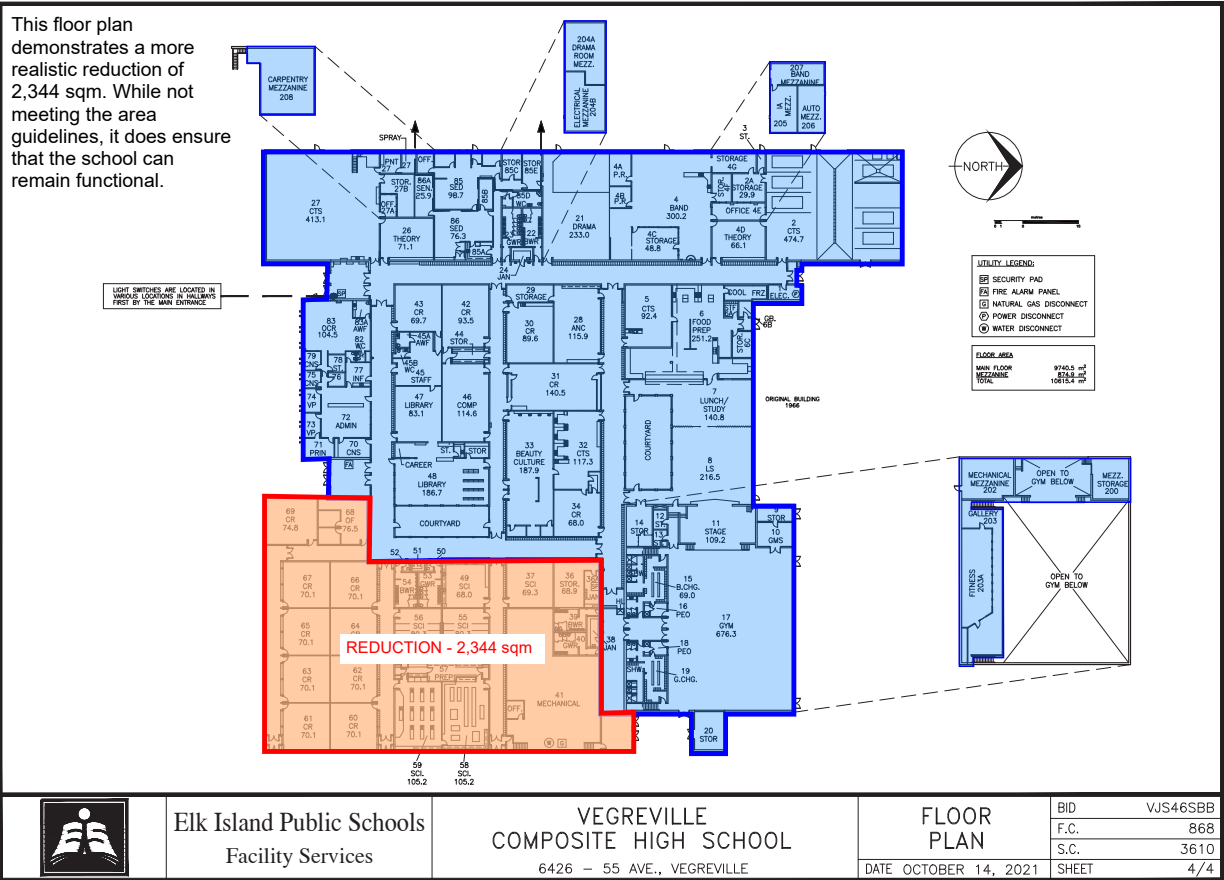
<p>Elk Island Public Schools Elk Island Public Schools</p>	<p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p> <p>DATE: May 16, 2022</p>	E.I. File	VJS46SBB
				F.C.	868
				S.C.	3610
				Sheet	1 of 3

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**



<p>Elk Island Public Schools Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH SCHOOL</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>FLOOR PLAN</b></p> <p>DATE OCTOBER 14, 2021</p>	BID	VJS46SBB
			F.C.	868
			S.C.	3610
			SHEET	4/4

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**



Option #	Title	Pros	Cons	Risks
4	Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School	Addresses capacity and utilization issues, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	Utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, reduction of high school would be limited if the existing CTS spaces remain and low utilization would continue to be an issue	Dealing with existing structure and unforeseen building conditions, approval for two concurrent modernizations in a community is unlikely

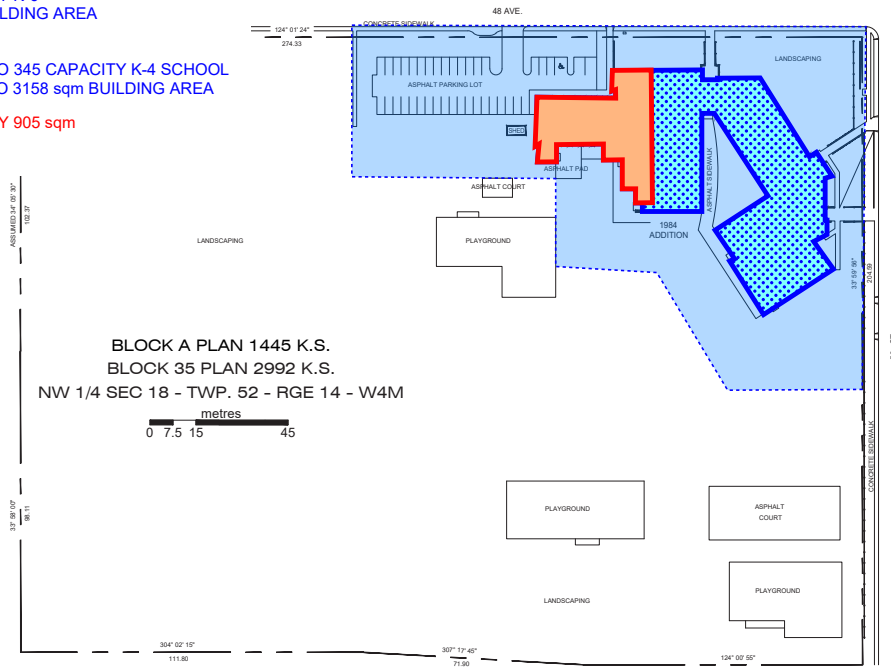
Scope of Work:

- Both schools remain in place but are modernized and reduced in area to bring the areas in line with the expected enrolments. This includes replacement and upgrading of the mechanical and electrical systems, exterior building envelope, roofing, and reconfiguration of interior spaces to more effectively deliver programming and address instructional area deficiencies. Also included would be upgrading of site amenities such as parking and drop off circulation.

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

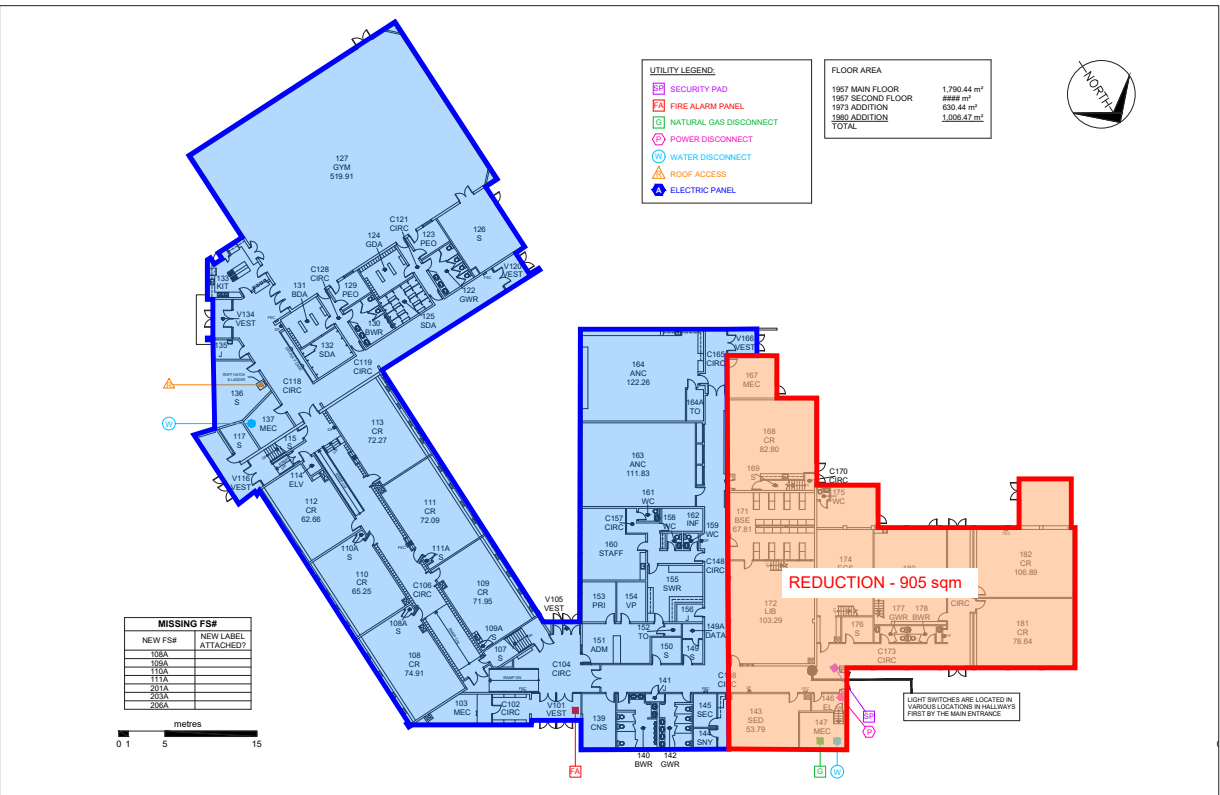
SHRINK & MODERNIZE BUILDING  
 345 CAPACITY K-6  
 3185 sqm BUILDING AREA  
 SITE WORK

- ▶ REDUCE TO 345 CAPACITY K-4 SCHOOL
- ▶ REDUCE TO 3158 sqm BUILDING AREA
- ▶ REDUCE BY 905 sqm  
- 22%



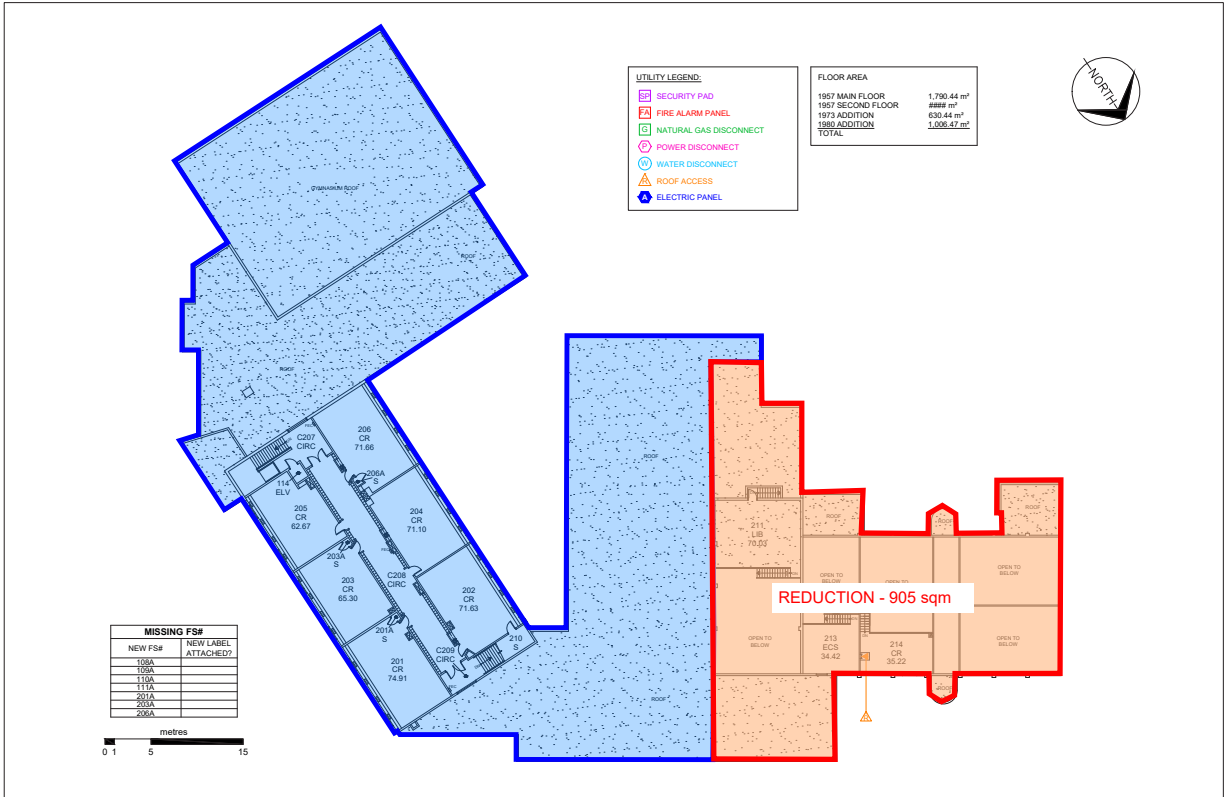
<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	E.I. File	ALH04SBB
			F.C.	869
		DATE: May 12, 2022	S.C.	3611
			Sheet	1 of 5

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>F1 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
			F.C.	869
		DATE: May 12, 2022	S.C.	3611
			Sheet	2 of 5

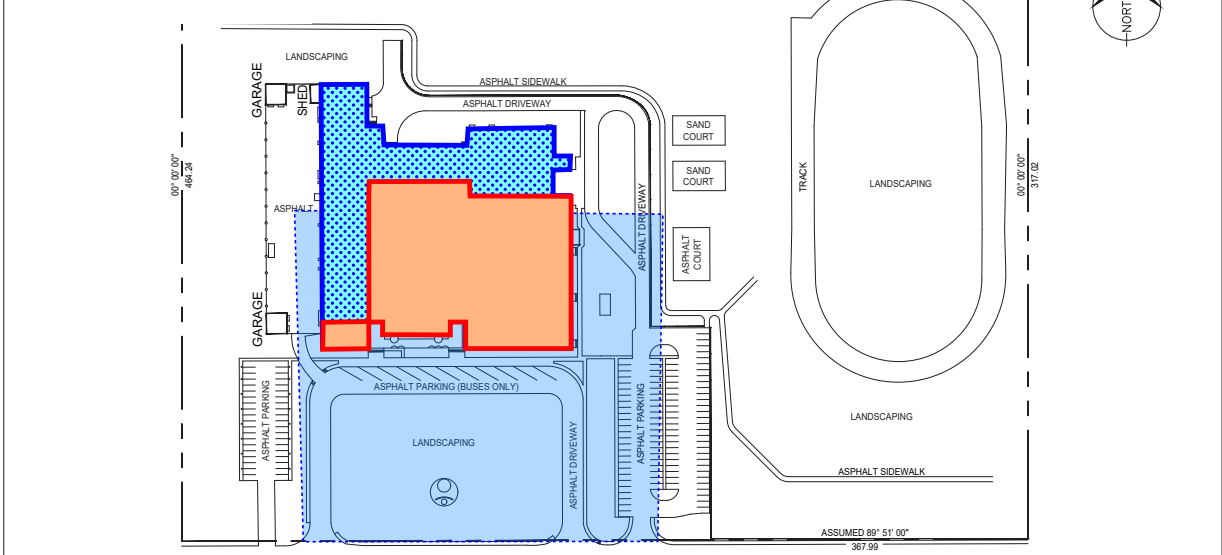
**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
			F.C.	869
		DATE: May 12, 2022	S.C.	3611
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**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

**SHRINK & MODERNIZE BUILDING**  
435 CAPACITY 7-12  
3966 sqm BUILDING AREA  
SITE WORK



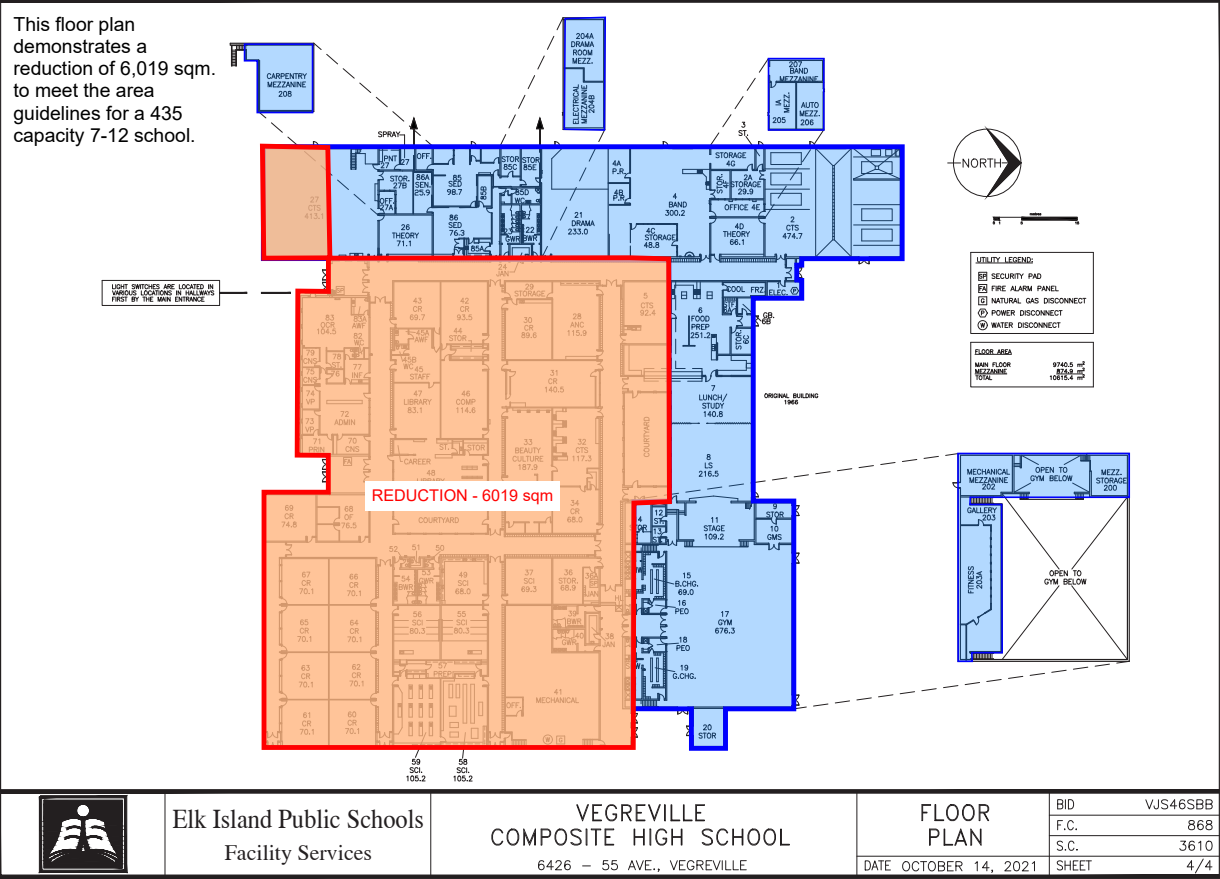
- ▶ REDUCE TO 435 CAPACITY SCHOOL
- ▶ REDUCE TO 3966 sqm BUILDING AREA
- ▶ REDUCE BY 6019 sqm - 60%

BLOCK G PLAN 1825 N.Y.  
S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
VEGREVILLE ALBERTA

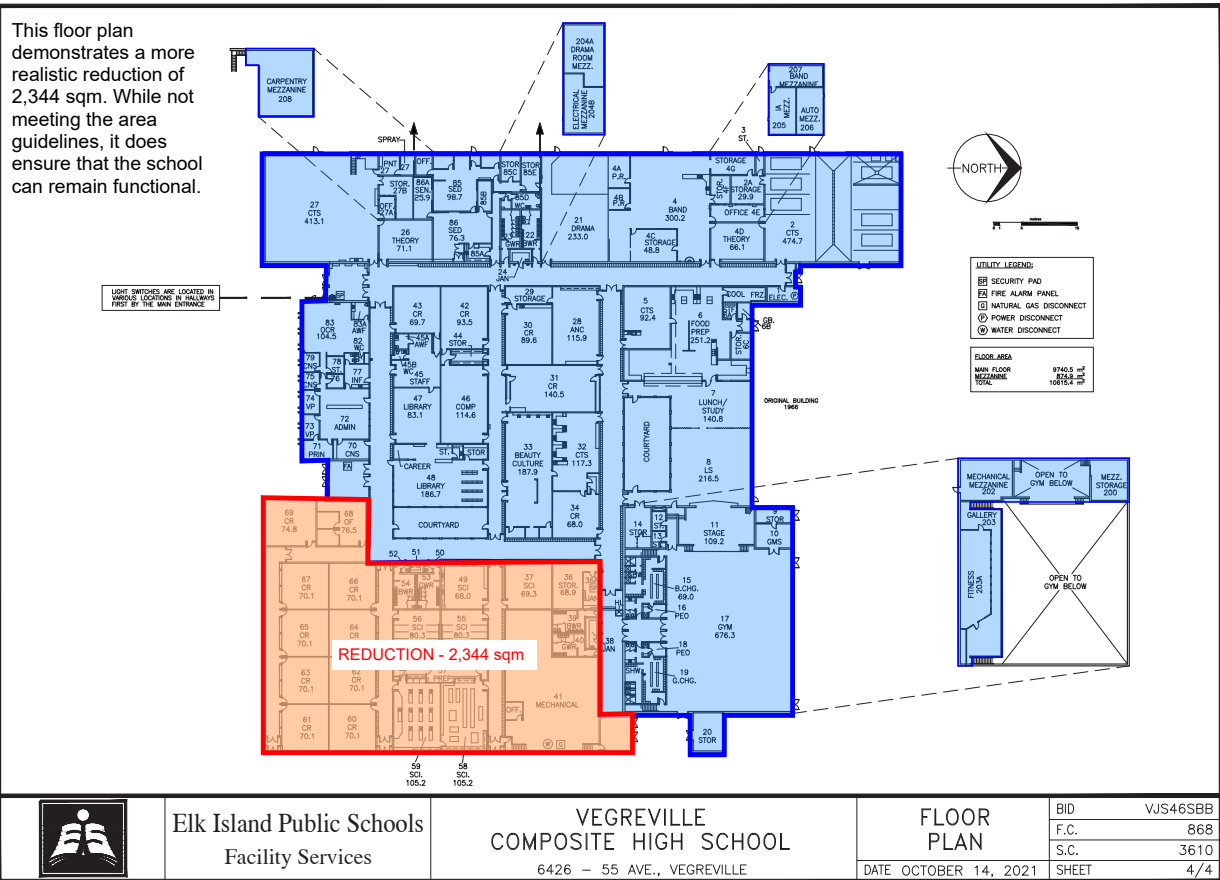
<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH</b> 6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	E.I. File	VJS46SBB
			F.C.	868
		DATE: May 16, 2022	S.C.	3610
			Sheet	1 of 3



**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**



**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**



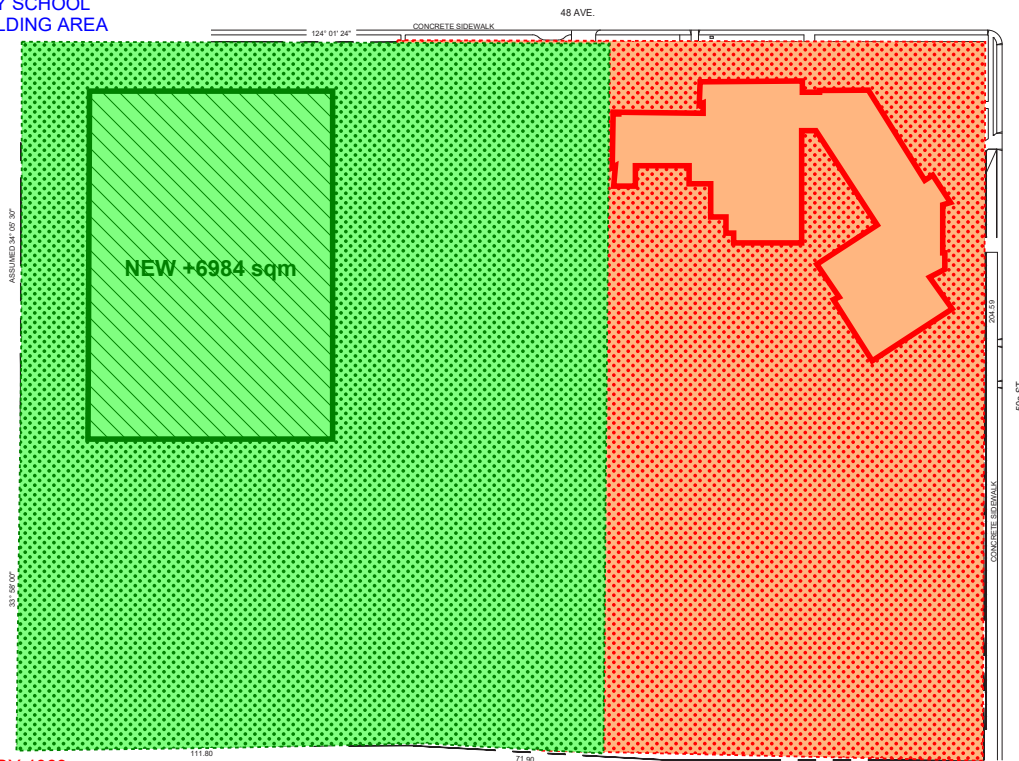
Option #	Title	Pros	Cons	Risks
5	Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school	Would be a 2:1 replacement, gives back school site to community for a variety of uses, no existing recreation infrastructure that would be impacted, addresses capacity and utilization issues, younger grades have access to expanded facilities for options, can have greater efficiencies with staffing (senior high teachers can teach junior high and elementary for continuity and flow), addresses ageing infrastructure at both sites, single location for all buses, no school has to live through a modernization, could allow use of space by other organizations, economy of scale in terms of providing more programming	Reduction in number of schools, the high school is more remote from residential neighbourhoods than elementary, concern with having all grades within the same building in order to maintain separate identities of the elementary grades from the junior and senior high grades, existing schools have good bones, may not be a great use of public funds, A.L. Horton is not ideal as a site for the replacement due to the potential traffic impact in the surrounding neighbourhoods, A.L. Horton site would require additional infrastructure to be built to support the high school students (i.e. track oval)	Site and neighbourhood capacity, planning approval

**Scope of Work:**

- Both existing schools would be demolished and replaced with a single K-12 school appropriate to the expected enrolments. The replacement school could be located on either existing school site but it appears that the most appropriate site in terms of context would be the existing high school site.
- The existing A.L. Horton Elementary School is demolished and the site is reclaimed and turned back to the community for recreation playing fields.

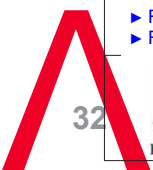
**OPTION 5: DEMOLISH A.L. HORTON AND VCHS ON EITHER OR NEW SITE & BUILD A NEW K-12 REPLACEMENT SCHOOL TO AREA GUIDE ON EITHER OR NEW SITE**

DEMOLISH BUILDING & SITE  
453 CAPACITY SCHOOL  
4063 sqm BUILDING AREA



▶ REDUCE BY 4063 sqm  
- 100%

▶ REBUILT TO 765 CAPACITY K-12 SCHOOL  
▶ REBUILT TO 6984 sqm BUILDING AREA



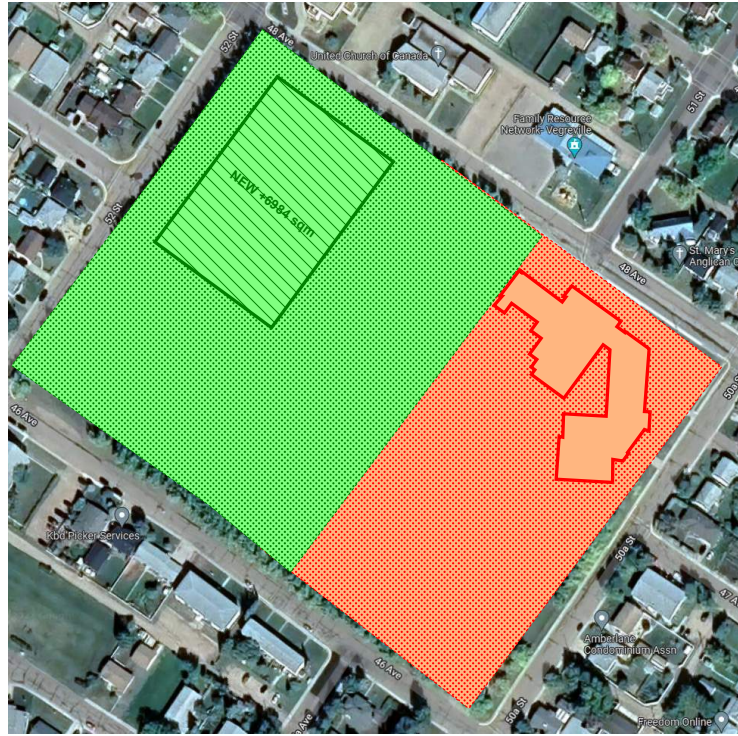
**Elk Island Public Schools  
Facility Services**

**A.L. HORTON  
ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

**SITE PLAN**

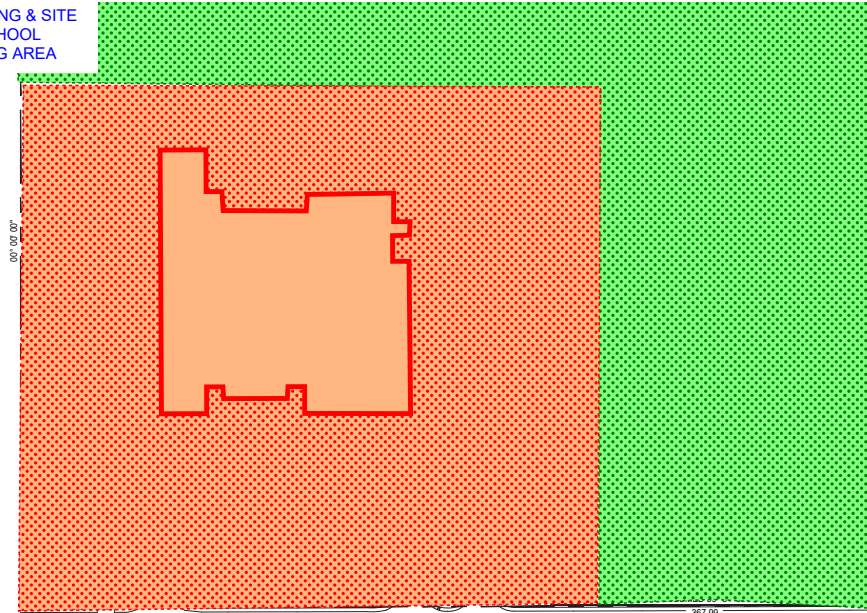
DATE: May 12, 2022

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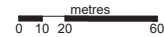
**OPTION 5: DEMOLISH A.L. HORTON AND VCHS ON EITHER OR NEW SITE & BUILD A NEW K-12 REPLACEMENT SCHOOL TO AREA GUIDE ON EITHER OR NEW SITE**

DEMOLISH BUILDING & SITE  
971 CAPACITY SCHOOL  
9985 sqm BUILDING AREA

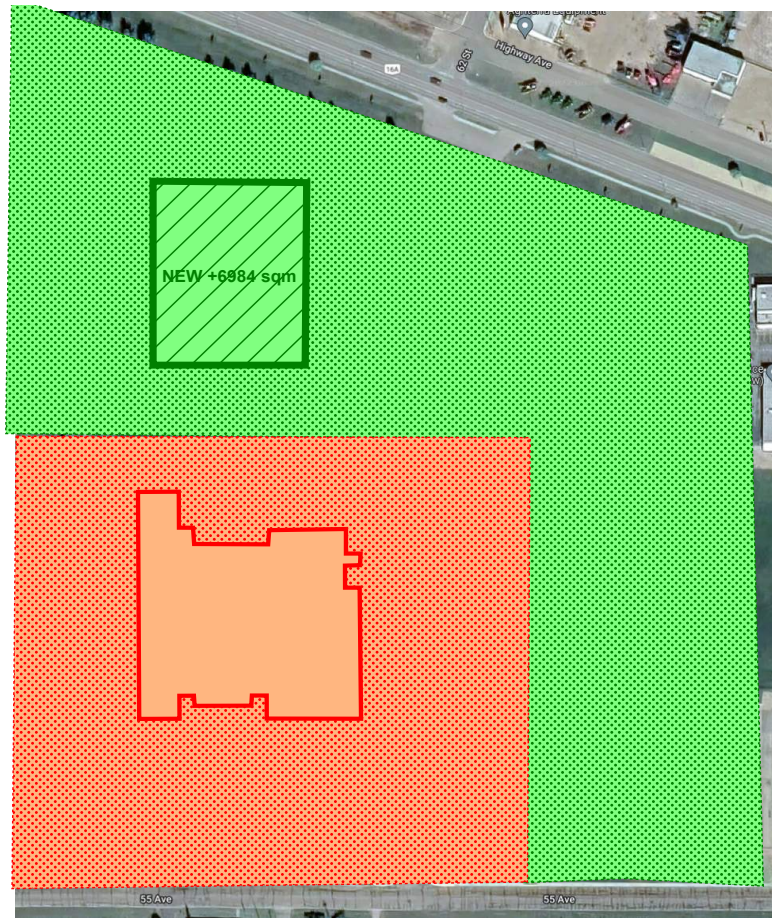


- ▶ REDUCE BY 9985 sqm - 100%
- ▶ REBUILT TO 765 CAPACITY K-12 SCHOOL
- ▶ REBUILT TO 6984 sqm BUILDING AREA

BLOCK G PLAN 1825 N.Y.  
S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
VEGREVILLE ALBERTA



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	E.I. File	VJS46SBB
			F.C.	868
			S.C.	3610

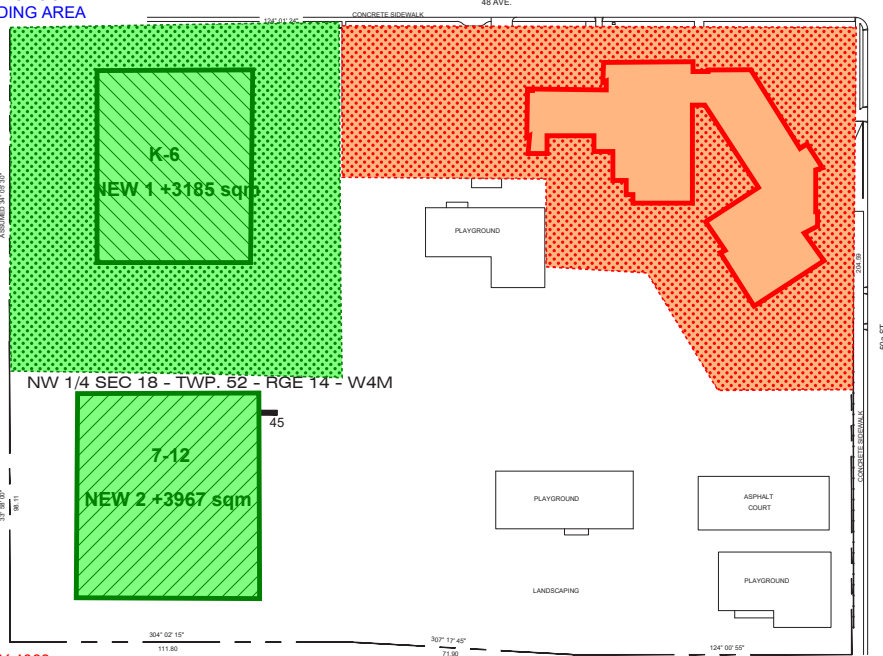


Option #	Title	Pros	Cons	Risks
6	Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools	Maintains separation of elementary and junior / senior high grades, addresses utilization and capacity rates for both schools, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, no school has to live through a modernization	Utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, existing CTS spaces and programs at the high school would be affected, existing schools have good bones, may not be a great use of public funds	Planning approval for two concurrent replacement schools in a community is unlikely

Scope of Work:

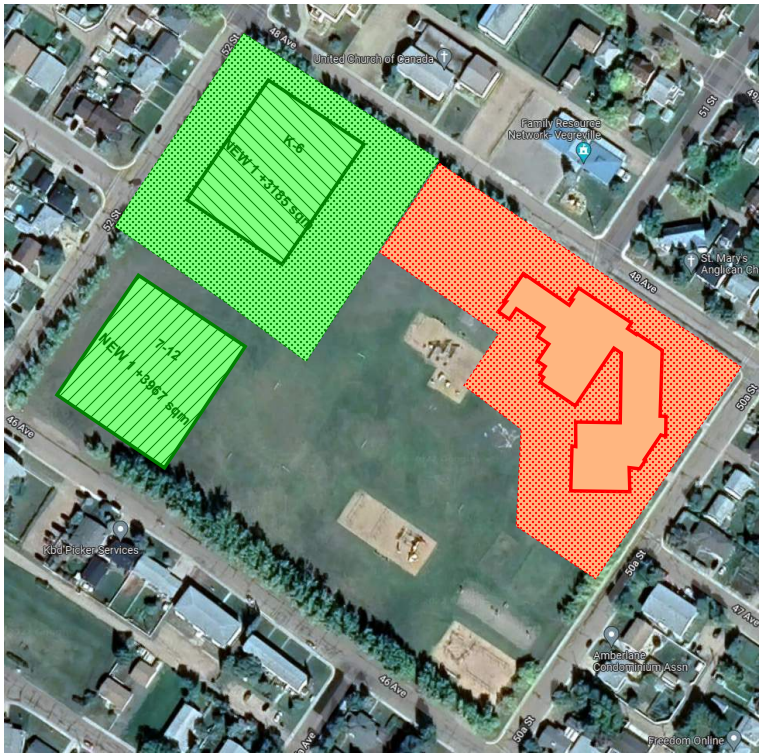
- Both existing schools would be demolished and replaced with two separate schools appropriate to the expected enrolments on the existing sites.

**OPTION 6: DEMOLISH BOTH SCHOOLS (REDUCE AREAS)  
& BUILD TWO SEPARATE REPLACEMENT SCHOOLS TO AREA GUIDE (ADJUST AREAS) ON EITHER OR BOTH OR NEW**  
 DEMOLISH BUILDING & SITE  
 453 CAPACITY SCHOOL  
 4063 sqm BUILDING AREA



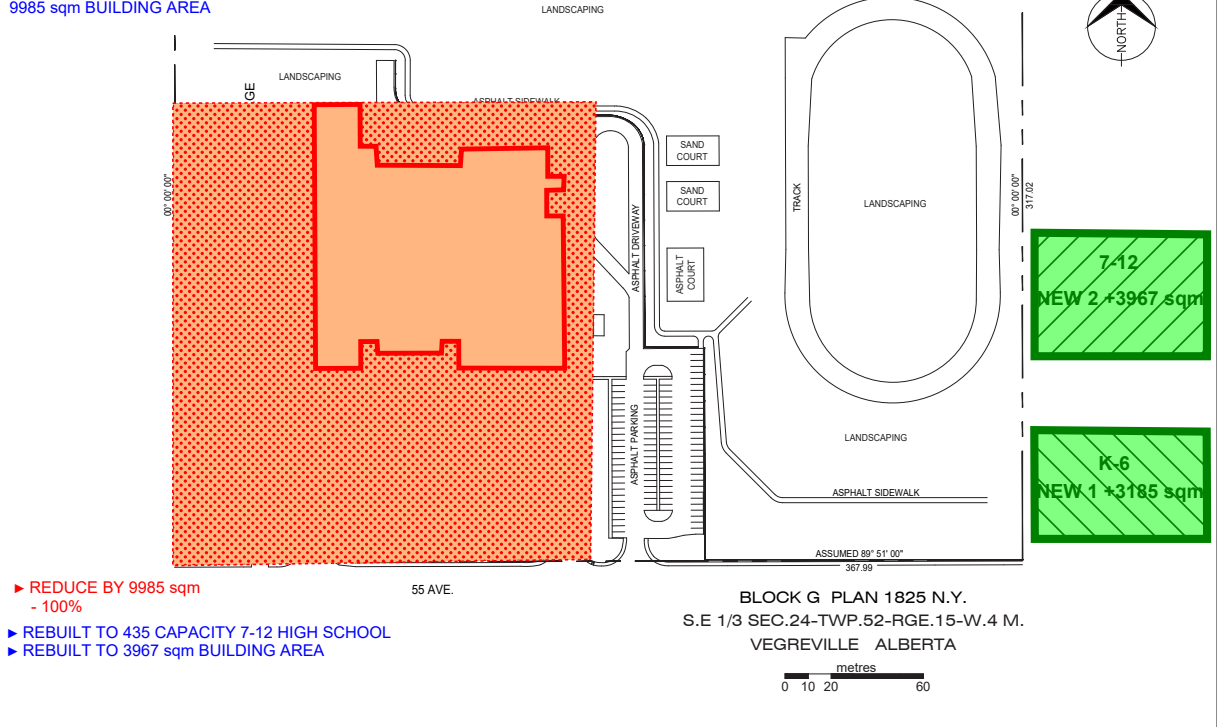
- ▶ **REDUCE BY 4063 sqm**  
- 100%
- ▶ **REBUILT TO 400 CAPACITY K-6 ELEMENTARY SCHOOL**
- ▶ **REBUILT TO 3504 sqm BUILDING AREA**

 <p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	E.I. File	ALH04SBB
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**OPTION 6: DEMOLISH BOTH SCHOOLS (REDUCE AREAS) & BUILD TWO SEPARATE NEW SCHOOLS TO AREA GUIDE (ADJUST AREAS) ON EITHER OR BOTH OR NEW SITES**

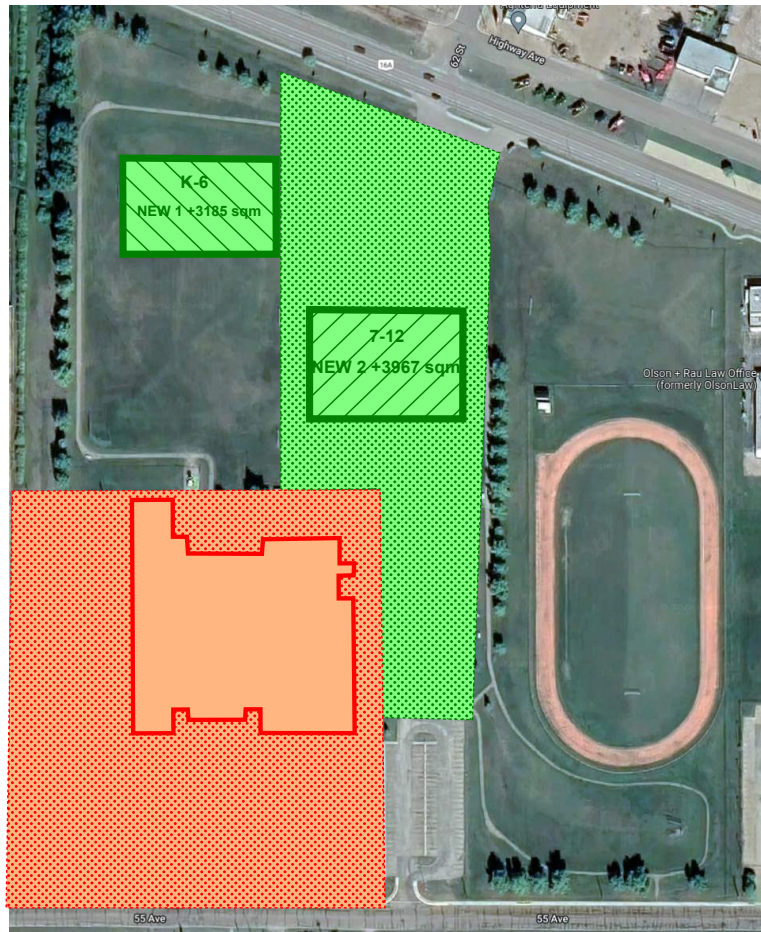
DEMOLISH BUILDING & SITE  
 971 CAPACITY SCHOOL  
 9985 sqm BUILDING AREA



- ▶ REDUCE BY 9985 sqm  
- 100%
- ▶ REBUILT TO 435 CAPACITY 7-12 HIGH SCHOOL
- ▶ REBUILT TO 3967 sqm BUILDING AREA

BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA

<p>Elk Island Public Schools</p>	<p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<b>SITE PLAN</b>		E.I. File	VJS46SBB	
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Option #	Title	Pros	Cons	Risks
7	Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School	Addresses capacity and utilization issues at the high school, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, existing schools have good bones	Existing CTS spaces and programs at the high school would be affected, utilization of the elementary school is not as low as the high school and a modernization in not an emergent need which could make approval of this option difficult, reduction of the high school area would be limited if the existing CTS spaces remain and low utilization would continue to be an issue, does not address the low utilization rate at the elementary school as the existing area remains the same	Planning approval, not supported by government, Dealing with existing structure and unforeseen building conditions

Scope of Work:

- A.L. Horton Elementary School is modernized at it's current capacity and footprint. Vegreville Composite High School undergoes a major modernization and is reduced to meet expected enrolments.

**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

**MODERNIZE BUILDING**  
**453 CAPACITY SCHOOL**  
**4063 sqm BUILDING AREA**

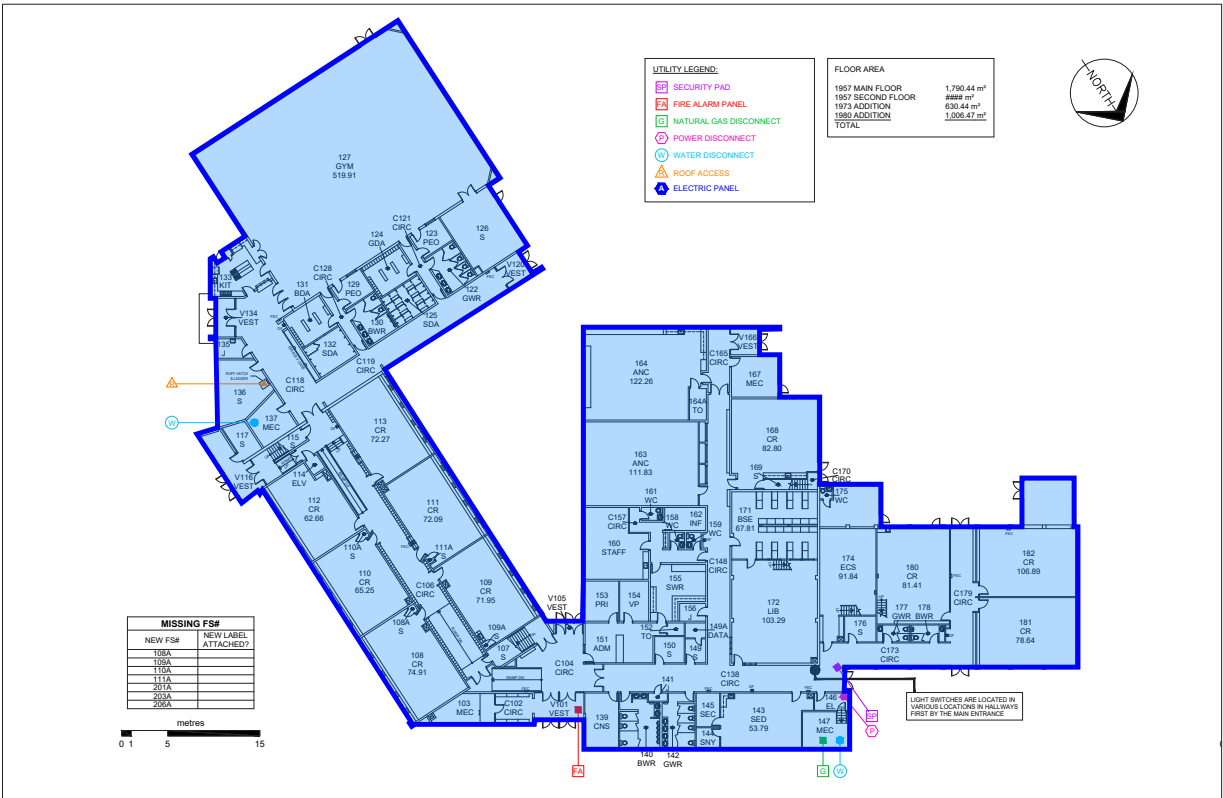
BLOCK A PLAN 1445 K.S.  
 BLOCK 35 PLAN 2992 K.S.  
 NW 1/4 SEC 18 - TWP. 52 - RGE 14 - W4M

metres  
 0 7.5 15 45

<p><b>Elk Island Public Schools</b></p>	<p><b>Elk Island Public Schools</b>                      Facility Services</p>	<p><b>A.L. HORTON</b>  <b>ELEMENTARY</b>                      5037 - 48 AVE., VEGREVILLE</p>	<b>SITE PLAN</b>	E.I. File ALH04SBB F.C. 869 S.C. 3611
			DATE: May 12, 2022	Sheet 1 of 5

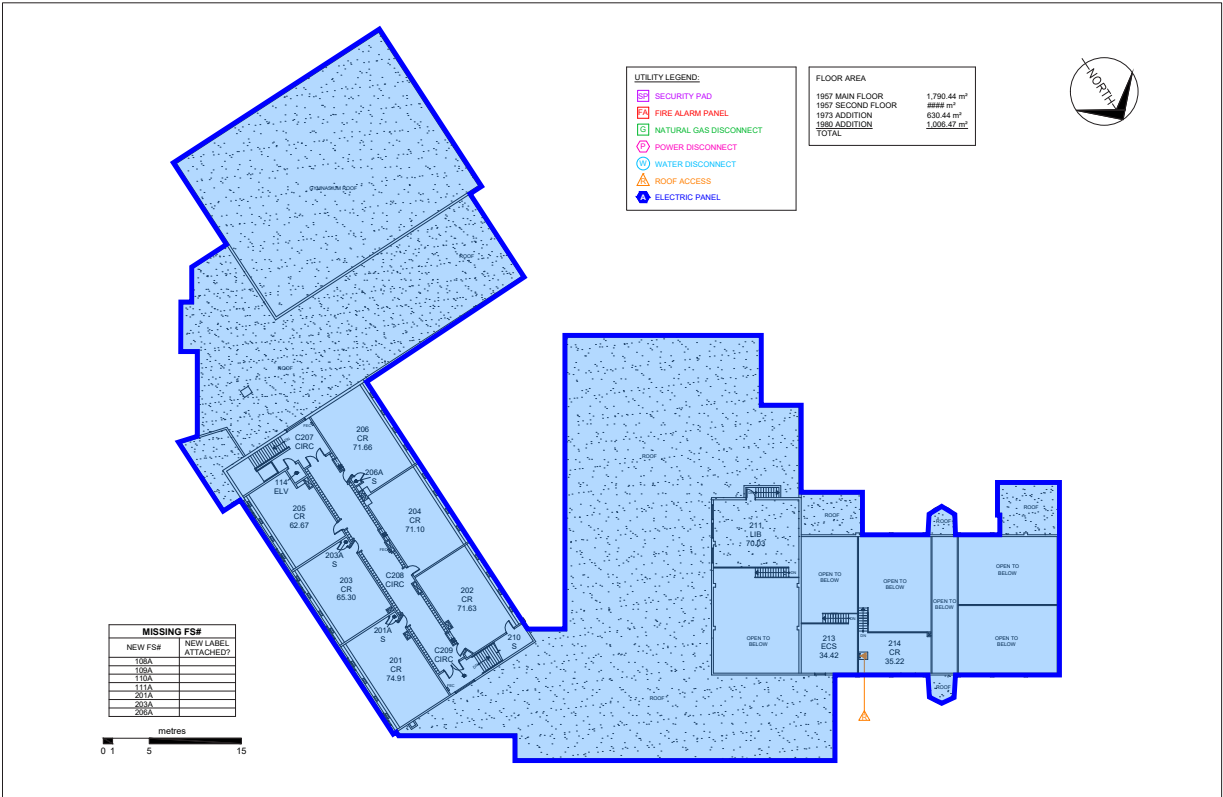
**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

VALUE SCOPING SESSION REPORT: THE BOARD OF TRUSTEES OF ELK ISLAND PUBLIC SCHOOLS - VEGEVILLE SCHOOLS SOLUTION - PREPARED BY START ARCHITECTURE - OCTOBER 2022



<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGEVILLE</p>	<p><b>F1 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
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**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

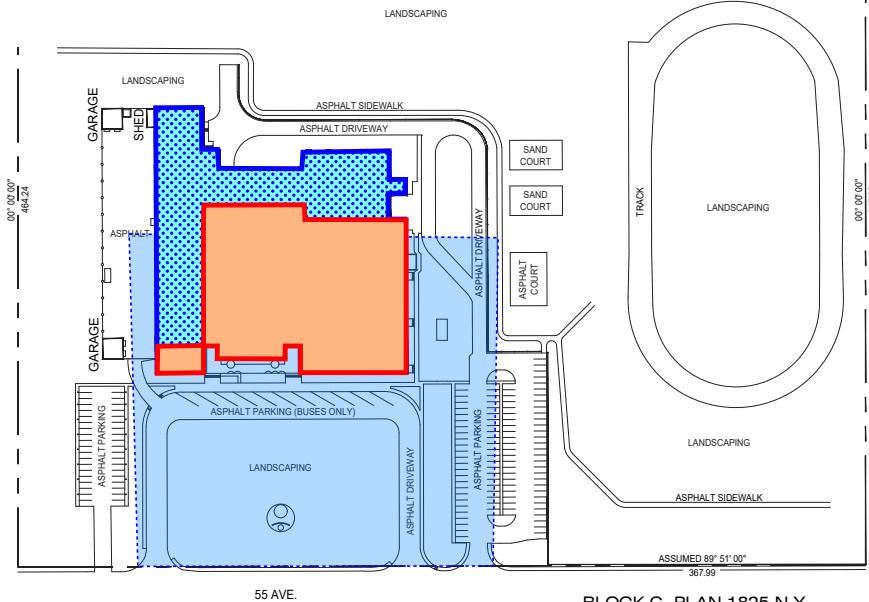


<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGEVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	E.I. File	ALH04SBB
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**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

SHRINK & MODERNIZE BUILDING  
 435 CAPACITY 7-12  
 3966 sqm BUILDING AREA  
 SITE WORK



- ▶ REDUCE TO 435 CAPACITY SCHOOL
- ▶ REDUCE TO 3966 sqm BUILDING AREA
- ▶ REDUCE BY 6019 sqm - 60%

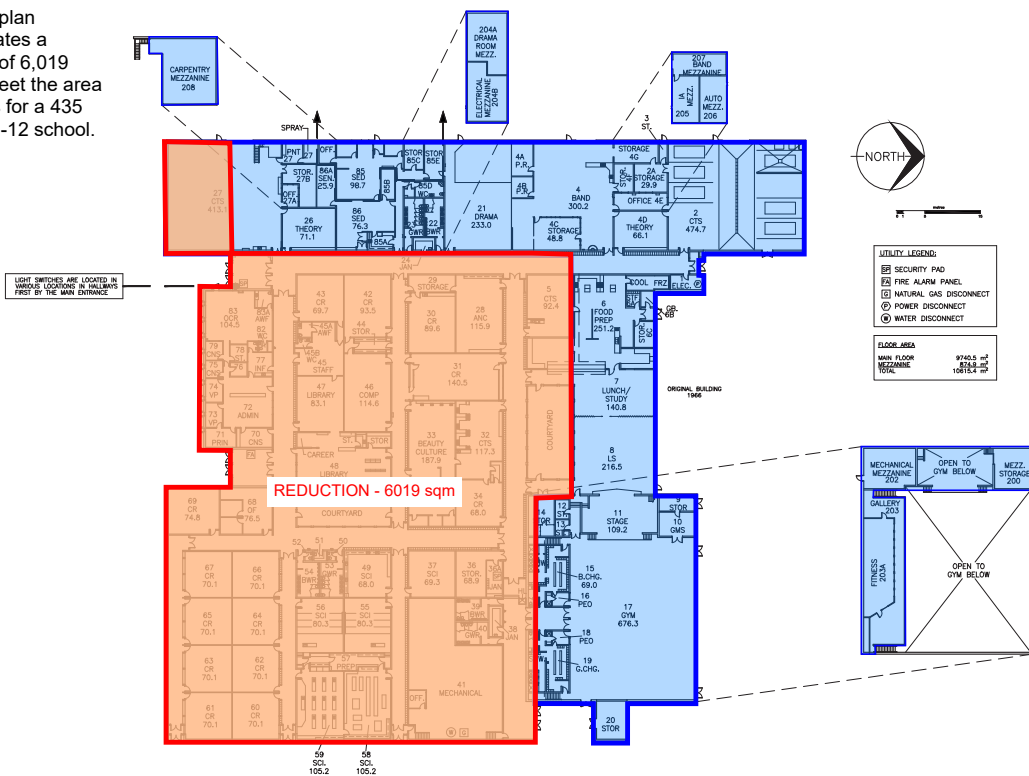
BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



<p>Elk Island Public Schools</p>	<p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<b>SITE PLAN</b>		E.I. File	VJS46SBB
			DATE: May 16, 2022	Sheet	F.C.	868

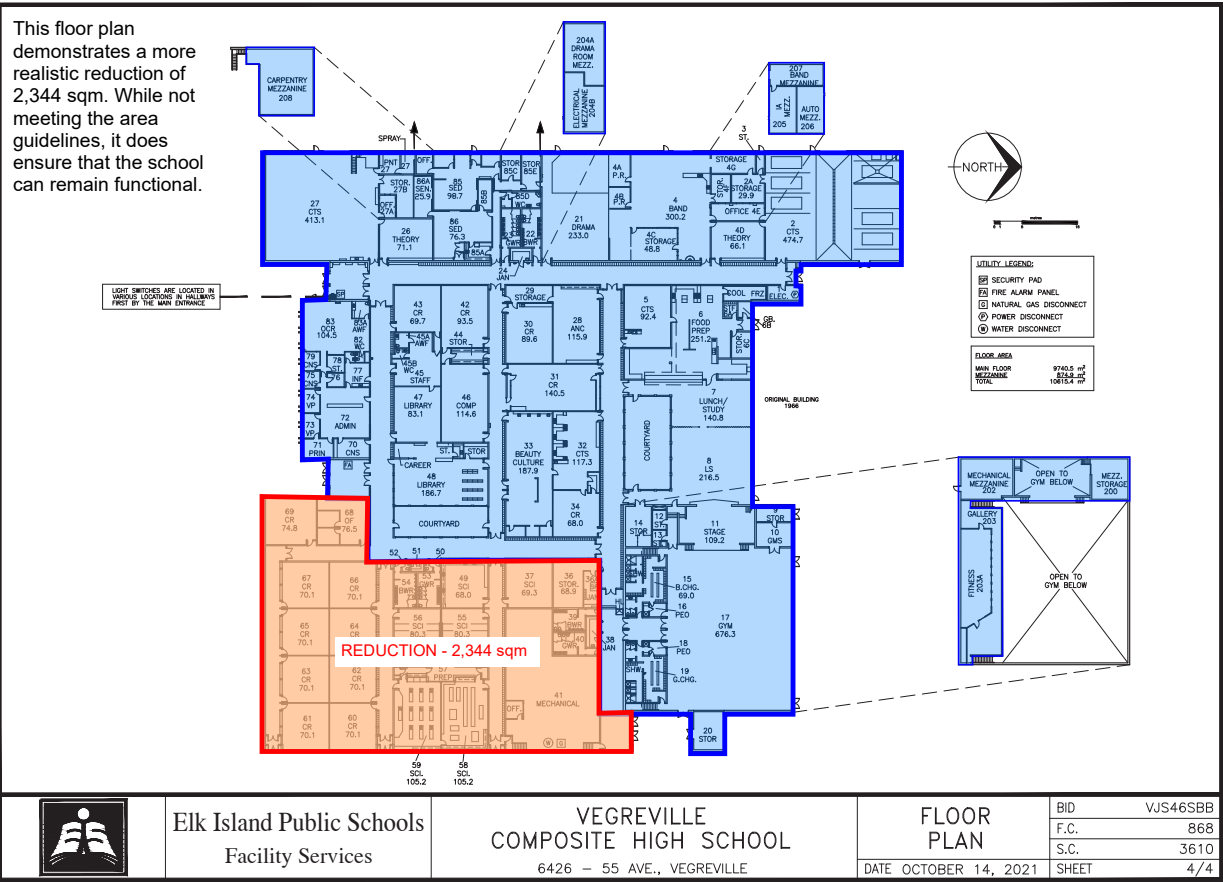
**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

This floor plan demonstrates a reduction of 6,019 sqm. to meet the area guidelines for a 435 capacity 7-12 school.



<p>Elk Island Public Schools Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH SCHOOL</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<b>FLOOR PLAN</b>		BID	VJS46SBB
		DATE OCTOBER 14, 2021	SHEET	F.C.	868

**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**



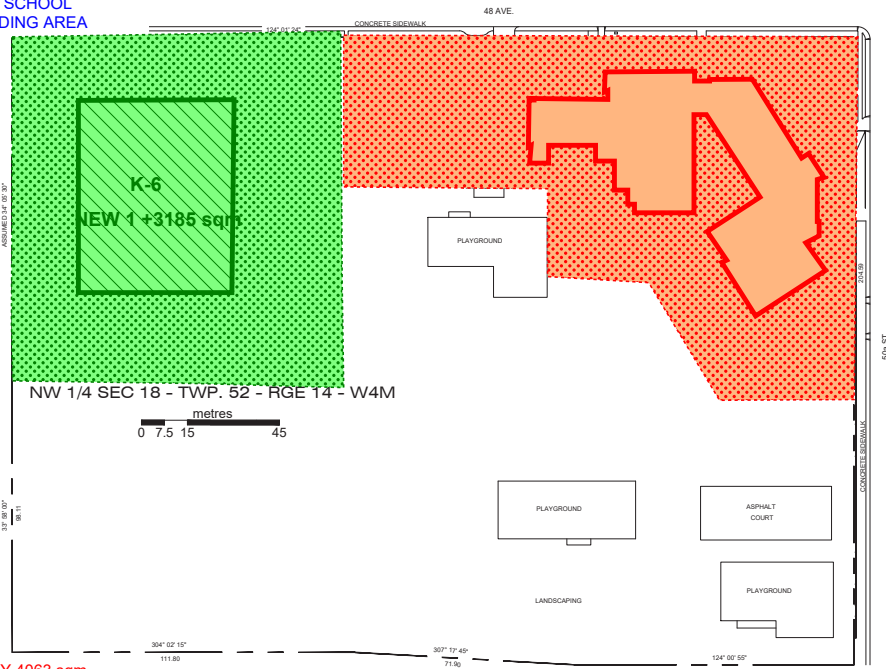
Option #	Title	Pros	Cons	Risks
8	Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School	Addresses capacity and utilization issues at the both schools, maintains existing CTS programs in high school, addresses ageing infrastructure at both sites, allows for a phased approach that reduces the initial capital request, elementary school does not have to live through a modernization, existing high school has good bones	Existing CTS spaces and programs at the high school would be affected, utilization of elementary school is not as low as the high school, the elementary school is not an emergent need and combining it with the high school could make approval difficult, reduction of high school would be limited if the existing CTS spaces remain and low utilization would continue to be an issue	Planning approval, not supported by government, Dealing with existing structure and unforeseen building conditions

Scope of Work:

- Vegreville Composite High School undergoes a major modernization and is reduced to meet expected enrolments. The existing A.L. Horton School is demolished and replaced with a new K-6 school with a revised footprint to meet expected enrolments.

**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VCHS**

DEMOLISH BUILDING & SITE  
 453 CAPACITY SCHOOL  
 4063 sqm BUILDING AREA



- ▶ **REDUCE BY 4063 sqm**  
- 100%
- ▶ **REBUILT TO 400 CAPACITY K-6 ELEMENTARY SCHOOL**
- ▶ **REBUILT TO 3504 sqm BUILDING AREA**

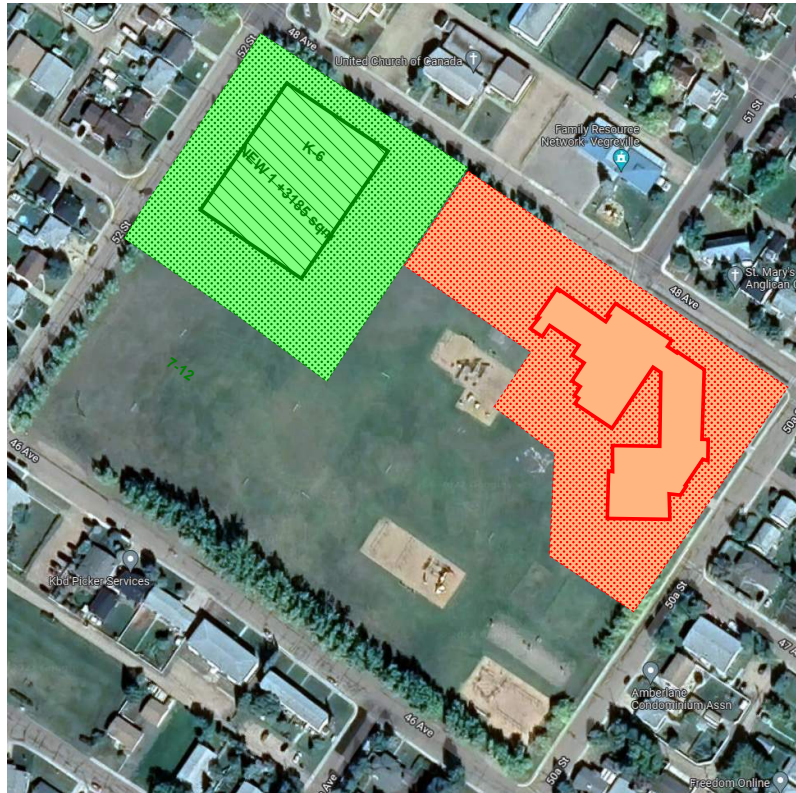


**Elk Island Public Schools**  
 Facility Services

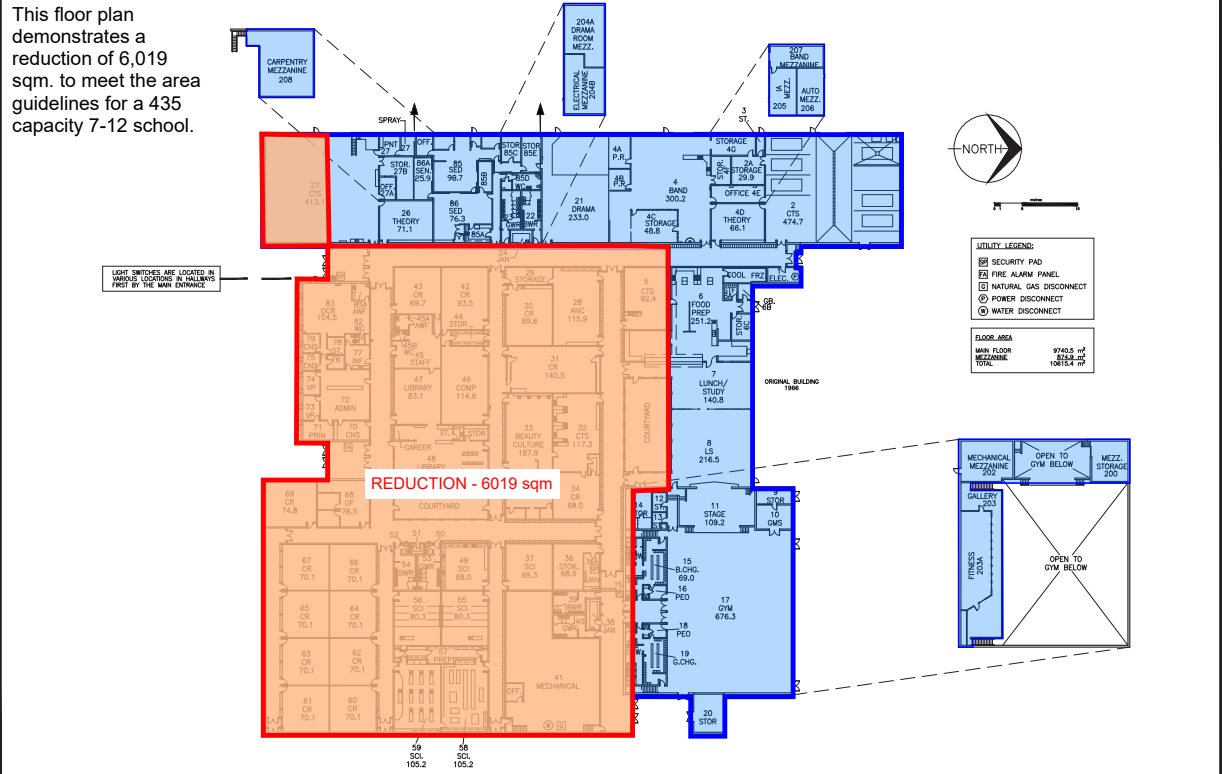
**A.L. HORTON**  
**ELEMENTARY**  
 5037 - 48 AVE., VEGREVILLE

**SITE PLAN**  
 DATE: May 12, 2022

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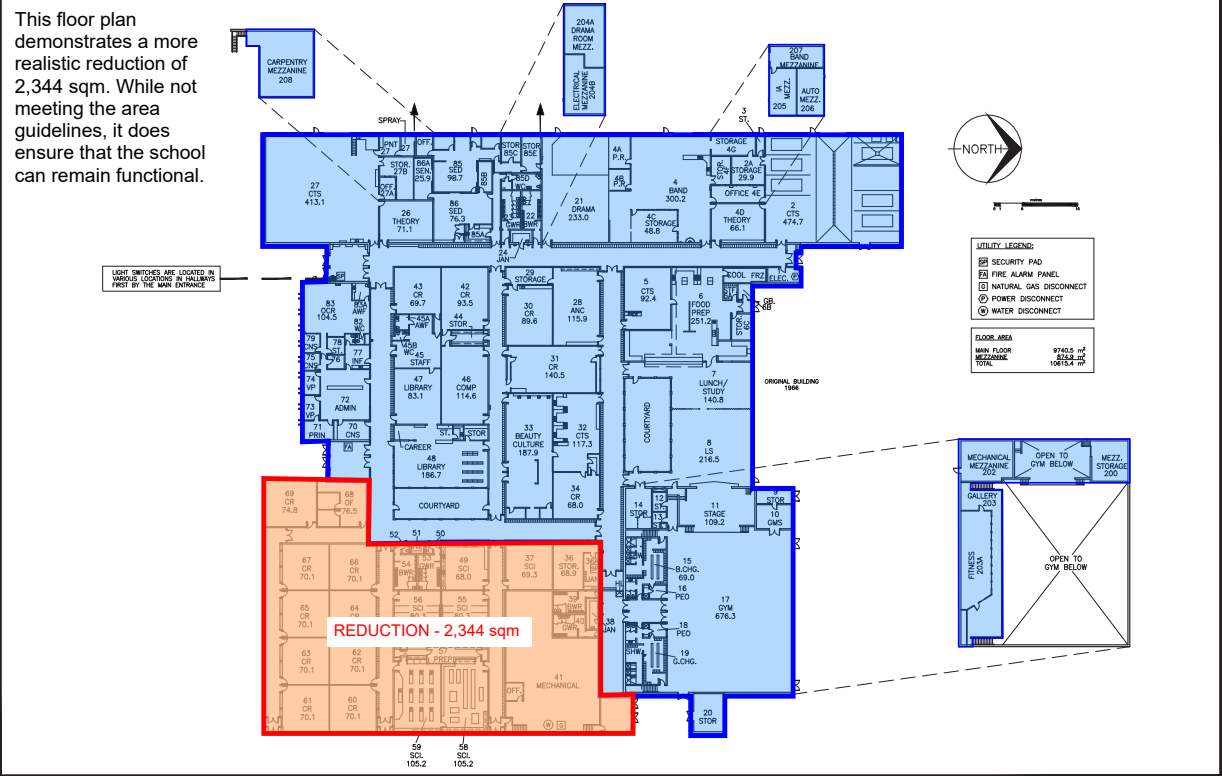


**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VCHS**



	Elk Island Public Schools Facility Services	VEGREVILLE COMPOSITE HIGH SCHOOL 6426 - 55 AVE., VEGREVILLE	FLOOR PLAN DATE OCTOBER 14, 2021	BID	VJS46SBB
				F.C.	868
				S.C.	3610
				SHEET	4/4

**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VCHS**



	Elk Island Public Schools Facility Services	VEGREVILLE COMPOSITE HIGH SCHOOL 6426 - 55 AVE., VEGREVILLE	FLOOR PLAN DATE OCTOBER 14, 2021	BID	VJS46SBB
				F.C.	868
				S.C.	3610
				SHEET	4/4

## 2.6 Evaluation Phase

Using the criterion decided upon during the Functional Analysis Phase, participants were provided with an Evaluation Form to fill out post Value Scoping Session. Individuals were asked to rank each criteria with a yes, maybe or no for each option. The summaries and findings of the final options (consensus and individual's rankings) are outlined below.

### EIPS Value Scoping - Consensus Evaluation Sheet

**LEGEND**

Option Addresses the Evaluation Criteria:
y = yes
m = maybe
n = no

Evaluation Criteria

Option	Description	Improve Supervision	Programming Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Improve Utilization Rates for the Schools	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a Desirable Size	Community Acceptance	Exterior Play Amenities	Totals
1	Option 1 - Modernize both schools as required and retain current capacities and footprints (status quo)	n	y	y	m	y	y	y	n	n	y	y	y	y	y	n	n	n	n	n	y	y	12
																							1
																							8
2	Option 2 - Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School	y	y	y	y	y	y	m	y	y	y	y	y	y	n	y	n	y	y	y	m	m	16
																							3
																							2
3	Option 3 - Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12	m	y	y	y	m	y	y	y	y	y	y	y	y	y	y	n	n	y	y	m	m	15
																							4
																							2
4	Option 4 - Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School	y	n	y	y	m	y	y	y	m	y	y	y	m	y	y	n	n	y	y	m	m	13
																							5
																							3
5	Option 5 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school	y	y	y	y	m	m	y	y	y	y	y	y	n	m	y	y	m	y	y	m	y	15
																							5
																							1
6	Option 6 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools	y	n	y	y	m	y	y	y	y	y	y	y	n	m	y	y	n	y	y	m	y	15
																							3
																							3
7	Option 7 - Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School	y	n	y	y	m	y	y	y	m	y	y	y	y	y	y	n	n	y	y	m	y	15
																							3
																							3
8	Option 8 - Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School	y	m	y	y	m	y	y	y	m	y	y	y	m	y	y	n	n	y	y	y	y	15
																							4
																							2

**EIPS Value Scoping - Individual Evaluation Sheet Summary**

**LEGEND**

Option Addresses the Evaluation Criteria:
y = yes
m = maybe
n = no
nr = non-response

**Evaluation Criteria**

Option	Description	Improve Supervision	Programming Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Improve Utilization Rates for the Schools	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a Desirable Size	Community Acceptance	Exterior Play Amenities	Number of Respondents	
1	Option 1 - Modernize both schools as required and retain current capacities and footprints (status quo)	2	9	13	5	6	9	13	2	1	11	8	10	14	15	1	3	0	2	4	12	8	15	
		1	5	2	6	6	5	2	3	6	2	4	3	1	0	5	3	1	2	1	3	3		
		12	1	0	4	3	1	0	10	7	2	3	2	0	0	9	9	14	12	10	0	3		
		0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1		
2	Option 2 - Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School	7	12	13	10	7	11	5	14	12	10	7	10	10	1	14	4	11	14	11	1	3	15	
		6	3	2	4	6	0	6	1	2	5	6	3	3	5	0	5	3	1	3	10	8		
		2	0	0	1	2	4	4	0	1	0	2	2	2	9	1	6	1	0	1	4	3		
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
3	Option 3 - Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12	5	12	13	11	4	10	10	11	9	8	8	9	7	6	9	4	1	7	7	4	3	15	
		8	1	2	3	8	4	4	1	4	5	6	5	5	6	5	5	5	7	6	7	8		
		2	2	0	1	3	1	1	3	2	2	1	1	3	3	1	6	9	1	2	4	3		
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
4	Option 4 - Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School	9	3	12	10	2	7	12	14	5	8	10	10	6	13	9	1	1	10	9	5	6	15	
		5	3	3	4	8	4	2	1	8	5	4	4	7	2	2	3	4	5	3	6	8		
		1	9	0	1	5	4	1	0	2	2	1	1	2	0	4	11	10	0	3	4	0		
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
5	Option 5 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school	11	6	12	12	3	6	8	12	11	9	11	13	2	5	12	12	6	12	10	1	8	15	
		4	4	3	2	6	6	5	3	3	5	3	0	4	6	3	2	3	2	1	7	5		
		0	5	0	1	6	2	2	0	1	1	1	1	2	9	4	0	1	6	1	4	7		1
		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
6	Option 6 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools	11	4	9	7	4	6	7	11	6	6	10	12	2	6	10	10	3	8	6	4	8	15	
		0	4	3	3	5	4	5	2	6	5	3	1	5	7	3	2	3	2	3	5	5		
		2	5	1	3	4	3	1	0	1	2	0	0	6	1	0	1	7	3	4	4	0		
		2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2		
7	Option 7 - Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School	9	4	11	8	4	8	9	10	4	8	10	10	5	11	9	3	0	8	8	5	8	15	
		3	4	1	3	6	1	4	2	7	5	3	4	5	2	3	2	3	4	3	5	0		
		2	6	2	3	4	4	1	2	3	1	1	0	3	1	2	9	11	2	3	4	6		
8	Option 8 - Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School	11	2	10	6	2	7	9	10	3	7	9	11	4	10	10	3	0	9	7	6	9	15	
		1	6	2	4	6	3	3	1	7	4	3	2	4	2	3	3	2	3	4	5	3		
		1	4	0	2	4	2	0	1	2	1	0	0	4	1	0	6	11	1	2	2	1		
		2	3	3	3	3	3	3	3	3	3	3	3	2	3	2	3	2	2	2	2	2		

## Option 1 - Modernize Both Schools as Required and Retain Current Capacities and Footprints (status quo)

### Participant Feedback:

#### ^ Likes:

- ^ Room for growth.
- ^ Considered as a regional hub.
- ^ Consider potential partnerships.
- ^ Close to amenities (ALH is walking distance to many amenities such as the library, pool, and spray park)
- ^ Less disruptive to education.
- ^ Not losing space/retains size.
- ^ Will keep most locals happy.

#### ^ Dislikes:

- ^ Could not get funded due to capacity (need partners, high cost).
- ^ Without addressing capacity and sizes it won't be approved.
- ^ "Band-aid fix".
- ^ Not helping supervision problem.
- ^ Student disruption.

Option 2 - Modernize / Add to Vegreville Composite High School to Accommodate Students and Grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School

Participant Feedback:

^ Likes:

- ^ Not losing big spaces.
- ^ Adds to VCHS to increase size (combined use of 4 spaces).
- ^ School is big enough to absorb both populations.
- ^ Cost per student.
- ^ K-6 students not affected by construction.
- ^ Daycare possibility.
- ^ All students in one building.
- ^ Easier to obtain funding.
- ^ Better integrated relations (K-12).

^ Dislikes:

- ^ Gymnasium Issue. (Concerns were brought up during the scoping sessions that the existing single gymnasium may not be able to meet the increased programming needs of a K-12)
- ^ Crowded/cramped, takes away intermingling.
- ^ Growth/expansion limited.
- ^ May push kids into Catholic system.
- ^ Less community support. (It was noted during the scoping sessions that there may be challenges gaining community support for a combined K-12 school)
- ^ Parent concerns about K-12 on same site.
- ^ Construction disruptive.
- ^ Not improving maintenance issues. (While a modernization would address many of the current maintenance issues, it may not be able to fully address issues related to the aging infrastructure)
- ^ Not walkable for Elementary students.



### Option 3 - Modernize A.L. Horton with a K-4 Configuration and Modernize Vegreville Composite

Participant Feedback:

- ^ Likes:
  - ^ Keeps both schools/maintains space.
  - ^ Improves status of each school.
  - ^ Could provide opportunities for partnerships.
- ^ Dislikes:
  - ^ Not new and looks like it went smaller.
  - ^ Will be seen as a loss to both school's w/o a gain for community.
  - ^ Playground fundraising.
  - ^ Possible Ukrainian language 5-6 staffing issue.
  - ^ Could require a second gymnasium.

### Option 4 - Modernize and Reduce Area of Both A.L. Horton Elementary School and Vegreville Composite High School

Participant Feedback:

- ^ Likes:
  - ^ Aesthetically pleasing.
  - ^ Reduce maintenance costs of building.
  - ^ Programming opportunities.
  - ^ Utilization of space.
  - ^ More flexibility and input.
- ^ Dislikes:
  - ^ Not starting new, so setup is not most efficient.
  - ^ Losing instructional/teaching space.
  - ^ Will be seen as a loss w/o a gain for community.

## Option 5 - Demolish Existing A.L. Horton Elementary School and Vegreville Composite High School and Construct a New Single K-12 Replacement School

### Participant Feedback:

- ^ Likes:
  - ^ Can design most easily and efficiently.
  - ^ Meets utilization requirements.
  - ^ Closer to some amenities.
  - ^ No student disruption.
  - ^ Cost effective.
- ^ Dislikes:
  - ^ Loses CTS Space/Facilities.
  - ^ Traffic / noise issues.
  - ^ Losing track space.
  - ^ Poor busing design.
  - ^ Doesn't reduce maintenance issue.

## Option 6 - Demolish Existing A.L. Horton Elementary School and Vegreville Composite High School and Construct Two New Replacement Schools

### Participant Feedback:

- ^ Likes:
  - ^ Nice, new.
  - ^ No student disruption.
  - ^ Cost effective.
- ^ Dislikes:
  - ^ Lose space.
  - ^ Short sighted version of growth.

## Option 7 - Modernize A.L. Horton Elementary School at Current Capacity and Modernize and Reduce Area of Vegreville Composite High School

### Participant Feedback:

#### ^ Likes:

- ^ Aesthetic.
- ^ Keeps elementary downtown.

#### ^ Dislikes

- ^ Amount of lost space will be large.
- ^ Can't justify Modernization of A.L. Horton (doesn't make sense economically and cost wise).
- ^ Doesn't reduce maintenance issue.

## Option 8 - Modernize and Reduce Area of Vegreville Composite High School, Demolish and Build a Replacement School for A.L. Horton Elementary School

### Participant Feedback:

#### ^ Likes:

- ^ Nice, new and modernized VCHS could save CTS space.
- ^ K-6 Partnership opportunities.

#### ^ Dislikes:

- ^ New school may be undersized.
- ^ Can't justify new A.L. School.
- ^ Doesn't reduce maintenance issue.

## 2.7 Summary and Recommendations

A comprehensive value summary was discussed and compared by all participants. This report identifies all of the potential options in order to assist the school division in determining capital planning priorities and what should be further explored.

As mentioned earlier, the scope of the sessions deal with the following required outcomes:

1. Address excess capacity within the Sector
2. Address ageing infrastructure and inefficiency of the existing facilities

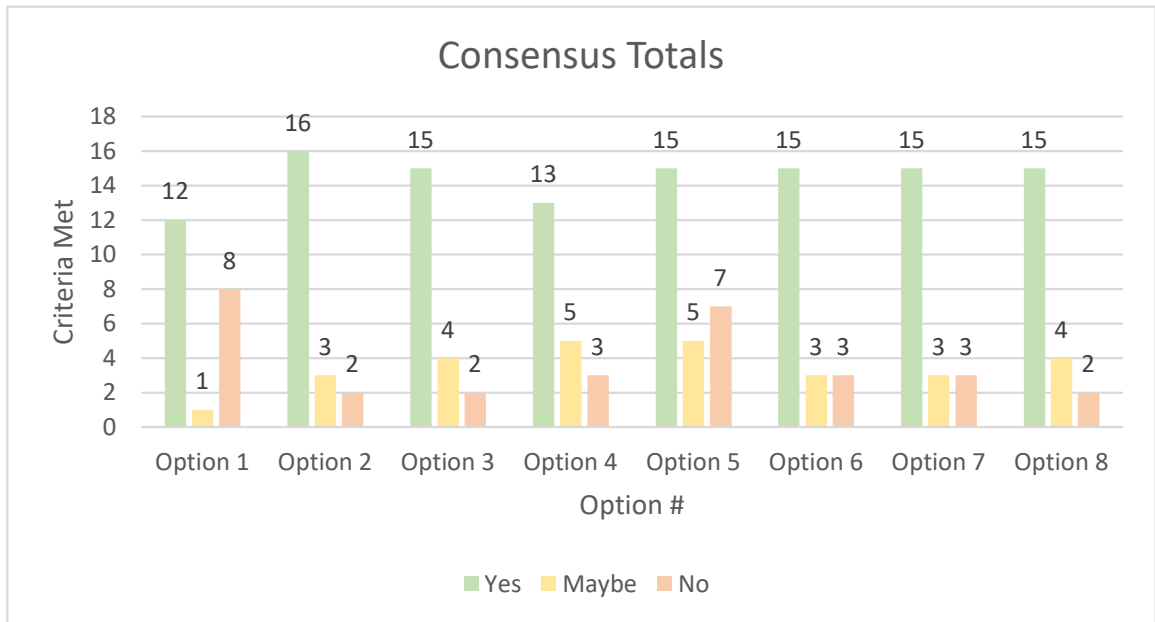
A summary chart provided below identifies how each option addresses each of the required outcomes:

### Options Evaluation

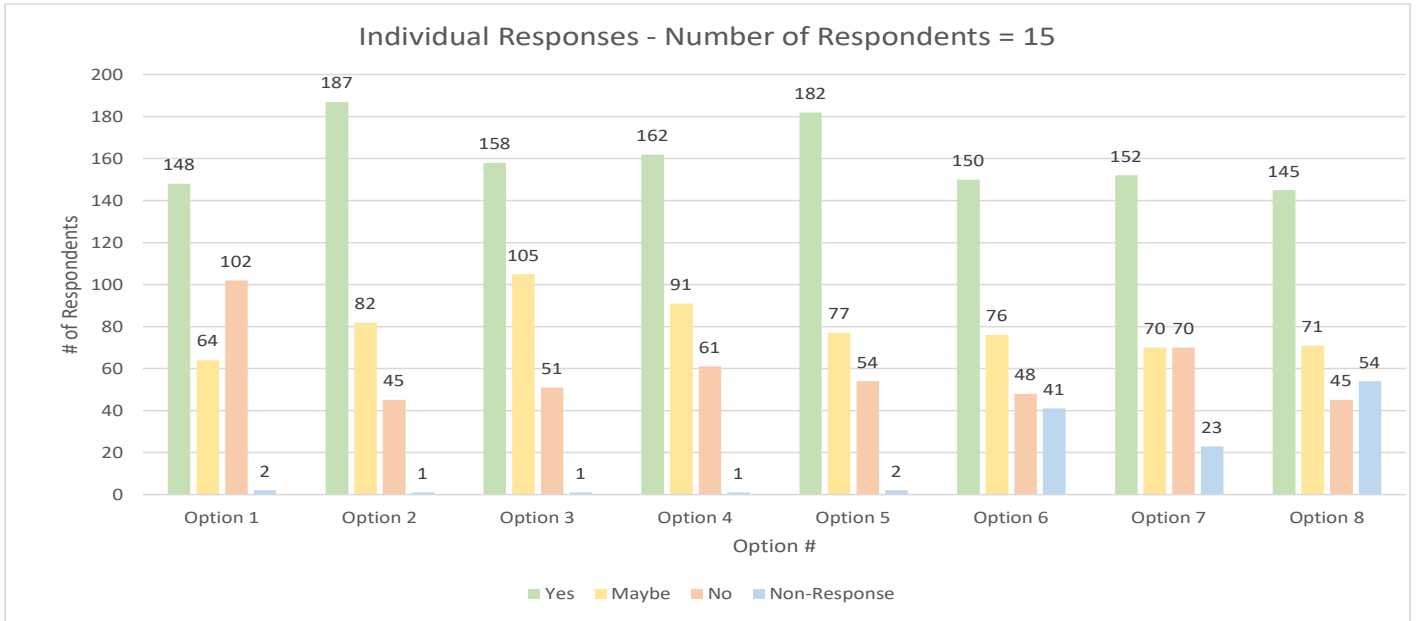
At the end of the sessions, all of the options were discussed with regards to how well they met the evaluation criteria. Each option was reviewed in relation to the evaluation criteria and consensus was reached on how well the option met the criteria.

A "yes" evaluation meant the option fully met the criteria, a "no" meant it did not, while a "maybe" designation indicated that there was potential for the option to meet the criteria but additional or unknown factors could sway it either way.

Overall, each of the options met a majority of the criteria while some had more negatives than others.



The chart below indicates the number of participants who responded to each of the options as being positive, neutral, or negative.



### Options Commentary

- Option 1 was identified as a baseline comparison, the option maintains the status quo (both school remain the same size).
- Option 2 and 5 had the most positive responses in terms of meeting the evaluation criteria.

### Options Development

#### Summary of Group Discussion

The group discussions through the two day session identified a number of evaluation criteria of varying importance. Early in the sessions, the following criteria were identified as having a high importance:

- Maintain the existing CTS spaces and programming at Vegreville Composite High school.
- Improving utilization rates for the sector so that a capital request would have a greater chance of approval.
- Minimizing construction disruption for students.
- Keeping the capacity of the schools at a desirable size.

All of the options identified on the first day of discussion were evaluated by the group on the afternoon of the first day and were marked for further development and discussion on the second day. A brief summary of the pros and cons of each of the options is provided below as to how well they addressed the high importance evaluation criteria:

Option 1 - Modernize both schools as required and retain current capacities and footprints (status quo)

Pros: Maintains existing areas of both schools.

Cons: It is unlikely this option would get funded as it does not address the issue of low utilization at both school. It also does not address the high maintenance costs at both schools.

Option 2 -Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School

Pros: VCHS is large enough to fit the populations of both schools. This solution addresses the low utilization and high maintenance costs. Maintaining the large CTS spaces is a high priority for the community, this option could allow to maintain them. ALH students could remain at ALH until the modernization is complete, saving the younger students from enduring a phased construction project. Additionally additional grades from VCHS could be relocated to ALH for the duration of construction, further minimizing the number of students affected by the construction.

Cons: This option requires students and staff at VCHS to go through a phased construction with greater construction risks in unknown site conditions. The ALH students would no longer be walking distance from the current locations of some community amenities (pool, library, etc.). It was noted by the Town of Vegreville, that they are currently exploring options for a new recreation facility and there is no guarantee that existing amenities will remain at their current locations.

Option 3 - Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12

Pros: Moving the grade 5-6s would provide more opportunities to the younger students (earlier CTF options.) This also allows for maintaining the existing CTS spaces at VCHS.

Cons: This option doesn't fully address utilization, as the utilization at VCHS would still remain low and ALH would be reduced even further. A reduction in area would still be required. This option requires students and staff at both schools to go through a phased construction with greater construction risks in unknown site conditions.

Option 4 - Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School

Pros: Addresses the issue of low utilization and high maintenance costs.

Cons: Significant portions of both schools would need to be removed to address low utilization. It would be difficult to maintain the CTS spaces at VCHS and reduce the building enough to have a functional school. Approval for two concurrent modernizations would be unlikely. This option requires students and staff at both schools to go through a phased construction with greater construction risks in unknown site conditions.

Option 5 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school

Pros: Addresses the issue of low utilizations in the through a 2:1 replacement. Both existing schools sites have space to build a replacement school while keep the existing school operational during construction.

Cons: A new school would have significantly smaller CTS spaces than the existing VCHS, maintaining these spaces is a high priority to the community.

Option 6 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools

Pros: Maintains separation of K-6 and 7-12, while addressing utilization rates for both schools. Both existing schools sites have space to build a replacement school while keep the existing schools operational during construction.

Cons: A new school would have significantly smaller CTS spaces than the existing VCHS, maintaining these spaces is a high priority to the community. Utilization at ALH is at 73% and a replacement is not an emergent need, a replacement school for ALH would be unlikely to be approved.

Option 7 - Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School

Pros: Address capacity and utilization at VCHS and maintains existing CTS programs.

Cons: The does not address utilization at ALH, modernizing ALH is not emergent need and is unlikely to be approved for funding. It would be difficult to maintain the CTS spaces at VCHS and reduce the building enough to have a functional school. This option requires students and staff at ALH and VCHS to go through a phased construction with greater construction risks in unknown site conditions.

Option 8 - Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School

Pros: Addresses capacity and utilization at both schools and maintains existing CTS programs.

Cons: It would be difficult to maintain the CTS spaces at VCHS and reduce the building enough to have a functional school. This option requires students and staff at VCHS to go through a phased construction with greater construction risks in unknown site conditions. ALH is unlikely to be approved for a replacement school.

**Summary of Cost, Consensus Evaluation, and Individual Responses**

In addition to the consensus evaluation completed during the session, on the second day, an evaluation chart was provided to all individuals in attendance to ensure that participants had the opportunity to provide feedback on the options. These evaluations were also taken into consideration in tandem with the consensus evaluation.

Option 1 - Modernize both schools as required and retain current capacities and footprints (status quo)

Cost: \$52,292,057.12

Consensus Evaluation:

Yes: 12 / Maybe: 1 / No: 8

Individual Responses:

Yes: 148 / Maybe: 64 / No: 102 / Non-Response: 2

This was one of the lowest ranked options, as it just maintains the status quo and does not address utilization rates.

Option 2 - Modernize / Add to Vegreville Composite High School to accommodate students and grades from A.L. Horton Elementary School / Demolish A.L. Horton Elementary School

Cost: \$38,913,781.72

Consensus Evaluation:

Yes: 16 / Maybe: 3 / No: 2

Individual Responses:

Yes: 187 / Maybe: 82 / No: 45 / Non-Response: 1

A highly-rated Option, this Option was seen as successful as it addressed a number of the evaluation criteria while maintaining the CTS spaces at VCHS.

Option 3 - Modernize A.L. Horton with a K-4 configuration and modernize Vegreville Composite High School for Grades 5-12

Cost: \$47,393,304.35

Consensus Evaluation:

Yes: 15 / Maybe: 4 / No: 2

Individual Responses:

Yes: 158 / Maybe: 105 / No: 51 / Non-Response: 1

This Option was highly rated in that it dealt with a high number of outcomes and evaluation criteria, but it doesn't fully address he issue of capacity and utilization.

Option 4 - Modernize and reduce area of both A.L. Horton Elementary School and Vegreville Composite High School

Cost: \$49,359,094.16

Consensus Evaluation:

Yes: 13 / Maybe: 5 / No: 7

Individual Responses:

Yes: 162 / Maybe: 91 / No: 61 / Non-Response: 1

This Option ranked lower in evaluations due to the disruption anticipated for students and increased construction schedule, as well as the risk of losing the CTS space at VCHS.

Option 5 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct a new single K-12 replacement school

Cost: \$39,539,041.11

Consensus Evaluation:

Yes: 15 / Maybe: 5 / No: 7

Individual Responses:

Yes: 182 / Maybe: 77 / No: 54 / Non-Response: 2

This Option ranked higher in the evaluations as it addressed a number of the evaluation criteria, and allows minimal disruption to the students as the new school is being constructed. However the loss of the CTS spaces at VCHS is a risk.

Option 6 - Demolish existing A.L. Horton Elementary School and Vegreville Composite High School and construct two new replacement schools

Cost: \$40,212,084.04

Consensus Evaluation:

Yes: 15 / Maybe: 3 / No: 3

Individual Responses:

Yes: 150 / Maybe: 76 / No: 48 / Non-Response: 41

Similar to option 5, this option met a number of the evaluation criteria, however utilization of ALH is less of a concern and it is unlikely that it would be approved for a replacement school.

Option 7 - Modernize A.L. Horton Elementary School at current capacity and modernize and reduce area of Vegreville Composite High School

Cost: \$52,526,420.14

Consensus Evaluation:

Yes: 15 / Maybe: 3 / No: 3

Individual Responses:

Yes: 152 / Maybe: 70 / No: 70 / Non-Response: 23

This Option was ranked lower as it is unlikely that ALH would be approved for a modernization, as well it risks reduction to the current CTS spaces at VCHS.

Option 8 - Modernize and reduce area of Vegreville Composite High School, demolish and build a replacement school for A.L. Horton Elementary School

Cost: \$56,215,207.82

Consensus Evaluation:

Yes: 15 / Maybe: 3 / No: 3

Individual Responses:

Yes: 145 / Maybe: 71 / No: 45 / Non-Response: 54

Similar to option 7, it is unlikely that ALH would be approved for a replacement school. Reducing VCHS risks losing the existing CTS spaces.



Summary of Options

Single Options	Ageing Infrastructure of Identified Facilities	Low Utilization of A.L. Horton Elementary	Low Utilization of Vegreville Composite High School	Costing
1	yes	no	no	\$52,292,057.12
2	yes	yes	yes	\$38,913,781.72
3	yes	no	no	\$47,393,304.35
4	yes	yes	yes	\$49,359,094.16
5	yes	yes	yes	\$39,539,041.11
6	yes	yes	yes	\$40,212,085.04
7	yes	no	yes	\$52,526,420.14
8	yes	yes	yes	\$56,215,207.82

## Best Performing Option

The best performing option is Option 2. This is based on the option requiring the lowest capital cost while meeting a large number of evaluation criteria, specifically the following items:

1. Addresses the low utilization of A.L. Horton and Vegreville Composite High School.
2. Addresses the ageing infrastructure and ongoing maintenance of both schools.
3. Lowest initial capital cost of the options.
4. Reduces number of EIPS school sites with a 2:1 replacement.
5. Brings schools in line with Alberta Education guidelines and projected enrolments.
6. Maintains existing CTS programming and spaces at Vegreville Composite High School.

## Rationale of Not Recommending Other Options

The remaining options were not recommended as a conclusion of this report due to concerns meeting the evaluation criteria:

Option 1:

- 2nd highest overall capital cost.
- Maintains status quo, does not address low utilization and capacity
- Lower ranking option on combined consensus and individual responses.
- Construction disruption of students

Option 3:

- Doesn't fully solve low utilization, only shuffles grades
- Construction disruption of students

Option 4:

- Lower ranking on combined consensus and individual responses.
- Construction disruption of students
- Lose CTS space at VCHS

Option 5:

- Lose CTS space at VCHS
- Higher cost than best performing option (option 2)

Option 6:

- Lower ranking option on combined consensus and individual responses.
- Lose CTS space at VCHS
- Unlikely to be approved for 2 replacement schools

Option 7:

- Lower ranking option on combined consensus and individual responses.
- Lose CTS space at VCHS
- Construction disruption of students
- ALH unlikely to be approved for a modernization

Option 8:

- Highest overall capital cost.
- Lower ranking option on combined consensus and individual responses.
- Lose CTS space at VCHS
- Construction disruption of students
- ALH unlikely to be approved for a replacement

## Recommended Next Steps

In conclusion to the Value Scoping Sessions, it is recommended that Elk Island Public Schools follow these steps:

### Short-Term Tasks:

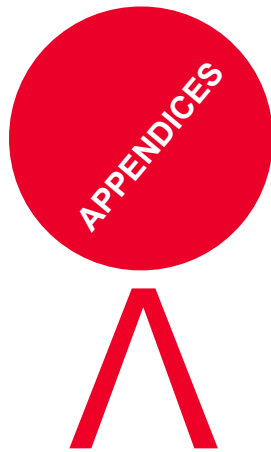
1. Review the Value Scoping Session Report for support in making a decision on how they would like to revise their school capital plan taking into consideration the findings of this study.
2. Develop more detailed reviews / analysis and business case for A.L. Horton Elementary School and Vegreville Composite High School to determine the potential cost and schedule of a major modernization.
3. Engage with the Town of Vegreville to determine any limitations on the impacted sites that would prevent the preferred option to be accommodated.
4. Continue partnership discussions with the Town of Vegreville and the County of Minburn and other community groups that may have an impact on the programming and funding of the capital requests. This also includes developing any joint use agreements.

### Medium-Term Tasks:

5. Continue discussions amongst The Board of Trustees of Elk Island Public Schools Value Scoping Session participants.
6. Additional investigation into the site and building conditions of Vegreville Composite High School to address any unforeseen conditions to ensure that a major modernization is feasible.

### Long-Term Tasks:

7. Monitor and adapt the recommendation in this report based on changes to the community and ongoing discussions.



### 3.0 APPENDIX A: PARTICIPANTS

## Attendance Sheet

Participant	Sept. 12th	Sept. 14th
Cathy Allen	CA	CA
Trina Boymook	TB	TB
Randy Footz	RF	RF
Susan Miller	SM	
Jacqueline Shotbolt	JS	
Mark Liguori	ML	ML
Brent Dragon	BD	BD
Sandra Stoddard	SS	SS
Candace Cole	CC	
Shaylin Sharpe	SS	SS
Brent Billey	BB	BB
Dave Antymniuk	DA	DA
Keri Busenius	KB	KB
Rod Leatherdale	RL	RL
Cheryl Semeniuk	CS	CS
Holly Warawa		HW
Christopher Leggett	CL	CL
Taneen Rudyk	TR	
Len Bullock	LB	
Tara Kuzio	TK	
Merwin Haight	MH	
Adam Kozakiewicz	AK	
Laura Agnemark	LA	LA
Bonnie Dribnencki	BD	BD
Nancy Worobec	NW	NW
Brad Mills	BM	BM
Ashley Ziprick	AZ	AZ
Allison Matichuk		✓
Mark Latimer		✓
Estella Tong		✓

Tina Warawa

TW



## 4.0 APPENDIX B: AGENDAS AND MINUTES

## MEETING AGENDA

**Project:** EIPS Value Scoping Session – Vegreville

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**Meeting Location:** Vegreville composite High School

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**Meeting Time:** September 12 and 14 / 9:00 – 4:30

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### **September 12**

9:00 - 9:15	Introductions / Technology Issues
9:15 - 9:20	Introduction and Welcome by EIPS
9:20 – 9:30	Introduction by START stating the objectives of the session
9:30 – 10:00	Opening comments by GoA
10:00 – 10:20	Overview of process / agenda / schedule
10:20 - 10:45	Review of existing schools information
10:45 - 10:55	Break
10:55 – 12:15	Develop Criteria for Evaluating Options Brainstorm Ideas: Design Suggestions
12:15 – 1:00	Lunch
1:00 - 2:45	Continue Brainstorming / Evaluating Ideas (pros / cons / considerations / risks)
2:45 - 3:00	Break
3:00 - 4:25	Development of Ideas / Identify Best Options
4:25 - 4:30	Closing Remarks
4:30	Session Adjourned

### **September 14**

9:00 - 11:00	Presentation of preferred options and discussion of each option
11:00 - 11:30	Presentation of preliminary costing for options
11:30 - 12:15	Lunch
12:15 - 3:30	Evaluation and ranking of options



## EIPS Value Scoping Sessions – Day 1 09.12.2022

### Background Information/Introduction

- Intro – Chris Woollard
  - Not a lecture, discussion about schools
  - 2-day session, long process
  - Introductions of participants
- Mark Liguori Intro
  - Purpose of session is for value input, not a predisposed outcome, to give school division and community best options to move forwards, families best served with solution, put all ideas forward to be able to present best ideas from START
- Chris Woollard
  - groundwork, value scoping session, examining existing project, look at building condition, utilization, what you feel is important in a school, use criteria to develop best solution, best outcome
  - coming up with solution that is best overall fit for community
- Allison Matichuk (Alberta ED)
  - Goal is the development of a project proposal for EIPS capital plan
  - Capital planning background
    - School Division's submit capital plans, Alberta Education evaluates and sends for minister approval for part of overall capital plan for the province,
    - full year process, review from April to announcements following spring
  - Whittle down list to highest priority, 300-400 projects submitted yearly, very competitive process, best interest to put together a defensible proposal
  - Alberta Education provides funding for scoping sessions to support best proposals
  - 3 criteria
    - Is there a need for project? Utilization, building condition, municipal development plan
    - Is this proposal the best way to meet that need? Best for students, cost effective, facility needs, right amount of space in the right places, demonstrate pros and cons have been considered
    - Is the project ready to proceed? No issues or barriers if funding is approved
      - New site ready
      - Modernization, plan for phasing
  - Request up against all other school boards, looking for reasons to take projects off the list
  - Comprehensive value scoping report, take to treasury and present as the best option, makes sense from planning, fiscal ability, best value for taxpayers
- Mark Latimer (Alberta Infrastructure)
  - High level principles to keep in mind
    - Alberta Infrastructure uses planning principals,
      - Functionality, sustainability, adaptability (flexibility), accessibility, form
    - Determining primary and secondary functions is key
    - Low carbon design and planning, sustainable
    - Promote health of occupant
    - Promote life cycle of existing facility, mechanical and electrical upgrades, envelope upgrades
    - Plans need adaptability
    - Aging facilities, enrollment challenges, pressures
    - Ensure best quality outcomes delivered
    - Financial outcomes, building cost, maintenance costs, long term life cycle costs
    - Barrier free, universal design, cultural, inclusivity
    - School considered routine building, functionality and durability is key, emphasize longevity and durability
- Chris Woollard - Overview of process
  - Brainstorming
  - Free flowing discussion, no stone unturned
  - No pre-developed options
  - Make Alberta Education's jobs easier to send project up the chain



- START is neutral, facilitators, knowledge in schools to help facilitate discussion
- Providing best educational facilities for the community, best fit
- Process - Day 1
  - Develop priority list of important issues
    - What is important in a learning facility?
    - Evaluate options, see what is best fit
    - Options need to address priority list, hit most of the targets
  - Talk about potential options that address the issues, brainstorming
    - Talk about pros and cons of each option
    - Risk
  - Identify best options
    - START will develop options to show how it could work, allows us to think thing through, additional things to consider, addition phases, construction timelines
  - Baseline option is to maintain status quo,
- Process - Day 2
  - Present and discuss potential options
  - Cost consultant, square meter cost (+/- 25%) high level comparison
  - Evaluation and ranking of the options
  - Identification what group feels is the bast option for presenting to Alberta Education, presented to trustees who make final decision
  - Not a recommendation, reflection of best option presented to trustees
- Options
  - Modernizations
    - Upgrade existing facility, condition, utilization, demographic, can't deliver standard k-12
    - Utilization below 85% along with decline, then shrinking should be considered
  - Replacement school
    - Based on same issues as modernization, plus location and site issues
    - Utilization, alternate strategies explored and deemed not feasible
  - Solution
    - More than one school involved, could be a combination of options

#### Review of Existing Schools – Chris Woollard

- 2 schools – sector 5, A.L. Horton Elementary School (ALH), Vegreville Composite High School (VCHS)
  - Operation cost for both schools well above division average
  - Both have low utilization
    - ALH – 73%
    - VCHS – 38%
    - Both show declining enrollment projections
  - 5 years maintenance cost (replacement of existing systems)
    - ALH – 1.8 million
    - VCHS – 9.0 million
    - Based on facility assessment (RECAPP), reports already 8-10 years old
    - Probably a conservative number, actual cost is likely much higher (construction increases)
  - Enrollment decline putting pressure on programming
- Jurisdiction maps for context, attendance boundaries, feeder schools
- Discuss ALH and VCHS, will have indirect effect on Mundare School
- AL Horton Elementary
  - K-6, 453 student capacity, 328 students, 73% utilization
  - Recap 0.13 (good 2014)
  - Years built - 1957, 1972, 1980, 1984
  - 10-year enrollment projections, slight decline is expected
  - Area comparison chart

- Indicators of how the school is performing
    - Existing vs Alberta Education guidelines
    - Variance can give indicators of how the school is performing
    - ALH variances are not bad
  - Parent question – replacement, going off guidelines as opposed to a direct replacement,
    - Response, generally go off guidelines, but some flexibility within classroom size, can take space from other areas to get an additional classroom (must maintain functionality)
- Vegreville Composite High School
  - 7-12, 971 student capacity, 365 students, 38% utilization
  - Recap 0.21 (fair 2011)
  - Built 1965, no additions
  - 10-year enrollment projects, decline is expected
  - Are comparison chart
    - Large variances
      - Short on classrooms (-8)
    - Entire school is 1800 square meters over
      - CTS spaces very oversized
    - Library quite small in comparisons
    - Flex space 153 over guidelines (including cafeteria)
  - Taneen Rudyk
    - enrollment projections, community very active in promoting, multiple municipalities, trying to be pragmatic in what advocating for, real pressures differ from projections, Vegreville has an extremely large expansion, look to industrial park at east, initial anchor building, solid more house in first 6 months than last 3 years combined, more housing starts than any year, people are decanting to smaller communities due to housing costs
      - Is enrollment projection accurate, make sure building is built the way it needs to be 30 years
      - Kerstin Elferich
        - this data is a projection in time from statistics, may not include relevant input from the community, need to look in additional area, people with kids moving for industrial development, what is planned in the background for next 10 years
      - Trina Boymook
        - acknowledge additional input brought in by additional participants
      - Christopher Leggett –
        - High tech jobs, families with children moving in
        - 70 full time employees for that industrial after construction
      - Merwin Haight
        - growth in all areas county, make sure new concept isn't full too quickly, other tenants that could use classrooms, beneficial to see costs of all schools per student, good connections, federal funding available to municipalities
      - Taneen Rudyk
        - can building have multiple uses, partners, shared spaces, community use
      - Chris Woollard
        - census data is the main source of info, does not include recent info that might include a jump in population, knowledge to not propose a solution that is wrong, current enrollment statistics, moment in time
  - Brad Mills
    - How is net capacity determined?
      - Chris Wollard – based on Alberta ed guidelines
  - Ashley Ziprick
    - takes into account size type/ space? Can 981 students fit in school, appropriate capacity? Hallway space, mechanic bay not appropriate to me considered a part of student space
      - Alison Matichuk – gross floor area to calculate capacity

- Use instructional model, based on area capacity per student
- CTS lab base on rated capacity area, always the same number of students
- Work with jurisdiction to suit unique circumstances at each school
- Brent Dragon
  - enrollment predictions last year, resubmitted annually, lags one year behind
- Alison Matichuk
  - instructional area – 100% is considered full capacity
- Chris Wollard
  - Example - Mechanics lab assigned 20 students even though it is the size of 3 CTS labs
- Kerstin Elferich
  - disconnect between school and area, existing design may not work with what capacity says for number of students
- Alison Matichuk
  - replacement would be sized for the projected enrollment size
- Keri Busenius
  - afraid to give up size of school, town is growing, hard to get funding to expand school in the future, be creative and cautious with solution
- Merwin Haight
  - do we have EICS enrollment data? Students are drawn from the same population
  - Taneen Rudyk
    - difficult conversation to have without all the numbers, missing a section of the community that are enrolled at another school (EICS)
    - Alison Matichuk – can share utilization rates
- Chris Wollard
  - numbers dip during a modernization, students go to a different school during construction, may not come back, finish education at current school, always a spike in enrollment at brand new school
    - Point of discussion is not to do something drastic

### Develop Criteria for Evaluating Options

- Chris Woollard
  - Overview of development of options
- Principals talk about schools, priorities
  - ALH
    - Site octopus, many doors and supervision areas, requires many staff to supervise
    - Some classrooms are very loud, need mics so kids can be heard, ventilation noise
    - Air conditioning
    - Larger library space
    - Lofts in 3 classrooms with steep step (like the novelty of steps)
  - VCHS
    - Not short of space overall, but short on types of space needed
    - Flex space lacking, (cafeteria difficult to supervise), would prefer a space closer to the centre of the school, students hang out in hallways right now, better supervision needed
    - Washrooms, not modern, accessible
    - Parking configuration, can be problematic, space in front of school
    - Air handling units
- Chris Woollard
  - larger question, regardless of what's done in schools, what do you feel is important for a school to provide
  - Laura Agnemark
    - love 2<sup>nd</sup> floor in ALH but is very warm
    - Close off pie shaped courtyard, close and create flex space/part of library, open up floor plan better, close in school more, make less awkward
    - Library is exploding, make library more appealing
    - Improve functionality, many doors off one space

- Chris Wollard – improve supervision, improve programming
- Taneen Rudyk
  - playgrounds, not built all at the same time, staged construction, would it make a difference to the supervision of the play space if the school was constructed differently
- Trina Boymook
  - different spaces that can evolve over time, technology, versatile spaces, CTS streams with diverse spaces to optimize depending on what need to operate in Vegreville, create career pathways for the future
    - Chris Woollard – avoid built in items or keep to perimeter, create spaces that bleed out into other rooms or corridors
- Trina Boymook
  - buildings to be used after hours, accessibility to allow community use important in design, facility that can serve the community in multiple different ways, overlap with some of council needs for the community
- Taneen Rudyk
  - define school needs first and then meld with community, school use and community use doesn't need to be separate, post secondary options offered within school, public library can serve entire community, how to use money for today and future, need more daycare spaces, incorporate daycares into school for future families, serve communities best?
- Kerstin Elferich
  - 21<sup>st</sup> century learning, adaptive spaces
- Ashley Ziprick
  - mental health a huge aspect, challenging years, difficult world to live in, making decisions to promote a positive mental space, little natural light in VCHS classrooms
- Trina Boymook
  - Build something mindful of the number of students they will have, school utilized but with space for future growth, leave room so area can continue to grow, change boundaries, work with EICS, potential for how communities work, making choices for where they raise families, not categorize Vegreville as a community that is shrinking
- Taneen Rudyk
  - solutions, what else is on the books, other provincially owned infrastructure that needs work, non traditional partnership, non traditional builds (precast built off site), windows, environmentally sustainability, fiscally, how to make spaces greener
  - Mark Latimer – build to LEED certified building, stringent design standards to maximize sustainability and durability, alternative construction types explored but need to adhere to strict standards (ex. building envelop standards)
- Randy Footz
  - any building needs to have convenience and accessibility, washrooms, exit doors within reasonable distances
  - Chris Wollard – common issue in older schools, code requirements, modernization or new will meet these requirements, building code doesn't address how schools' function, often end up with additional washrooms above code for functionality
- Merwin Haight
  - Site security, protecting children, de-institutionalized but still maintain student safety
  - Chris Wollard – both existing schools, proximity of the front doors to the front office, passive supervision is difficult
- Taneen Rudyk
  - conception of building design, needs to be a vibrant living space, joy into the space, living things in the space, bring the outside inside, not just natural light, use courtyards
- Laura Agnemark
  - CTS speaks to what community offers, take into consideration when building schools, Vegreville is a more industrial area, would CTS spaces be taken away when looking at useable space, don't want a replacement school that would require portables, higher cost for always having to replace doors to adjust to addition and removable of portables

- Chris Woolard – intent with replacement school is to use modulars to address expansion and contraction.
- Ashley Ziprick
  - very big difference between elementary to high school, high school more open, any resolution should consider safety/age appropriateness for younger kids, combine school in a way that 7-12 and K-6 can be somewhat separate.
- Brad Mills
  - amalgamation, addition and modernization - K-6 on north side of VHCS site but as its own separate entity, separate entrances, expose K-6 into early CTS programs
  - Ashley Ziprick – opens up ALH site for community use
  - Nancy Worobec – schools on one site is easier for accessibility, for parent drops off, easier for partnerships with school
  - Merwin Haight – lower bussing rates, simpler bussing system if on one site
  - Chris Woollard – upper size limit of schools, value of a larger school is the program variety, new K-12 – central spaces with a K-6 wing and a 7-12 wing
- Ashley Ziprick
  - would gym size change with a combined school, more gym space may be necessary for adding elementary
- Taneen Rudyk
  - walkable community already in Vegreville, if opening up a space in the middle of the community, will it be inclusive, make sure to not create a downtown with a void, interdepartmental conversations with infrastructure
- Sandra Stoddard
  - cross ministerial partnerships
  - Brent Dragon – opportunities or ideas around partnerships, identify and put forward for future consideration, can be pursued if the community identifies it as a priority (if conditions align, funding etc.)
  - Chris Wollard – see more often with municipalities than ministries
  - Merwin Haight – doable, communities have come together to fund a larger gym
- Taneen Rudyk
  - have the kids been asked? be responsive to kids needs, flex spaces, smaller spaces
  - CW – Post Occupancy Evaluations often done after, talk with students, get different answers than expected
- Merwin Haight
  - Inclusive washrooms preferred for high school students, elementary prefer own gendered washrooms
- Laura Agnemark
  - bring back a washroom in classrooms for elementary, inclusive, able to help students, sinks in classrooms
- Merwin Haight
  - talk with NAIT, see what programs/equipment they are getting rid of, donated equipment
- Kerstin Elferich
  - schools with multiple specialized program – what criteria is needed from a programing perspective, what affects programs and students coming to Vegreville, schools have a unique profile compared to schools in nearby areas.
  - Keri Busenius –
    - have spaces for 3–4-year old’s, smaller fixtures etc., students who can become dysregulated quickly, need a spot dignified/soundproof to take these children, current sensory room up a set of stairs, some thought needed to make the space better
    - Ashley Ziprick – ALH does a good job of providing an ideal environment for children with sensory needs
- Merwin Haight
  - students have to leave quite early for the busses
  - Taneen Rudyk – is bussing system still working the way that it’s intended

- Merwin Haight
  - parking issues with LEED, limited number of spaces
- Christopher Leggett
  - at what point do we build a new school instead of a modernization
  - Chris Wollard – when a modernization is 75% of a new school
- Mark Liguori
  - look at the space and take the use into consideration, kindergarten has so much space per kid, Jr. high space may need more, Alberta Education determines the areas/configurations, look at the cost, maintenance can extend the life of something, fair assessment, facilities group does work to make sure building are well maintained and kept
- Taneen Rudyk
  - way to reuse designs? Variety of examples that work, not redesign from scratch
    - Chris Wollard – often works with a replacement school, modernizations are unique so does not always work, could use lessons learned
    - Kerstin Elferich – different location, different population/community, hard to duplicate a different idea
    - Chris Wollard – replacement if you want to avoid construction/phasing
- Merwin Haight
  - LEED, how important is that in new school's vs modernizations. How much does it affect the cost?
  - Chris Woollard – LEED applies to both. Too many factors to depend on what the cost of LEED would be, often has an additional upfront cost, net value of LEED is an efficient building
  - Kerstin Elferich – solar panels, LEED education component
- Sandra Stoddard
  - Special needs program, 2 separate vs 1 combined, intentional design for severe needs, contemplated all the way through to K-12
  - CW – which specialized program are present in both school? Important to maintain
    - Links, outreach centre, PALS

## Options

- Combining 2 schools into one (modernization with an addition)
  - Tara Kuzio
    - don't want children at a large school, like smaller schools
  - Ashley Ziprick
    - somewhere in the middle, not opposed to a new school wing, connected but independent, elementary can be exposed to Jr. high sports or home economics classes, etc. Leadership opportunities, want a separation of K-6 and 7-12, but 2 schools are part of a bigger unit
    - Like adding a school onto the existing school, shift restructure to be functional, keep mech and shop but change and make better, create more opportunities for children but still remaining separate
    - Chris Woolard – achieve within footprint of VCH without doing an addition, value of shared spaces, library, etc. but still have distinct areas
    - Laura Agnemark – lots of room on site, modernization might be a better option than just rebuilding, use square footage appropriately
  - Merwin Haight
    - send student to different schools during construction, speed up modernization
  - Keri Busenius
    - Elementary – can walk to do field trips, ALH is close to pool, library, splash park etc. High school is farther away
  - Ashley Ziprick
    - important to keep CTS spaces, big draw for school
- Replacement Schools
  - Merwin Haight
    - Easier to build a building then to move around the kids during construction
  - Cheryl Semeniuk

- Cost to build a replacement instead of a modernization?
  - Bren Dragon
    - enough space on current sites to build a new school,
      - Kerstin Elferich – replacement school would fit on either site while keeping existing school running
  - Chris Woollard
    - new high school would have reduced spaces
- Middle School Wing at High School
  - Rod Leatherdale
    - move a portion of ALH to VCHS, move 5- 6's over
  - Ashley Ziprick
    - hard to imagine moving ALH into VCHS without adding on to existing building
  - Taneen Rudyk
    - Create a middle school in the high school
  - Cheryl Semeniuk
    - How does that solve utilization?
  - Taneen Rudyk
    - better served to move 5-6s, modernization to make a 5-8 and 9-12 space, find a new solution for K-4s
  - Chris Woollard
    - this just shuffles kids, reduction of size at AL Horton would probably be required
      - Rod Leatherdale – not practical, all students wouldn't fit in high school, numbers are rigid/by the book, don't always work
      - Kerstin Elferich – regardless of what you do, a major project will be involved for reconfiguration/design in either scenario
- Modernize both schools
  - Brent Dragon
    - cost effective to modernize both schools? vs. modernize one and replace other?
  - Nancy Worobec
    - one site would solve other issues
- Cooperation with catholic schools
  - Taneen Rudyk
    - Consider catholic schools, can have the conversation without them?
  - Trina Boymook
    - Catholic have the right to a catholic education, probably not interested in moving their students in with public, EICS No longer wants to move forward on joint buildings
    - Catholic board has their own capital requests, where will Vegreville fall on current EIPS capital priority list, TBD based on situations
    - need to find a solution to suit the students and current situation, address costs of maintenance on existing building
  - Laura Agnemark
    - 4 schools in Vegreville, reduce number of schools
  - Ashley Ziprick
    - EICS is not an option, need to look at EIPS concerns
  - Mark Liguori
    - Joint schools with EICS is a non-starter

**Options for Discussion on Day 2**

1. Modernize both schools – keeps existing sizes
  - a. Status quo, keep on for comparison
2. Modernize VCHS to accommodate ALH (demo, modernize, addition)

- a. Yes
  - b. Modernize/reduce AL Horton for K-4, reduce/modernize/addition of VCHS for 5-12
3. Modernize and reduce both
    - a. No, don't want to lose CTS size
  4. Build a new k-12 school
    - a. Yes, for cost comparison
  5. Build 2 new separate schools
    - a. Keep as comparison
  6. Modernize both, leave ALH the same size and shrink VCHS
    - a. Keep as comparison
  7. Reduce VCHS and build new ALH
    - a. Keep as comparison

**Miscellaneous Discussion at End**

- Laura Agnemark
  - Fundraising for new parks, which site,
  - Trisha Boymook
    - wait until report is complete and see if Vegreville solution makes it into the 3-year capital plan
- Taneen Rudyk
  - partnerships, daycare, etc. full use of space in schools, CTS – utilize larger spaces better, partner with industry/post secondary/business
    - Nancy Worobec – extend CTS to be more post secondary
    - Ashley Ziprick – adaptable space that can serve more than one purpose
    - Taneen Rudyk – space for English language learning for adults



**EIPS Value Scoping Sessions – Day 2 09.14.2022**

- Intro, recap – Chris Woollard
  - Develop list of priority issues, develop into list of criteria for evaluating the options
  - Develop potential options
  - Next step is to review developed options, then review costing
- Chris Woollard – review of capacities, school capital manual
  - Projected capacities based on 75-80% utilization
- Overview of options
  - Option 1 – Modernize both schools and retain current capacities and size
  - Option 2 – Move ALH into VCHS and Modernize, demolish ALH
  - Option 3 – Modernize ALH as a K-4, Modernize VCHS as 5-12
  - Option 4 – Modernize and reduce area of both schools
  - Option 5 – Build new K-12, demolish both schools
  - Option 6 – Build 2 new schools, demolish both schools
  - Option 7 – Modernize ALH at current capacity and modernize/reduce VCHS
  - Option 8 – Modernize and reduce VCHS and replace and demolish ALH
- Option Discussion and costing – Kerstin Elferich/Chris Woollard
  - Option 1 – Modernize both
    - Complete modernization of both and address site issues
    - Cost - \$52,292,057
  - Option 2
    - Keep footprint as is, infill classrooms
    - Slightly higher sqm for infilling the courtyard
    - Cost - \$38,913,781
  - Option 3 – reduce both, ALH K-4, VCHS 5-12
    - Can only reduce so much to stay functional
    - Major modernization
    - Brad Mills
      - adding to grades but removing classrooms?
        - Brent Dragon – proportional to the size of the box, amount of the school that needs to demo
        - Kerstin Elferich – relation, 30% includes classroom, rest of major modernization would have to accommodate additional classrooms
        - Ashley Ziprick – gym sufficient with additional students?
    - Cost - \$47,393,304
  - Option 4 – keep same grade configuration, reduce size
    - Can only reduce so much to stay functional
    - Right size/modernize
    - Cost - \$49,359,094
  - Option 5 – New K-12 replacement school and demolish both
    - Demolish both, build a new replacement on either site
    - Cost - \$44,608,944
  - Option 6
    - Demolish both, build 2 replacement schools, K-6 and 7-12
    - Trina Boymook –
      - capacity out of the manual
        - Ashley Ziprick – projected numbers incorrect?
        - Tina Warawa – expected population growth, concern of additional students from schools closing in nearby communities
        - Kerstin Elferich – 70-85% enrollment, room for future growth
        - Chris Woollard – partnerships with communities to provide additional growth projections
    - Option 6b – build 2 replacement schools, K-8 and 9-12

- Laura Agnemark – good way to separate kids, give more time as children
- Trina Boymook – similar to Mundare, students entering VCHS at the same time as Mundare
- Trina Boymook – building able to support the addition of modulares?
  - Chris Wollard– yes, opening capacity vs design capacity
- Rod Leatherdale – factor costs oh having additional costs to having CTS on both sites, save time transporting students
  - Chris Woollard – operational costs separate, through the school division
  - Trina Boymook – CTF spaces, Mundare could do CTF with ALH
- Mark Liguori – caution to saying what another community would want to do
- Brad Mills – build to size, where do our kids go, when other school come to use CTS spaces, concern with doubling up CTS areas, space vs. reality
- Trina Boymook – also an option of modernization of ALH as a K-8 and VCHS 9-12
- Option 7
  - Modernize ALH at current size/capacity, reduce size of VCHS
  - Cost - \$52,526,420
- Option 8
  - Replace ALH and demolish school, modernize, and reduce VCHS
  - Cost - \$56,215,207
  -
- Laura Agnemark
  - percentage of cost for additional items (permits, consultant fees etc.)?
    - Chris Woollard – ~2% for permits, ~8-9 for consulting fees, add approximate 15 %
- Costing overview – Chris Wollard
  - Major vs minor
  - Sitework, percentage of construction costs
  - Hazardous materials abatement
  - 15% contingency for modernization
- Laura Agnemark
  - are modulares often moved around
    - Chris Wollard – yes
  - Laura Agnemark – why are school planned with modulares, why is space not included ion the first place
    - Chris Wollard – to accommodate for rising and shrinking enrollments, extremely stringent requirements on size requirements of spaces within a school from A.I.
    - Kerstin Elferich – tough position from a design perspective to not be able to design to what the user wants

### Open discussion of option

Kerstin Elferich – note all pro/cons, exercise to find best option but also show what options are not wanted

- Option 1 – Modernize both schools and retain current capacities and size
  - reason for value scoping is existing floor plan is not efficient to the number of students
  - Pros
    - Nancy Worobec
      - less disruptive if not totally gutting the school
    - Brad Mills
      - don't lose any space
    - Ashley Ziprick
      - ALH children remain close to existing amenities, same for VCHS
    - Tina Warawa
      - existing CTS, better not to be a small school with small spaces

- Recognize difference between urban and rural for counts/funding
    - Trina Boymook
      - would have to find partners to occupy parts of the building to keep current areas
      - Brent Dragon – does partnership change opinions of Alberta Ed
        - Chris Woollard – yes, Alberta Ed likes joint use partnerships (EPKK example)
        - Laura Agnemark – how does a partnership benefit the school?
          - Mark Liguori
            - Complementary partnership tends to attract people into the community, ex. Childcare
            - Utilization rate of the building goes up
            - Synergies out of them, can improve education of kids
            - Something that is not child related and just occupies space is not as attractive, better when appropriate for a school
          - Keri Busenius – kinder-care, EIPS runs alternate programs
  - Cons
    - Trina Boymook
      - VCHS wouldn't get funded with this option, probably the same for ALH
    - Laura Agnemark
      - Modernization not really making anything better, not changing the problem areas, will just be redoing value scoping process later on
      - Chris Woollard – any proposal that doesn't improve utilization is usually a non-starter
- Option 2 – Move ALH into VCHS and Modernize, demolish ALH
  - Can fit both schools into one footprint while keeping existing CTS spaces
  - Options to expand gym, demo stage or build addition, discussion with county to get a second gym
  - Can create flex/gathering space
  - Ashley Ziprick
    - Still enough space to have classrooms, cafeteria, library etc. and fit in existing footprint
  - Keri Busenius
    - would transportation/site be part of this
      - Kerstin Elferich – site would be redesigned to accommodate student drop off, parking etc.
  - Brad Mills
    - can a second floor be added
      - Chris Woollard – possible, depends on the structure
  - Christopher Leggett
    - sense of community in a K-9, siblings and leadership, legacy, could also be applicable to a K-12
  - Pros
    - Trina Boymook
      - retain size of CTS spaces, don't risk losing them
      - addressing utilization issue, easier to approve
    - Chris Woollard
      - better from a maintenance standpoint, cost for utilization goes down
    - Mark Liguori
      - K-12 combo, increase opportunities for all ages (both pro and con)
  - Cons
    - Cheryl Semeniuk
      - considerable construction to student learning, where do all the students go
        - Chris Woollard – ALH not demolished until construction is complete, VCHS students would be shifted around, phasing scheduled developed by the contractor
        - Brent Dragon – who decides phasing?

- Chris Woollard – discussion with school and division to ensure a minimum number of teaching spaces are available to keep the school functional
      - Mark Liguori – grades could be held back at ALH to reduce number of students at VCHS to increase construction speed
    - Trina Boymook
      - K-12 a risk given that the catholic system does not have K-12, families might send children to catholic schools to keep students in separate school
        - Brent Liguori – apprehension of K-12, if experienced then there are benefits, many benefits to a k-12, sense of community, provides additional opportunities to all students (younger kids able to access CTS rooms), older kids working with younger kids, community has to accept
      - Ashley Ziprick
        - initial concern for parents to send small children to same school as older students
        - separate but not, a wing connected, school within a school would be more appealing, high school doesn't come over there unless for a specific reason
    - Brent Dragon
      - expansion to grow may be difficult
        - Laura Agnemark – taking a school, will never get it back
    - Brad Mills –
      - crowding in, hard to get natural light to all the classrooms
    - Ashley Ziprick
      - relocating K-6 away from the amenities that are close to existing ALH – difficult to get bussing already
        - Tina Warawa – not a guarantee that rec facilities will be in current location, may not be close to ALH in future
      - community issue leaving an empty parcel of land
  - Option 3 & 4 (both options are similar and were discussed together)
    - Option 3 - reduce both, ALH K-4, VCHS 5-12
    - Option 4 - Modernize and reduce area of both schools
    - Laura Agnemark
      - when reducing area, is the space actually taken away?
        - Chris Wollard – yes it would be demolished, or if a partner takes over then the space is not considered part of the school
    - Trina Boymook
      - education benefit of reducing ALH to move 5-6 to VCHS?
        - Brad Mills – opens opportunities for 5-6, alternate programs, CTS, being exposed to more opportunities
        - Brent Dragon – CTS and gyms are rated spaces
          - If it's important for gym space and the community is willing to partner than that could mitigate the space (additional cost/area)
        - Ashley Ziprick – 5-6s starting to be more independent, moving 5-6s takes away some of their leadership options, chance to be the big kids in the school, taking them out of that experience and putting them at the bottom in a 5-12
        - Sandra Stoddard – teaching is very different from K-6 to 7-12, some benefits to moving over for CTF, scheduling perspective – enough space to move 5-6s for CTS
    - Brent Dragon
      - would a playground be required for 5-6s?
        - Cheryl Semeniuk – playgrounds currently would be good for the 7-8
    - Keri Busenius
      - Does moving 5-6s affect specialized programs (Ukrainian programs, staffing issues)
    - Laura Agnemark

- Need more gym space, divided gyms not always ideal, too much noise with multiple classes
  - Ashley Ziprick
    - grades 4-6 used to operate in a smaller footprint, how is K-4/K-6 supposed to operate in the same footprint
      - Chris Woollard - Alberta Education has some flexibility with this, they recognize that you're working with an existing building, and it can't be as efficient as a new build
    - Kinder care / pals program included
      - Brent Dragon - Kinder care is space exempt so it increases utilization of the space
  - Brad Mills
    - can mech room be modernized to recover space, take small amounts of space from other areas to maximize classroom space
      - Kerstin Elferich – yes possible, mech systems are more efficient, take up less space
  - Laura Agnemark
    - look at better pickup/drop off/traffic flow at ALH if modernizing
  - Pros
    - Brent Dragon – opportunity to adjust existing sightline problems with existing building
      - Laura Agnemark – existing supervision issue during and after school
  - Cons
    - Laura Agnemark
      - once the space is gone it's gone
      - how do utilities billing work with a partner/leased area
        - Chris Woollard – submeter systems, they would be responsible for that part of the building
    - Brad Mills
      - How do students fit in VCHS and remove area?
    - Nancy Mills
      - need extra gym space, existing gym is double booked
    - Laura Agnemark
      - ALH would lose classroom and flex space
- Option 5 & 6 (both options are similar and were discussed together)
  - Option 5 - Build new K-12, demolish both schools
  - Option 6 - Build 2 new schools, demolish both schools
- Laura Agnemark
  - Hard to envision what it would look at
    - Chris Woollard - Conversation about a new school being right sized would be built to Alberta Ed guidelines, do the cons outweigh the pros
  - Build where part of the school is kept and the new school is added on, would that CTS space count against new area
    - Mark Liguori – schools of this era are well built, well maintained, preserve CTS space, can repurpose but never able to recover once lost
- Kerstin Elferich
  - new school on site or existing, would change flow of community, rebuilding site components
- Trina Boymook
  - ALH site is good, has road on all sides, easy to separate parking/drop off for K-6 and 7-12, high school students in a neighbourhood might be a concern to the surrounding area
    - Chris Woollard - Tough to work with a site that only has a road on one side, traffic impact studies can be done
    - Rod Leatherdale – VCHS has 3 accesses, transfer station at VCHS would have to move if site changes, 20 buses in the neighbourhood might cause concern
- Randy Footz
  - – make existing space work, multiple classes out of 1
- Ashley Ziprick
  - Can you ask for more CTS spaces?

- Chris Woollard – if not very specialized, then yes, art could be in an ancillary space
    - Kerstin Elferich – when given a capacity and area, must stick to it, if you want more in one area, then you have to have less in another area
  - Pros
    - 1 school at ALH, close to facilities
    - Able to build the school to build to suit needs
    - Can address parking/bussing/drop off congestion issues
  - Cons
    - Brad Mills
      - Would lose CTS space
      - Attract a lot of kids from surrounding areas come to VCHS for CTS options, would affect enrollment
      - Trina Boymook - New school can still have those CTS spaces but at a much smaller scale
      - Rod Leatherdale – could reduce space in existing CTS without significantly reducing programming
      - Ashley Ziprick – not opposed to revamping existing CTS spaces
      - Nancy Worobec – CTS crucial to our community
      - Rod Leatherdale – CTS has a full classroom adjacent to it, could also be used as a regular classroom
    - Ashley Ziprick
      - Kids want options, less options would be available with a new build, limit kids’ opportunities, more time to explore what they want to do before entering post secondary
    - For option 6, unlikely to be approved for 2 schools at once
- Option 7 - Modernize ALH at current capacity and modernize/reduce VCHS
  - Why modernize ALH, is it a high priority?
  - Chris Woollard
    - Problem seems to be with the high school not ALH, package deal, nothing dire at ALH.
  - Laura Agnemark
    - – ducting/fans is the main concern, maybe only need a minor mod
  - Trina Boymook – VCHS a higher priority, but is there a way for ALH to benefit, ALH on its own might not get touched, but would get dealt with in a K-12 situation
    - Ashley Ziprick
      - what will ALH be in 20 years, have some longevity with solution, solve a future issue with a current issue with a K-12 (option2 most cost-effective option, serves community well)
    - Chris Woollard
      - something that improves not just 1 school but also address multiple issues gets Alberta Education’s attention
    - Ashley Ziprick
      - option 2 not disrupting K-6 as much, remain in existing school until modernization is ready
    - Chris Woollard
      - combining to make a K-12 more likely to allow a higher area above guidelines, addressing current problems while keep to the desires of the community
    - Nancy Worobec
      - address multiple issues, parking, rec center locations could change
    - Brad Mills
      - built new on an existing component like a gym
        - Mark Liguori – Mundare is an example, gym built recently, and remainder of the school was demolished, replacement school built onto the gym
    - Brent Dragon – gym at ALH is in good condition, could possibly be repurposed for the community
      - Chris Woollard – can lease or give existing building to other users

- Pros
- Cons
  - Chris Wollard
    - ALH unlikely to get approved based on current capacity and conditions
- Option 8 – Modernize and reduce VCHS and replace and demolish ALH
  - Demoing ALH a possibility
    - Laura Agnemark
      - what can be reused from the existing building
        - Mark Liguori – school also receives F+E money along with the construction budget, some stuff can be repurposed or turned over, School could also be transferred to another school board along with all the contents
  - Pros
    -
  - Cons
    - Tina Warawa
      - if replacing ALH then would then have to reduce VCHS
    - Ashley Ziprick
      - not inconceivable to alter footprint of the building

**Final Comments**

- Sandra Stoddard
  - look at what might be losing or gaining and decide what is the best case to move forward and get approved
- Brad Mills
  - does community have a say in what happens
    - Mark Liguori
      - board receives a recommendation based on capital planning process
      - Solution presented to the board, wishes of the community will be reviewed and put forward along with recommendations to the board to the approval, also restricted by the siting/zoning from the town
      - Recommendation goes to the board, public see the recommendation report
    - Sandra Stoddard
      - once approved by Alberta Education – then further consultations happen with the community regarding the design
- Sandra Stoddard
  - add a criteria to maintain the existing list, maintain existing programming integrity
- Laura Agnemark
  - are solar panels an option for new and modernization
    - Kerstin Elferich – possibly part of LEED, used as a strategy
    - Chris Woollard – addition of solar panels not funded by current government; school can be made solar ready
- Brad Mills
  - using as information to inform a decision, taking time to go through the options and make the best decision
- Ashley Ziprick
  - not opposed to a K-6 new and a modified 7-12, would modernize VCHS over building a new k-12
  - EICS probably going through the same situation with enrollments
- Trina Boymook
  - Rest of community reactions
    - Laura Agnemark
      - Depends on needs and individuals, parental perception, pros, and cons of each school
    - Ashley Ziprick
      - perceptions vary about k-12, hear other perspectives, and start to see it in positive light, initial reaction from community would be negative, once you take time to talk to parents and see the why, perceptions would change, explain what would be lost if not combining
    - Mark Liguori

- EICS – additional layer with catholic system board, also have to consult bishops, conversation between 2 division have taken place, about the faith that permeates the building, hard for the 2 divisions to work together
  - Laura Agnemark
    - important to show what school could be if everyone could come together and show what it could be, show floor plans, discuss costs
  - Tina Warawa
    - promoting it will make a difference, showcase for what it is, different priorities between catholic and public, opportunity which way to go
- Chris Woollard
  - several years to get a school – 3-4 years on capital priority list before approval, 12-18 months for design, 2-3 years for construction
  - another option could be only deal with one school – modernize VCHS and leave ALH as is
  - review evaluations and see if there is an option that the group consensus reaches, gut feeling vs what the evaluations show, where pros may outweigh the cons

### Discussion of preferred options

- Brad Mills
  - Option 3 preferred – address utilization issues at both schools, can still retain CTS at VCHS (option 2 is second place)
- Rod Leatherdale
  - Option 3 preferred – able to keep CTS spaces
- Ashley Ziprick
  - Option 2 – demo ALH and make VCHS a K-12 – fiscally responsible, maintain 1 building, if done right, can nurture leadership among all grades, higher grades behaviour may change once younger grades are moved in, if moving just 5-6 then it doesn't necessarily fix problem at ALH. VCHS might get done, but ALH might not be touched for many years, willing to merge schools to keep CTS
- Laura Agnemark
  - Option 2 has a higher chance of going through, don't get rid of what we have at VCHS, make it better instead, 1-12 instead of k-12, k separate/private
- Trina Boymook
  - Option 3 solves VCHS's issues but now ALH has a low utilization, just shifts problems from one building to another, condition of ALH may hold back VCHS from being address, Option 2 more likely to be addressed sooner and ALH gets addressed sooner in conjunction, Option 3 at the bottom





## 5.0 APPENDIX C: INDIVIDUAL SCHOOL INFORMATION AND PROJECTIONS

# A.L. Horton Elementary

5037 - 48 Avenue, Vegreville, AB

**Grade Configuration:** PK - 6

**Instructional Area:** 1649.10 m<sup>2</sup>

**Net Capacity:** 453 Students

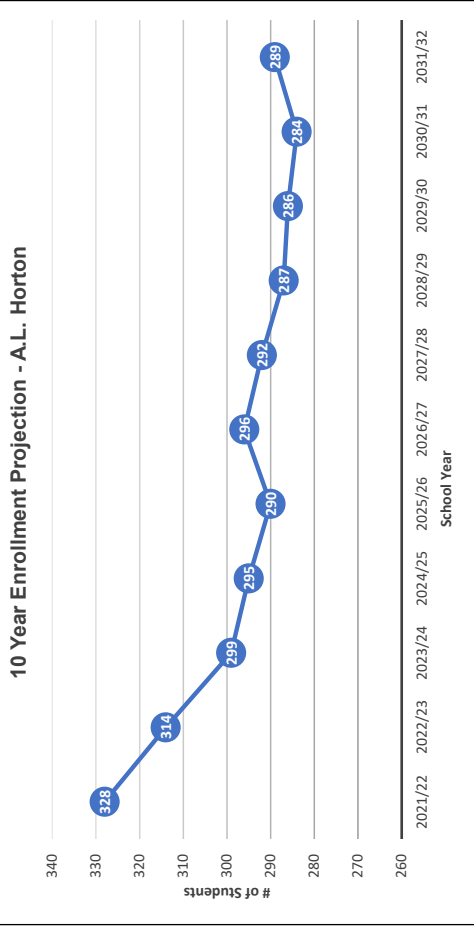
**Enrollment 2021 / 2022:** 328 Students

**Utilization Percentage:** 73%

**FCI:** (Facility Condition Index) 0.13 (good / 2014)

**Year Constructed:** 1957 / 1972 / 1980 / 1984

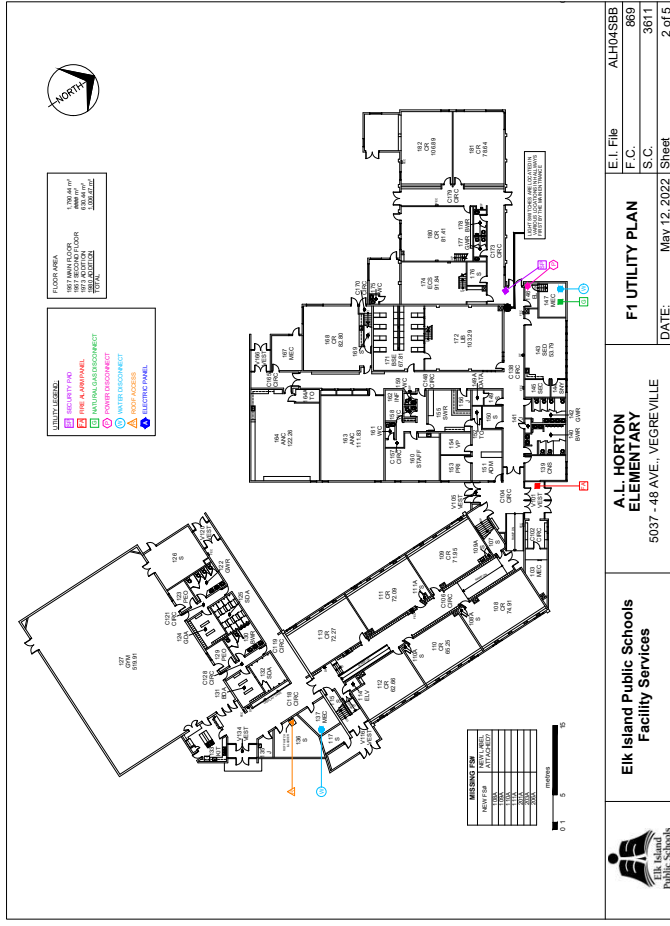
Year	# of Students
2021/22	328
2022/23	314
2023/24	299
2024/25	295
2025/26	290
2026/27	296
2027/28	292
2028/29	287
2029/30	286
2030/31	284
2031/32	289



## Area Comparison Chart

#	Existing School (453 Capacity)	#	Provincial Guidelines (445 Capacity K-6 School)	VARIANCE
	<b>Instructional Space</b>		<b>Instructional Space</b>	
13	Classrooms	963.0	12 Classrooms @ 80m <sup>2</sup>	3.0
0	Science Classrooms @ 120m <sup>2</sup>	-	0 Science Classrooms @ 120m <sup>2</sup>	-
2	Science Classrooms @ 95m <sup>2</sup>	199.0	2 Science Classrooms @ 95m <sup>2</sup>	9.0
1	Large Ancillary	122.0	1 Large Ancillary @ 130m <sup>2</sup>	(8.0)
3	Small Ancillary	297.0	3 Small Ancillary @ 90m <sup>2</sup>	27.0
1	Gymnasium	520.0	1 Gymnasium	90.0
1	Gym Storage	46.0	1 Gym Storage @ 10% Gym Size	3.0
1	Libraries	173.3	1 Library	(6.7)
0	CTS	-	0 CTS @ 142m <sup>2</sup>	-
0	Info Services @ 115m <sup>2</sup>	-	0 Info Services @ 115m <sup>2</sup>	-
	<b>Subtotal:</b>	<b>2,320.3</b>	<b>Subtotal:</b>	<b>117.3</b>
	<b>Total Instructional</b>	<b>2,320.3</b>	<b>Total Instructional Area:</b>	<b>117.3</b>
	<b>Number of Instructional Spaces:</b>	<b>22.0</b>	<b>Number of Instructional Spaces:</b>	<b>1.0</b>
	<b>Non-Instructional Space</b>	<b>Total Area</b>	<b>Non-Instructional Space</b>	<b>Total Area</b>
	Admin & Staff Areas	243.0	Admin & Staff Areas	307.0 (64.0)
	Wrap & Collaboration Space	22.0	Wrap & Collaboration Space	30.0 (8.0)
	Mechanical & Meter	84.0	Mechanical & Meter	162.0 (78.0)
	Recycle Room(LEED)	-	Recycle Room (LEED)	11.0 (11.0)
	Physical Education	90.0	Physical Education	70.0 20.0
	Circulation	636.0	Circulation	551.0 85.0
	Wall Area	383.0	Wall Area	264.0 119.0
	Storage Area	147.0	Storage Area	77.0 70.0
	Washroom Area	92.0	Washroom Area	54.0 38.0
	Accessible Washroom Facility	9.0	Accessible Washroom Facility	12.0 (3.0)
	Flexible Space	33.0	Flexible Space	108.0 (75.0)
	Wiring/Network	4.0	Wiring/Network	30.0 (26.0)
	<b>Subtotal</b>	<b>1,743.0</b>	<b>Total Non-Instructional</b>	<b>1,676.0</b>
	<b>Total Non-Instructional</b>	<b>1,743.0</b>	<b>Total Non-Instructional</b>	<b>67.0</b>
	<b>Total Area</b>	<b>4,063.3</b>	<b>Total Area</b>	<b>184.3</b>
			<b>Area per Student</b>	<b>7.85</b>

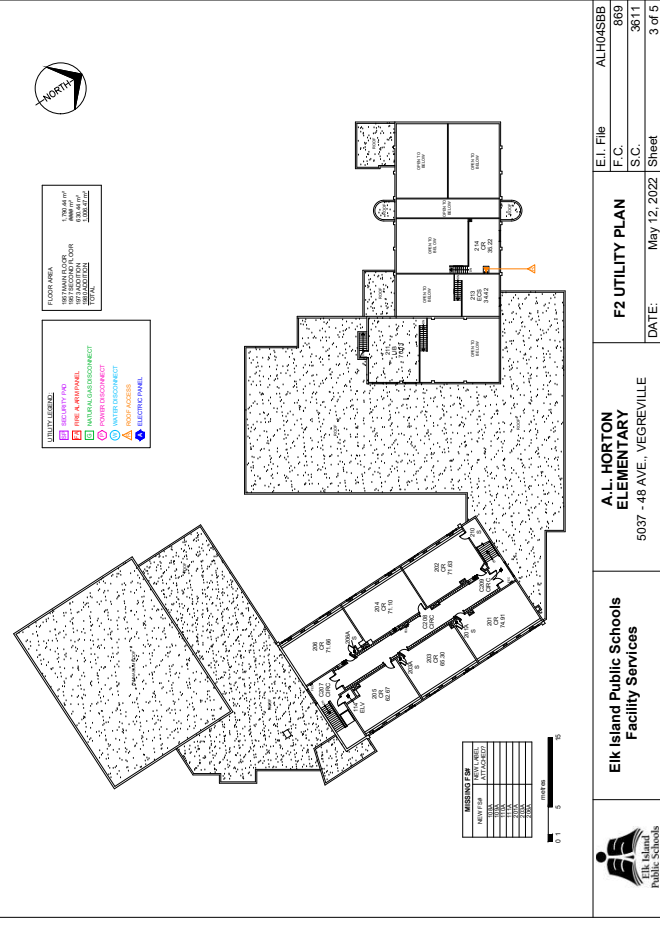
A.L. Horton Elementary School



**Eik Island Public Schools  
 Facility Services**

**A.L. HORTON  
 ELEMENTARY  
 5037 - 48 AVE., VEGREVILLE**

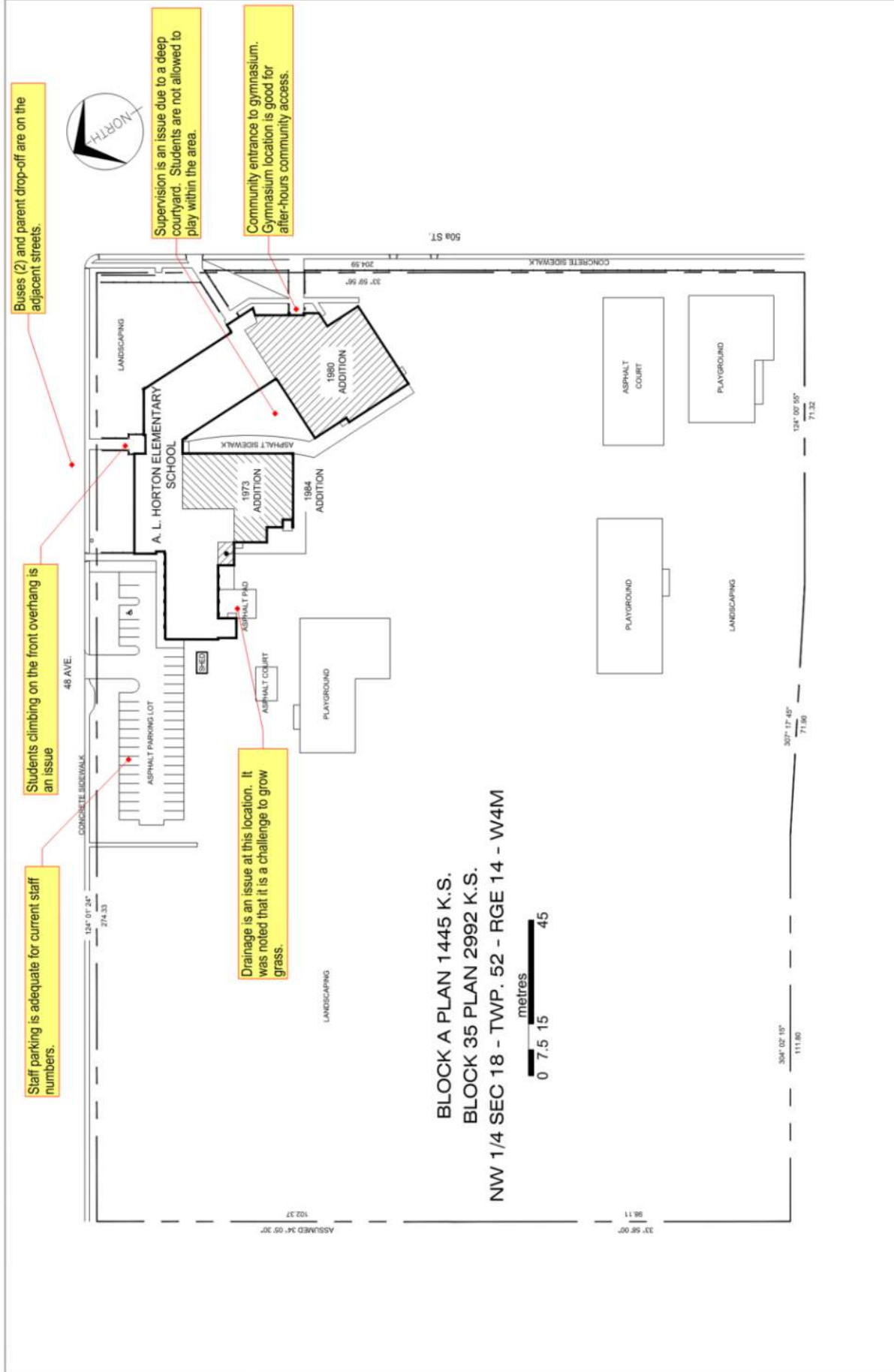
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 F.C.: 869  
 S.C.: 3611  
 DATE: May 12, 2022 | Sheet 2 of 5



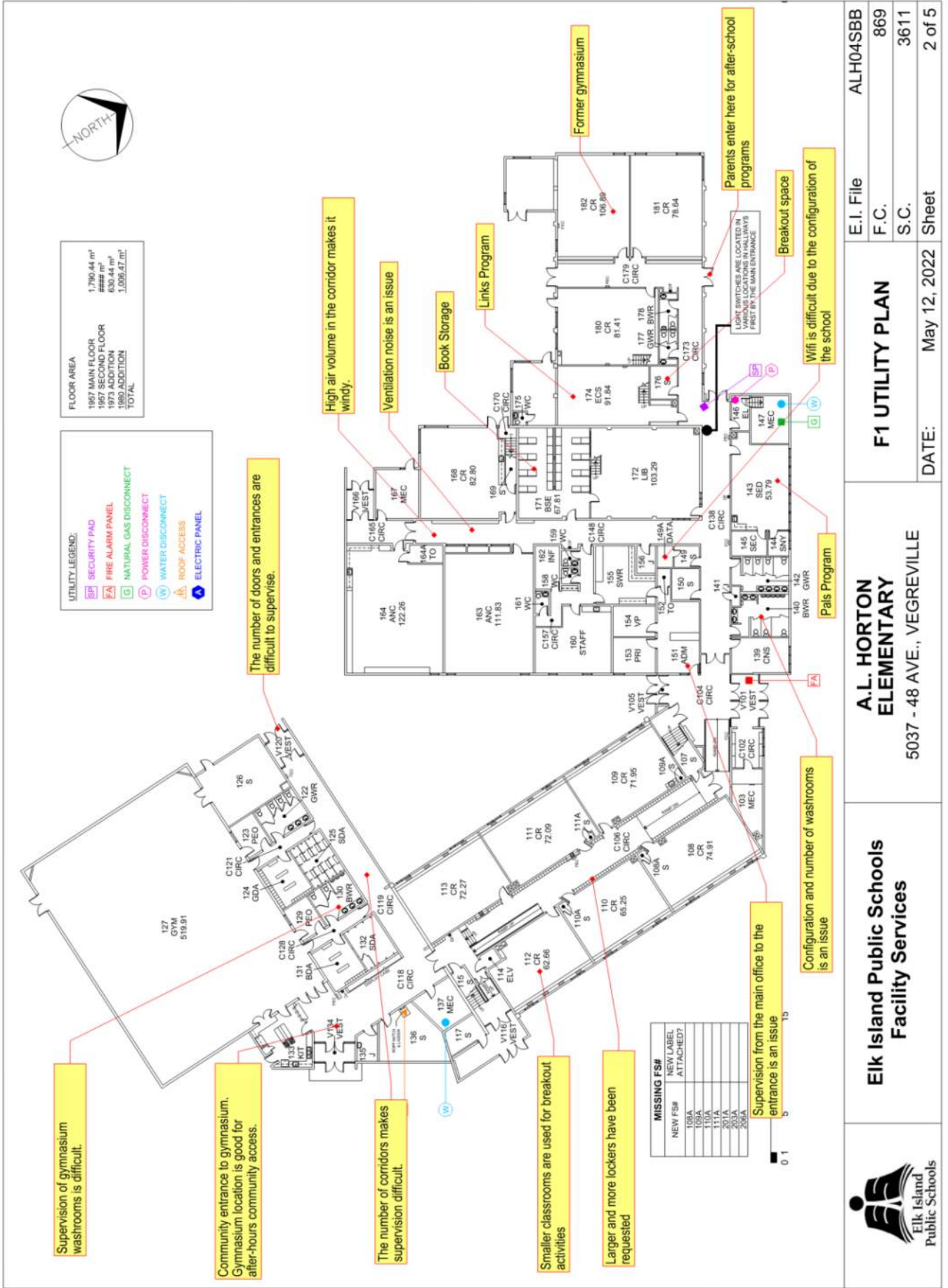
**Eik Island Public Schools  
 Facility Services**

**A.L. HORTON  
 ELEMENTARY  
 5037 - 48 AVE., VEGREVILLE**

E.I. File: AL-HOASBB  
 F.C.: 869  
 S.C.: 3611  
 DATE: May 12, 2022 | Sheet 3 of 5



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>		<p>E.I. File ALH04SBB</p>
		<p>DATE: May 12, 2022</p>	<p>F.C. 869</p> <p>S.C. 3611</p> <p>Sheet 1 of 5</p>	



**Elk Island Public Schools  
Facility Services**

**A.L. HORTON  
ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

**F1 UTILITY PLAN**

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
DATE:	May 12, 2022
Sheet	2 of 5



**FLOOR AREA**

1857 MAIN FLOOR	1,700.44 m <sup>2</sup>
1857 SECOND FLOOR	448.96 m <sup>2</sup>
1873 ADDITION	630.44 m <sup>2</sup>
1860 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	<b>3,786.31 m<sup>2</sup></b>

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL

**MISSING FS#**

NEW LABEL	NEW LABEL ATTACHED?
109A	
109A	
110A	
111A	
201A	
203A	
205A	

<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>A.L. HORTON</b> <b>ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	<p>E.I. File ALH04SBB</p>
	<p>DATE: May 12, 2022</p>	<p>F.C. 869</p> <p>S.C. 3611</p> <p>Sheet 3 of 5</p>	

# Vegreville Composite High School

6426 - 55 Avenue, Vegreville

**Grade Configuration:** 7 - 12

**Instructional Area:** 2,894.80 m<sup>2</sup>

**Net Capacity:** 971 Students

**Enrollment 2021 / 2022:** 365 Students

**Utilization Percentage:** 38%

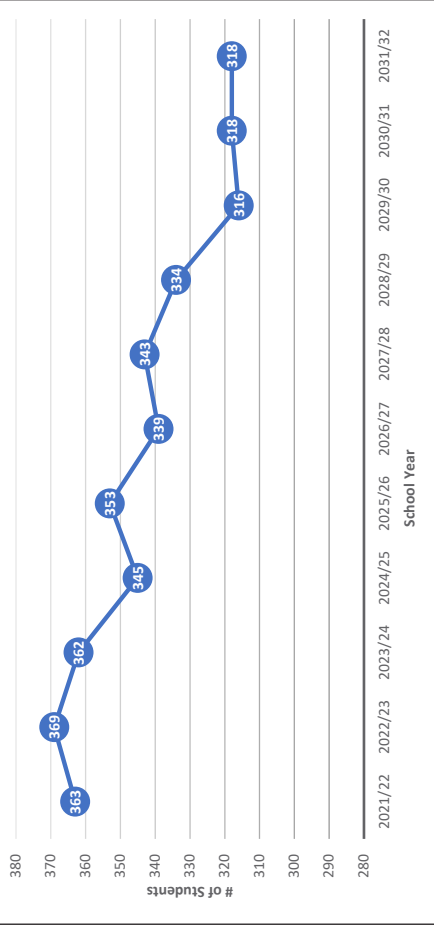
**FCI: Facility Condition Index** 0.21 (fair / 2011)

**Year Constructed:** 1965

## 10 Year Enrollment Projection

Year	# of Students
2021/22	363
2022/23	369
2023/24	362
2024/25	345
2025/26	353
2026/27	339
2027/28	343
2028/29	334
2029/30	316
2030/31	318
2031/32	318

10 Year Enrollment Projection - VGHS



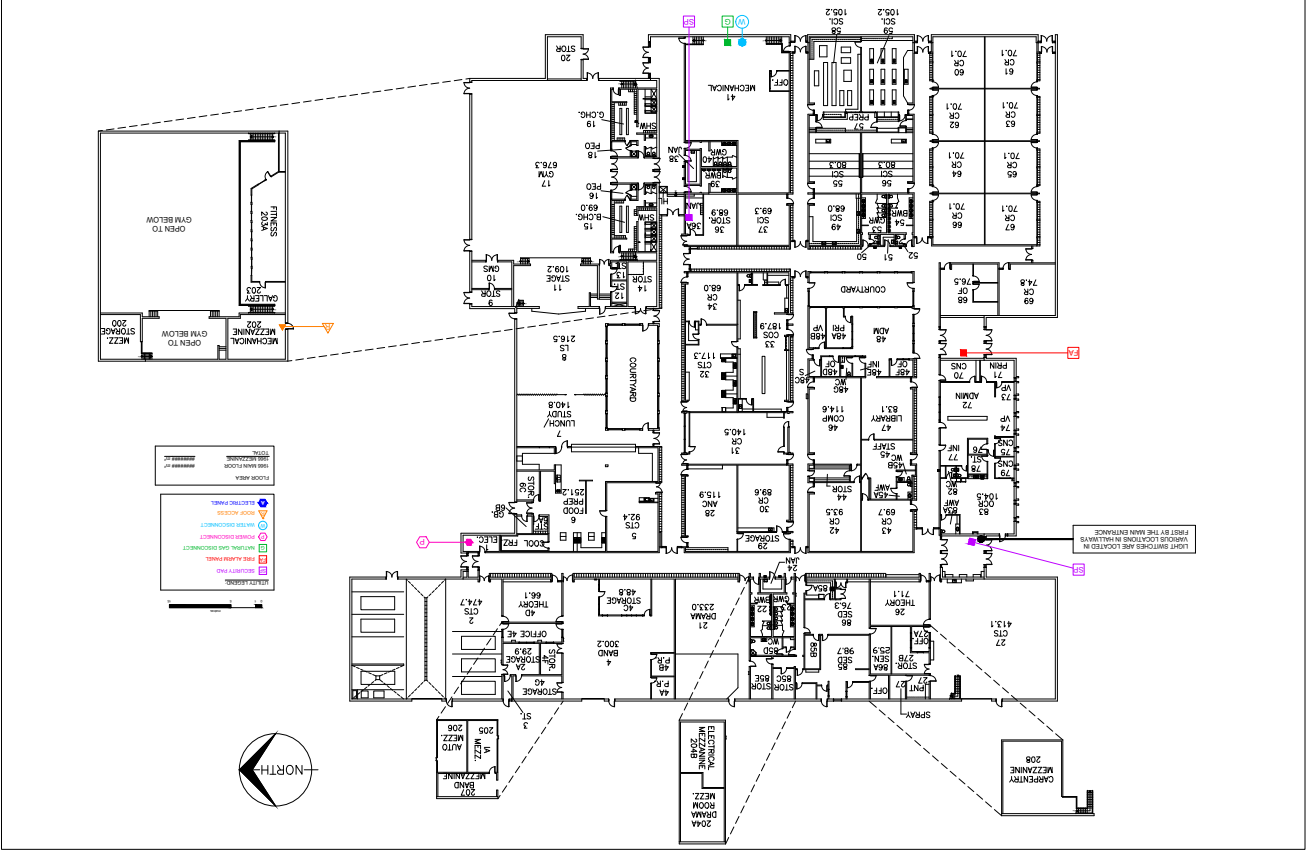
## Area Comparison Chart

#	Existing School (971 Capacity)	#	Provincial Guidelines (960 Capacity 7-12 School)	VARIANCE
	<b>Total Area</b>		<b>Total Area</b>	
10	Classrooms	18	Classrooms @ 80m <sup>2</sup>	1,440.0
6	Science Classrooms @ 120m <sup>2</sup>	4	Science Classrooms @ 120m <sup>2</sup>	480.0
0	Science Classrooms @ 95m <sup>2</sup>	0	Science Classrooms @ 95m <sup>2</sup>	-
2	Large Ancillary	2	Large Ancillary @ 130m <sup>2</sup>	260.0
4	Small Ancillary	4	Small Ancillary @ 90m <sup>2</sup>	360.0
1	Gymnasium	1	Gymnasium	935.0
1	Gym Storage	1	Gym Storage @ 10% Gym Size	94.0
1	Library	1	Library	363.0
7	CTS	4	CTS @ 142m <sup>2</sup>	568.0
3	Info Services @ 115m <sup>2</sup>	3	Info Services @ 115m <sup>2</sup>	345.0
	<b>Subtotal:</b>		<b>Subtotal:</b>	<b>4,845.0</b>
	<b>Total Instructional</b>		<b>Total Instructional Area:</b>	<b>4,845.0</b>
	<b>Number of Instructional Spaces:</b>		<b>Number of Instructional Spaces:</b>	<b>38.0</b>
	<b>Total Area</b>		<b>Total Area</b>	
	<b>Non-Instructional Space</b>		<b>Non-Instructional Space</b>	
	Admin & Staff Areas		Admin & Staff Areas	472.0
	Wrap & Collaboration Space		Wrap & Collaboration Space	50.0
	Mechanical & Meter		Mechanical & Meter	216.0
	Recycle Room		Recycle Room (LEED)	22.0
	Physical Education		Physical Education	170.0
	Circulation		Circulation	1,211.0
	Wall Area		Wall Area	581.0
	Storage Area		Storage Area	170.0
	Washroom Area		Washroom Area	103.0
	Accessible Washroom Facility		Accessible Washroom Facility	24.0
	Flexible Space		Flexible Space	205.0
	Wiring/Network		Wiring/Network	40.0
	<b>Subtotal</b>		<b>Subtotal</b>	<b>3,264.0</b>
	<b>Total Non-Instructional</b>		<b>Total Non-Instructional</b>	<b>3,264.0</b>
	<b>Total Area</b>		<b>Total Area</b>	<b>8,109.0</b>
	<b>Area per Student</b>		<b>Area per Student</b>	<b>8.44</b>

**Total Area** 9,985.1

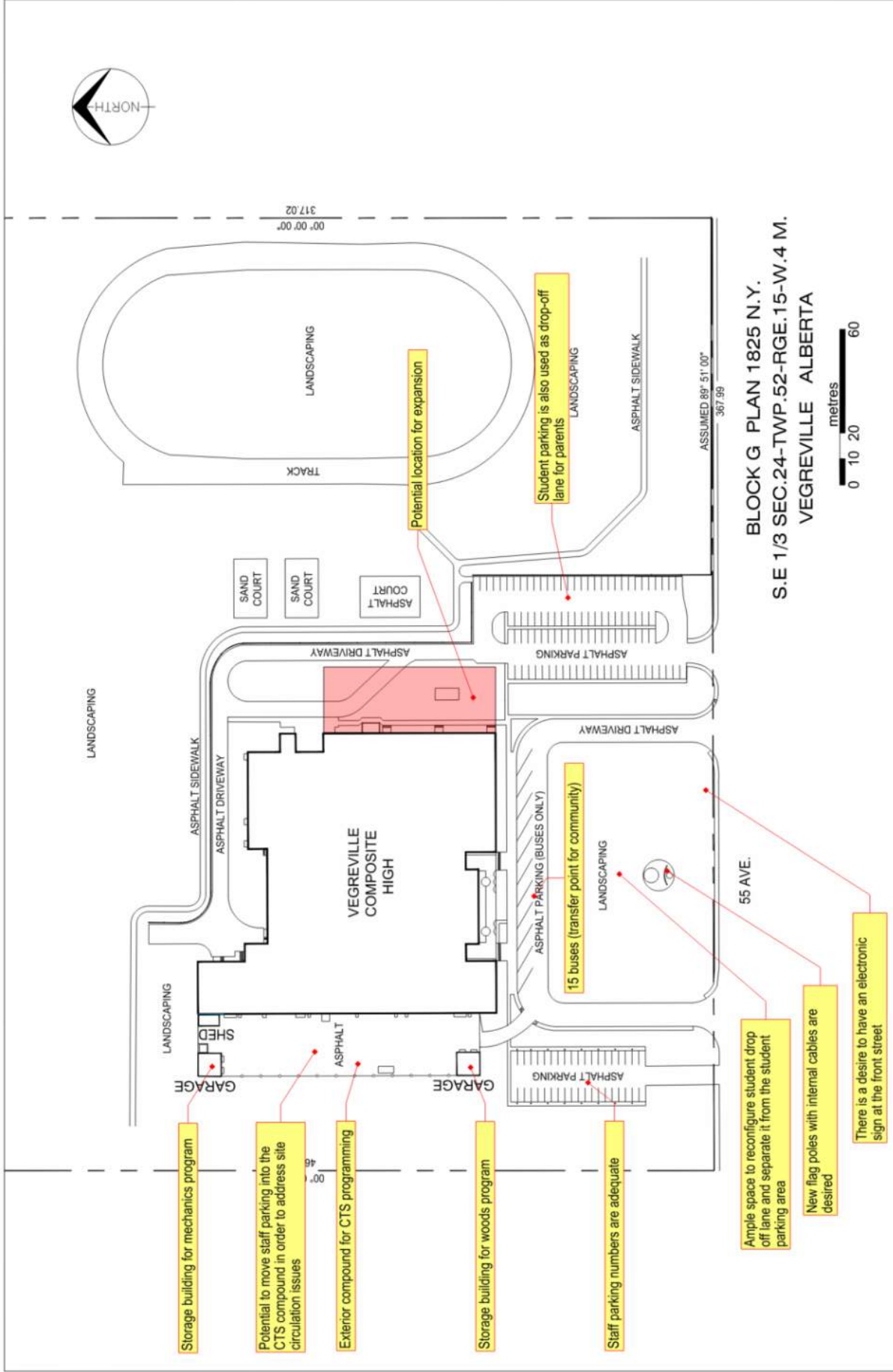
**Total Area** 8,109.0

**Area per Student** 8.44



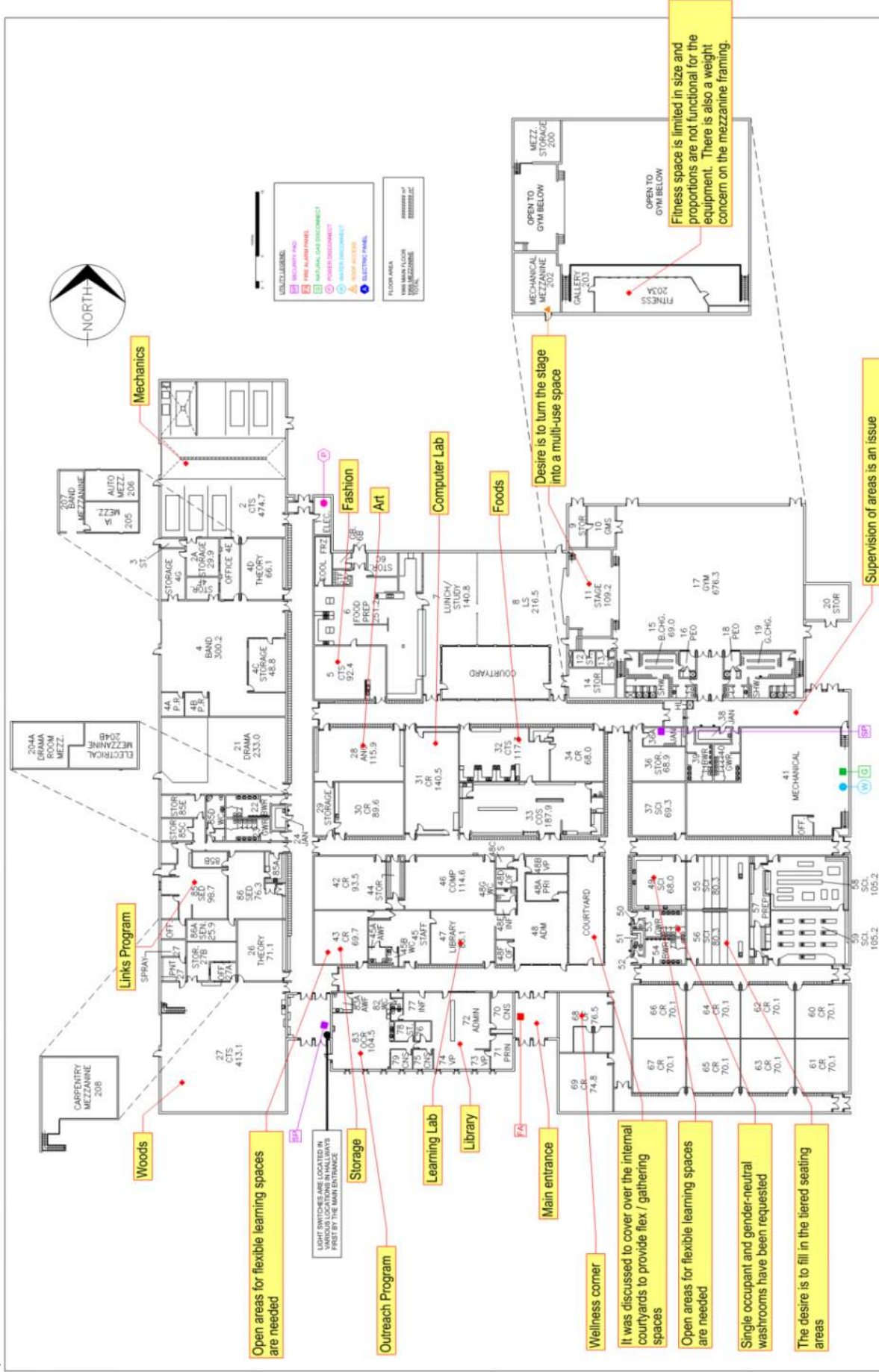
Vegreville Composite High School



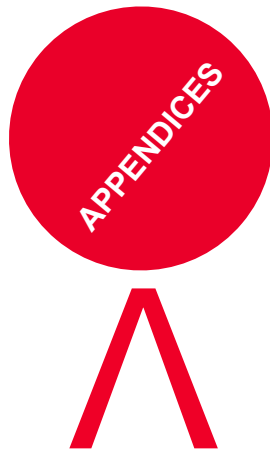


BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA

 <p><b>Elk Island Public Schools Facility Services</b></p>	<b>VEGREVILLE COMPOSITE HIGH</b>		E.I. File	VJS46SBB
	6426 - 55 AVE., VEGREVILLE		F.C.	868
			S.C.	3610
			DATE:	May 16, 2022
			Sheet	1 of 3



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p>		<p><b>UTILITY PLAN</b></p>		E.I. File	VJS46SBB	
	<p>6426 - 55 AVE., VEGREVILLE</p>		<p>DATE: May 16, 2022</p>		F.C.	868	
						S.C.	3610
						Sheet	2 of 3



**6.0 APPENDIX D: IDEA EVALUATION MATRIX  
- INDIVIDUAL RESPONSES**



#7 is good (A.L.H unaffected)

#2 is good long-term

EIPS Vegreville Value Scoping - Evaluation Sheet

LEGEND  
 Option Addresses the Evaluation Criteria:  
 y = yes  
 n = no  
 m = maybe

\* extremely ...  
 \*\* hopefully

Option	Description	Improve Supervision	Programing Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Improve Utilization Rates for the Schools	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a desirable size	Community Acceptance	Exterior play amenities
1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Option 5 - Build a New K-12 Replacement School / Demolish A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Comments: Provide one like and one dislike about each option.

Fixed, but all 3 playgrounds are expiring + need replacing Summer 2023 ...  
 K-12 → an option long term but will need PR in community to self.  
 with new playgrounds...  
 with new playgrounds...  
 with new playgrounds...  
 which are highly valued; unlikely to be approved.  
 must \$B + A.L.H doesn't hold anything w/ itself.

Ukrainian lang. Culture  
 16 @ A.L.H  
 will take time  
 2nd floor.  
 Ukrainian  
 of Gr. 5-6?

EIPS Vegreville Value Scoping - Evaluation Sheet

LEGEND

Option Addresses the Evaluation Criteria:
y = yes
n = no
m = maybe

Evaluation Criteria

Option	Description	Improve Supervision	Programming Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a desirable size	Community Acceptance	Exterior play amenities
1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	Y	Y	Y	Y	M	M	?	Y	Y	Y	Y	Y	M	N	N	Y	Y	Y	Y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	Y
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	M	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	M	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Modernize/Reduction (Gym) VCHS to accommodate ALH as a K-12 school, with intentional design to maintain separation between K-6 and 7-12. An alternate would be replacing ALH with modernizing VCHS.

Comments: Provide one like and one dislike about each option.

many maybe's would be dependent upon a community partnership.

Believe there would be addition/modification to create more of an elementary "wing" and an additional gymnasium.

Not sure community would accept this option moving 5's? Are there more issues created operationally moving 5's to a different learning style than j-high.

Possible - though would want to ensure accurate #'s used for town growth projections.

No replacement of VCHS!

EIPS Vegreville Value Scoping - Evaluation Sheet

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Evaluation Criteria

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	M	M	M	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	M	M	M	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	T	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	T	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	T	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	T	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	T	T	T	M	M	M	M	M	M	T	T	T	T	T	M	M	M	N	M	M	M

Comments: Provide one like and one dislike about each option.

Retain CTS spaces allow for partnerships

a.k. - improve supervision







EIPS Vegreville Value Scoping - Evaluation Sheet

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Evaluation Criteria

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y

Comments: Provide one like and one dislike about each option.

Yes because A.L. Horton need to be updated -- modernizing could be delayed & placed on new site but not improve sch. delivery to 5-12 away from other elem. students & teacher collaboration  
 NO reduction in operational costs still need 2 principle

\* only if can keep GTS space if right size

EIPS Vegreville Value Scoping - Evaluation Sheet

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Evaluation Criteria

Option	Description	Improve Supervision	Programming Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Improve Utilization Rates for the Schools	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a desirable size	Community Acceptance	Exterior play amenities	Comments: Provide one like and one dislike about each option.	
1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Least disruptive - fairly costly - Govt meet. \$52m	
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Cost effect - likely to produce greatest resistance \$39m	
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Utilized best qualities of VCHS \$47m	
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Best to both groups - Least disruptive \$48m	
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	wants a second bid \$44m	
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Seems reasonable \$10m	
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Risk of program loss at VCHS \$53m	
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	Seems reasonable \$57m	

6A - K 6 - 7-12  
6B K-8, 9-12.

What would be the benefit of increasing the student population and reducing the size of the school.

How many Gr 5 classes @ A.L.H. location?  
What is the deadline for competition?

EIPS Vegreville Value Scoping - Evaluation Sheet

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m = maybe

Evaluation Criteria

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS - <b>modernize</b>	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y

Comments: Provide one like and one dislike about each option.

modernize VCHS to become a K-12 school I feel is most ~~best~~ being for our back. we would utilize all the CTS space and bring program that VCHS doesn't have.

building new we lose CTS spaces

not an option in my opinion we have to much at VCHS A.L. Horton would need to look at the cost of each

EIPS Vegreville Value Scoping - Evaluation Sheet

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n = no

m = maybe

Evaluation Criteria

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Comments: Provide one like and one dislike about each option.

Con: keeps the two plants  
 Pro: Community Acceptance,  
 Removes Elementary from current location  
 Pro Improves Space Use  
 Pro Improves VCS  
 Cons: Programming 5-6  
 Cons 2 plants  
 loss of Cts (con)  
 Pro Continuity of Program  
 loss of Cts  
 Pro Right size 21 century.  
 Con ALH  
 Pro Improve ~~Community~~ Maintenance  
 Con: ALH  
 Pro Strong Community support

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	M	Y	N	M	M	Y	M	N	N	N	Y	Y	Y	M	N	N	N	N	N	N	Y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	M	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	M	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	M	Y	Y	Y	M	Y	Y	Y	M	M	N	N

Comments: Provide one like and one dislike about each option.

Pro: maintain CTS Con: Costs/Utilization problems continue

Pro: maintain CTS most effective / least disruptive for elementary Con: adjusting bus/parking will not be accepted if not completed w/ community requests

Pro: maintain a better utilized CTS / improved AL Horton Sightlines Con: high cost + disruptive to students

Pro: maintain CTS Con: disruptive + extreme reductions

Pro: no student disruption Con: using CTS, still need site fixed to accommodate new site (ie roads)

Pro: no student disruption Con: lost CTS space + flex space

Pro: maintain CTS + usability for elementary Con: AL Horton not a priority + Comp would need drastic reduction

Pro: maintain CTS Con: AL Horton not a priority

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M = maybe

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	Y	Y	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	N	Y	M	M	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	N	N	N
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N

Ranking

4

2

3

5

6

Comments: Provide one like and one dislike about each option.

Not fiscally great. Retain CTS

Retain CTS component. Parking issues can be dealt with.

Best value. Elementary away from communities.

Solves some of the Utilization issues, keep on-site.

Worry about reduction causing space issues, loss of programming. Better utilize space

Loss CTS - not great for community.

Not viable from a financial point, VCHS needs modernization, but structurally sound, losing CTS.

Modernization necessary as long as retention doesn't affect CTS programming. Improve Utilization

Can't justify new AL Horton school

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1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	Y	Y	N	N	N	N	N	N	M	Y	Y	Y	Y	M	N	N	N	Y	M	
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	M	Y	Y	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Comments: Provide one like and one dislike about each option.

Positive for A.L. Horton  
 Positive for VCHS. Still has a lot of space for new student enrollment.  
 The K-12 model would be an adjustment for both schools and the community.  
 VCHS could easily accommodate with no reduction of programming opportunities.  
 This doesn't have the full range of activities. It just starts it.  
 Would reduce maintenance costs and under utilization.  
 Should not be well received by schools or community.  
 The loss of programming opportunities and CTS facilities would be drastic.  
 Not really a viable option.  
 The reduction would be difficult to accept as a community and the school.  
 Again, doesn't seem to be a viable option since VCHS is the larger of the two facilities.  
 A.L. could continue with upgrades that would be a replacement.



EIPS Vegreville Value Scoping - Evaluation Sheet

LEGEND

Option Addresses the Evaluation Criteria:
y = yes
n = no
m = maybe

Evaluation Criteria

Option	Description	Improve Supervision	Programming Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a desirable size	Community Acceptance	Exterior play amenities	
1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	y	y	y	y	y	n	y	m	m	m	y	y	y	n	y	y	y	m	n	n	n
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12	m	m	m	m	m	y	y	m	m	m	y	y	y	n	y	y	y	m	n	n	n
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS	m	m	m	m	m	y	y	m	m	m	y	y	y	n	y	y	y	m	n	n	n
5	Option 5 - Build a new K-12 Replacement School, Demolish A.L. Horton and VCHS	y	y	y	y	y	n	y	y	m	y	n	n	n	y	y	y	y	m	n	n	n
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	y	m	m	m	m	y	y	y	m	y	n	n	n	y	y	y	y	m	n	n	n
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	m	m	m	m	m	y	y	m	m	m	y	y	y	n	y	y	y	m	n	n	n
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	m	m	m	m	m	y	y	m	m	y	y	y	y	n	y	y	y	m	n	n	n

Comments: Provide one like and one dislike about each option.

will increase utilization rate  
 more robust CTS and Fine Arts programs when offered in one school  
 same as  
 will increase utilization rate  
 limits program delivery in Grades 7-12  
 AEd will not approve  
 will increase utilization rate  
 no reason AEd will not approve a replacement school.

EIPS Vegreville Value Scoping - Evaluation Sheet

LEGEND

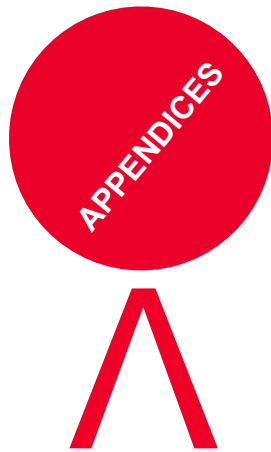
Option Addresses the Evaluation Criteria:
y = yes
n = no
m = maybe

Option	Description	Improve Supervision	Programing Opportunities	Systems Upgrades	Improve Functionality / Efficiency	Improve Education Delivery for All Students	Support Student Learning	Maintain Community Presence / Access	Sustainable	Accessibility / Inclusiveness	Site Safety	Aesthetics	Retain Program Integrity	Walkable Community	Reduction of Operational Costs	Reduce Construction Disruption	Best Value for Money	Meets Alberta Education Guidelines	Capacity of School at a desirable size	Community Acceptance	Exterior play amenities	Comments: Provide one like and one dislike about each option.
1	Option 1 - Modernize Schools and Retain Current Capacities and Sizes	N	M	Y	M	Y	Y	N	N	Y	Y	Y	Y	Y	N	N	N	M	N	Y	N	Allows for growth a partnerships may allow for funding/dislike is may also not meet funding
2	Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton	M	M	Y	M	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Dislike that growth feel limited / like is save CTS sizes will never get that again Mug like is size CTS!
3	Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12 <del>High this option</del>	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Dislike after removed its gone / not well accepted / like not really Do not believe space works any maybe save CTS
4	Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS <del>High this option</del>	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Dislike huge removal loss of govt space. line not really any maybe save CTS
5	Option 5 - Build a new K-12 Replacement School / Demolish A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Like new/modern / dislike never get CTS size again will feel like space allotted is "good enough for now". Feels like small community got sent to some nice facility.
6	Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Nice New / will lose CTS size may be allotted water sized for growth
7	Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	No win lose size and not new numbers look good only win make
8	Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton	M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	M	N	M	Bad- lose CTS and not convinced enough space for K-5 not viable make not lose not good

Option 9. No

Option 2 is only option to retain CTS while adding space.

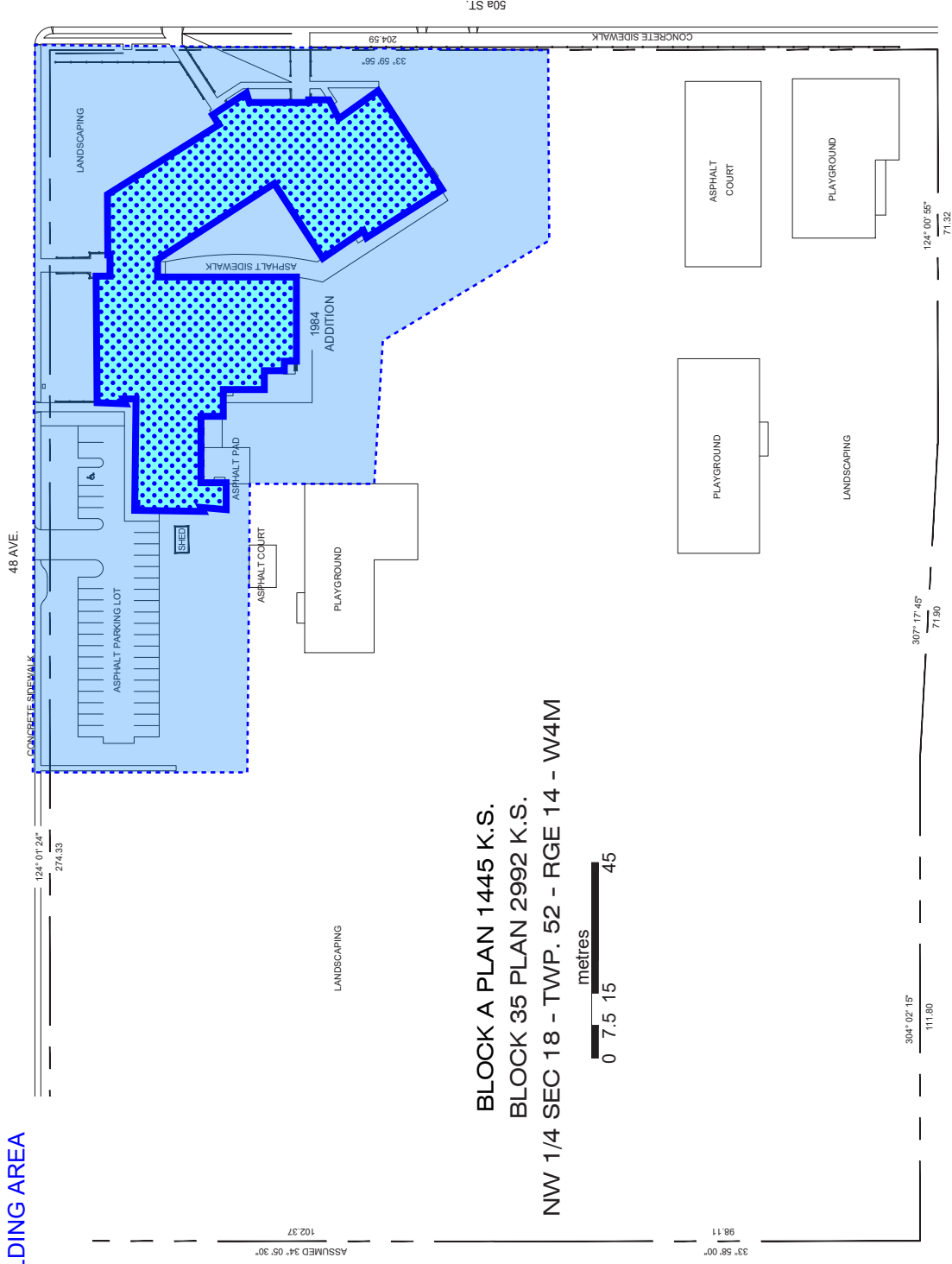
AK is not really in need.



## 7.0 APPENDIX D: BLOCK DIAGRAMS

**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

MODERNIZE BUILDING  
453 CAPACITY SCHOOL  
4063 sqm BUILDING AREA



BLOCK A PLAN 1445 K.S.  
BLOCK 35 PLAN 2992 K.S.  
NW 1/4 SEC 18 - TWP. 52 - RGE 14 - W4M



 <p>Elk Island Public Schools Facility Services</p>	<p><b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b> DATE: May 12, 2022</p>	<p>E.I. File ALH04SBB F.C. 869 S.C. 3611 Sheet 1 of 5</p>
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**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

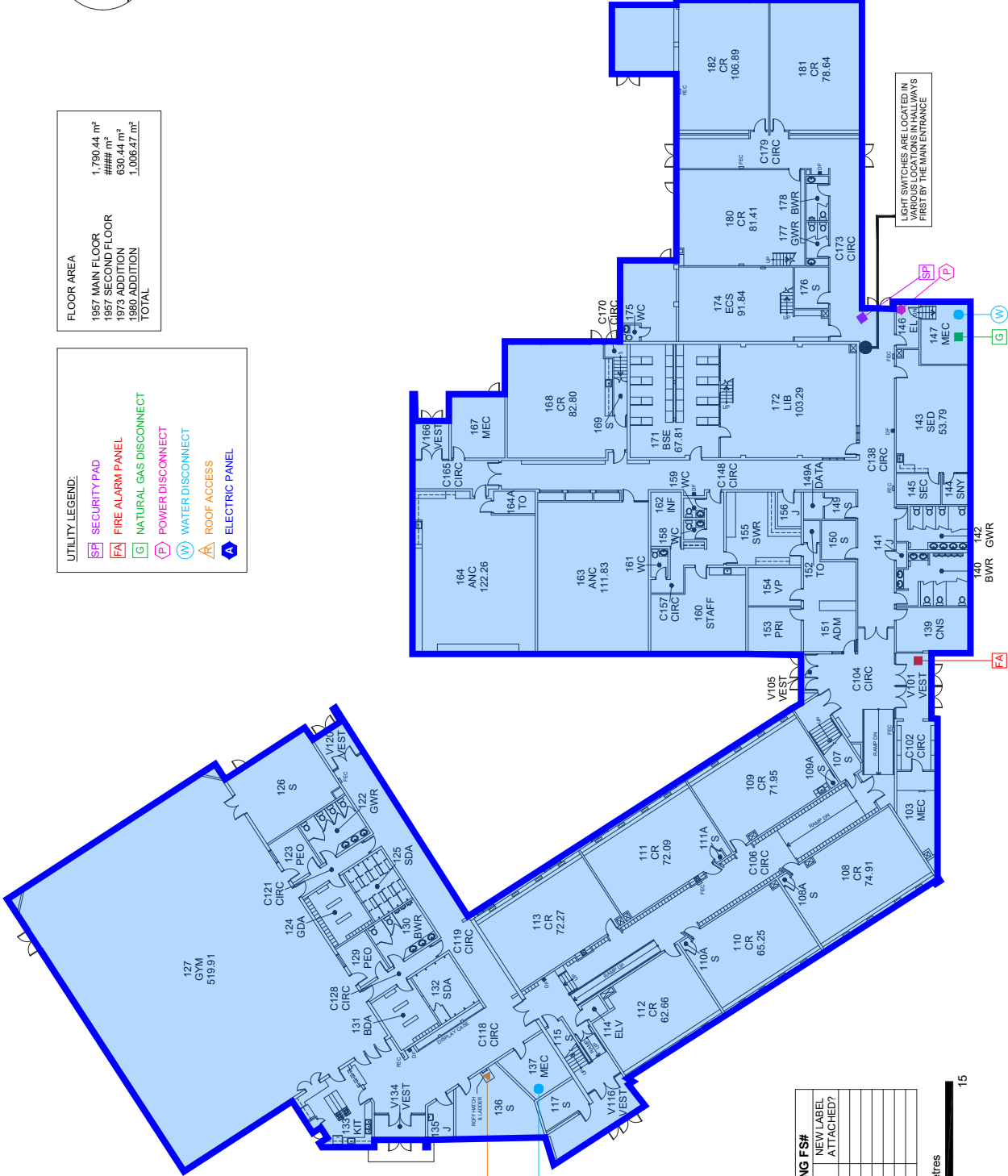


**FLOOR AREA**

1957 MAIN FLOOR	1,790.44 m <sup>2</sup>
1957 SECOND FLOOR	### m <sup>2</sup>
1973 ADDITION	630.44 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

	SECURITY PAD
	FIRE ALARM PANEL
	NATURAL GAS DISCONNECT
	POWER DISCONNECT
	WATER DISCONNECT
	ROOF ACCESS
	ELECTRIC PANEL



**MISSING FS#**

NEW LABEL	NEW LABEL ATTACHED?
109A	
109B	
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110B	
203A	
203B	
206A	



E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	2 of 5

**F1 UTILITY PLAN**

DATE: May 12, 2022

**A.L. HORTON  
ELEMENTARY**

5037 - 48 AVE., VEGREVILLE

**Elk Island Public Schools  
Facility Services**



**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

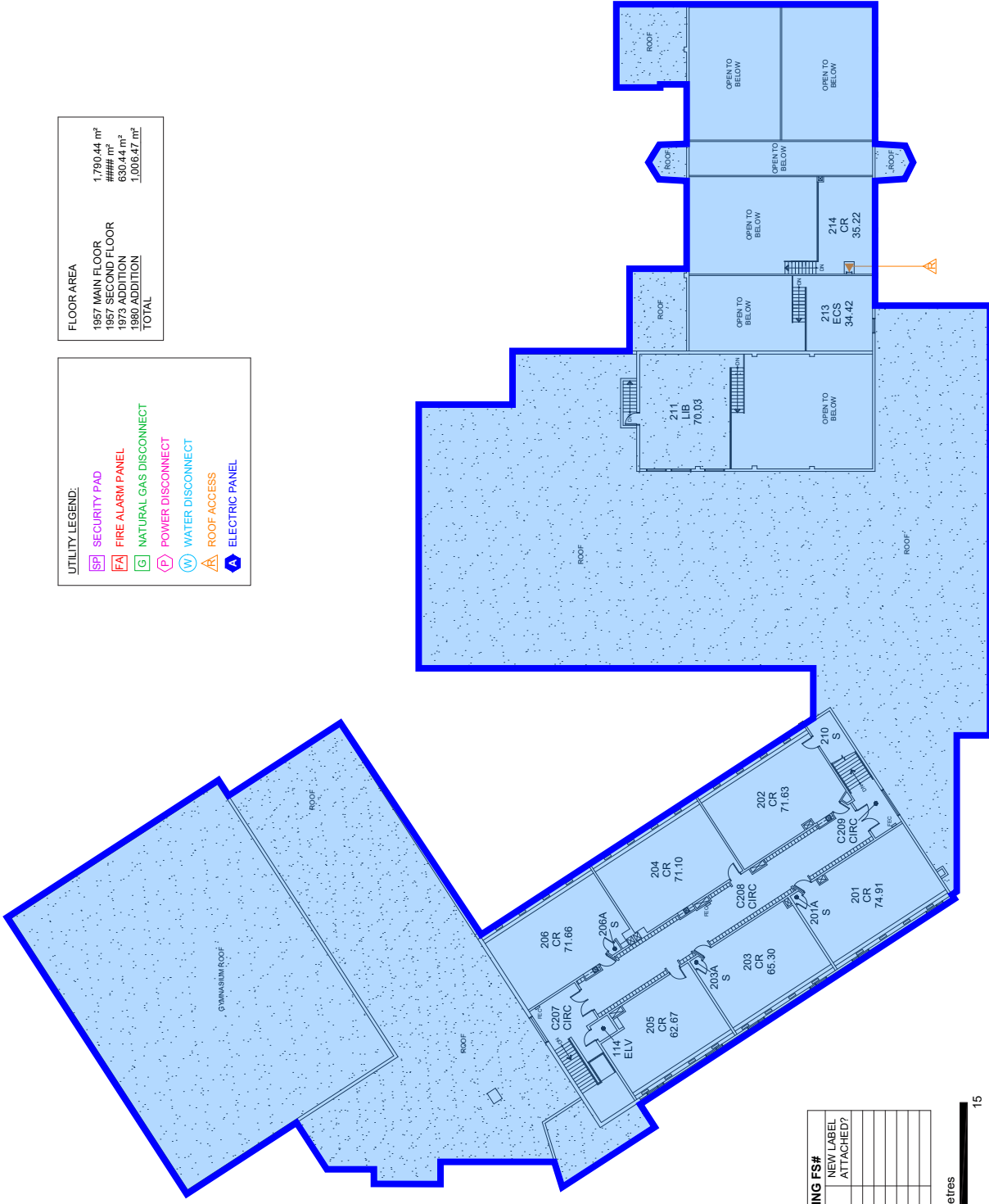


**FLOOR AREA**

1987 MAIN FLOOR	1,790.44 m <sup>2</sup>
1987 SECOND FLOOR	444.41 m <sup>2</sup>
1975 ADDITION	630.41 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL



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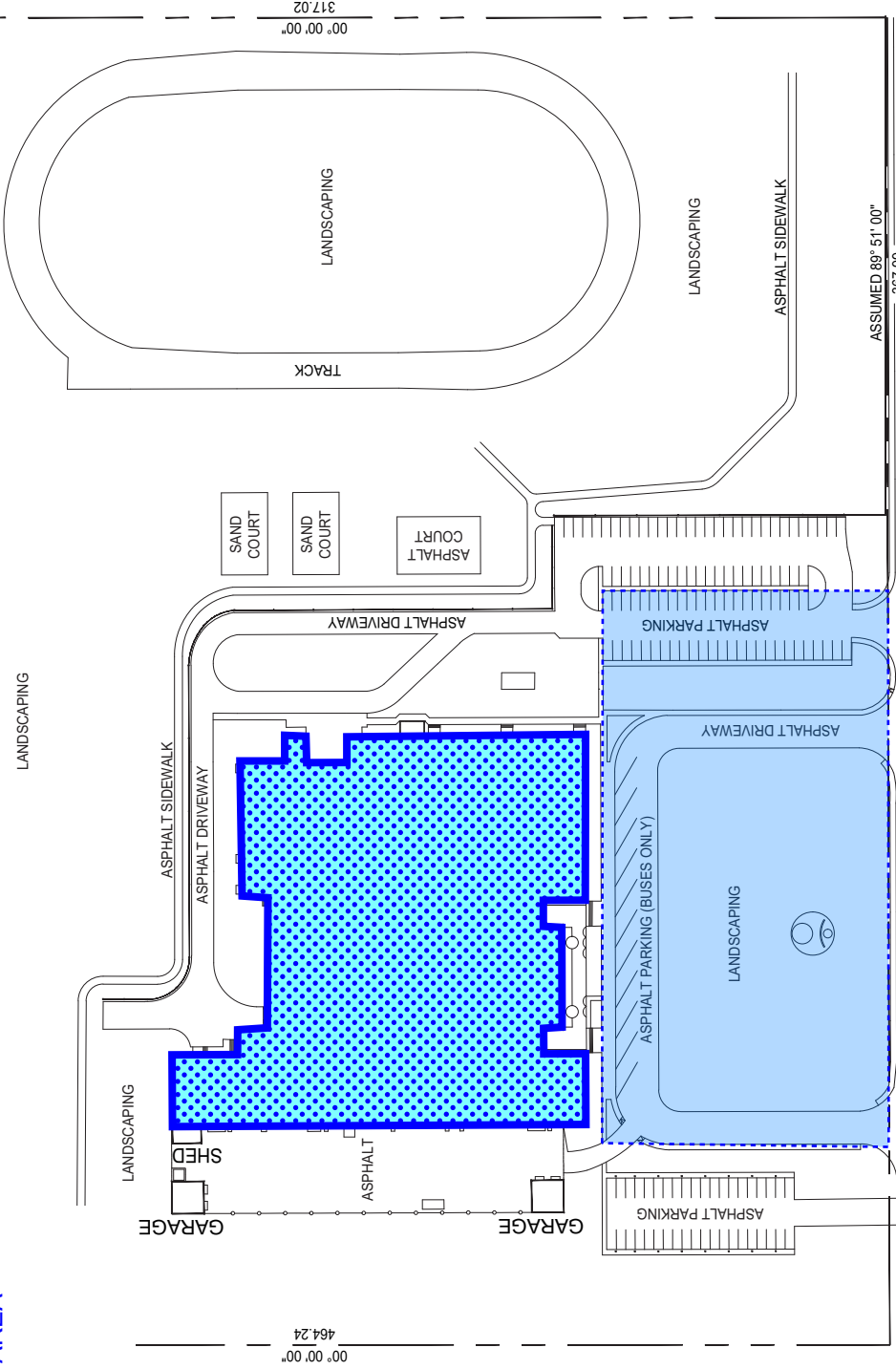
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 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>A.L. HORTON ELEMENTARY</b></p> <p>5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	<p>E.I. File ALH04SBB</p>
		<p>DATE: May 12, 2022</p>	<p>F.C. 869</p> <p>S.C. 3611</p> <p>Sheet 3 of 5</p>

**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**

MODERNIZE BUILDING  
 971 CAPACITY SCHOOL  
 9985 sqm BUILDING AREA



55 AVE.

BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



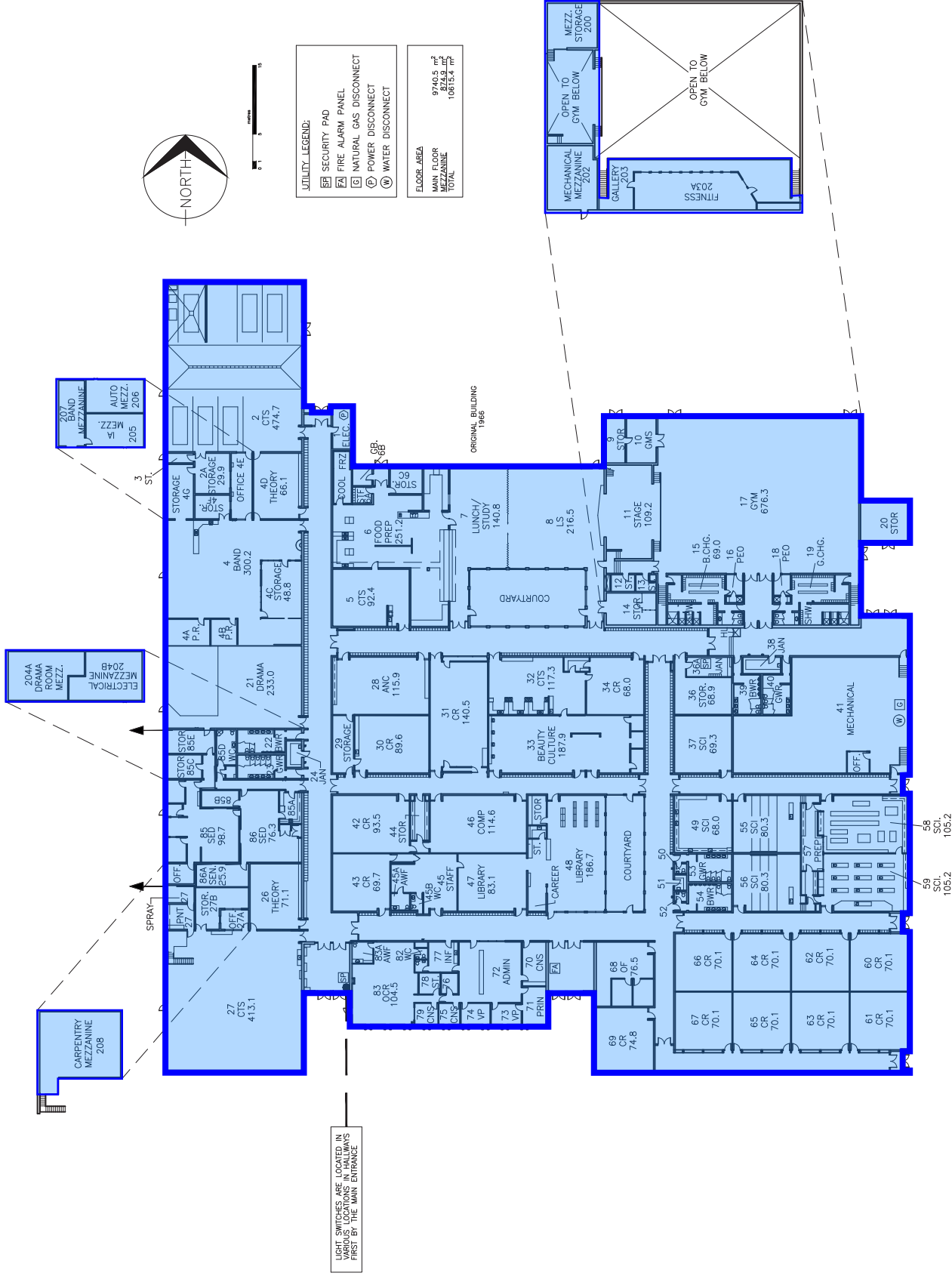
**Elk Island Public Schools  
 Facility Services**

**VEGREVILLE COMPOSITE HIGH**  
 6426 - 55 AVE., VEGREVILLE

**SITE PLAN**

E.I. File	VJS46SBB
F.C.	868
S.C.	3610
DATE:	May 16, 2022
Sheet	1 of 3

**OPTION 1: MODERNIZE BOTH SCHOOLS (LEAVE BOTH AREAS)**



**Elk Island Public Schools**  
Facility Services

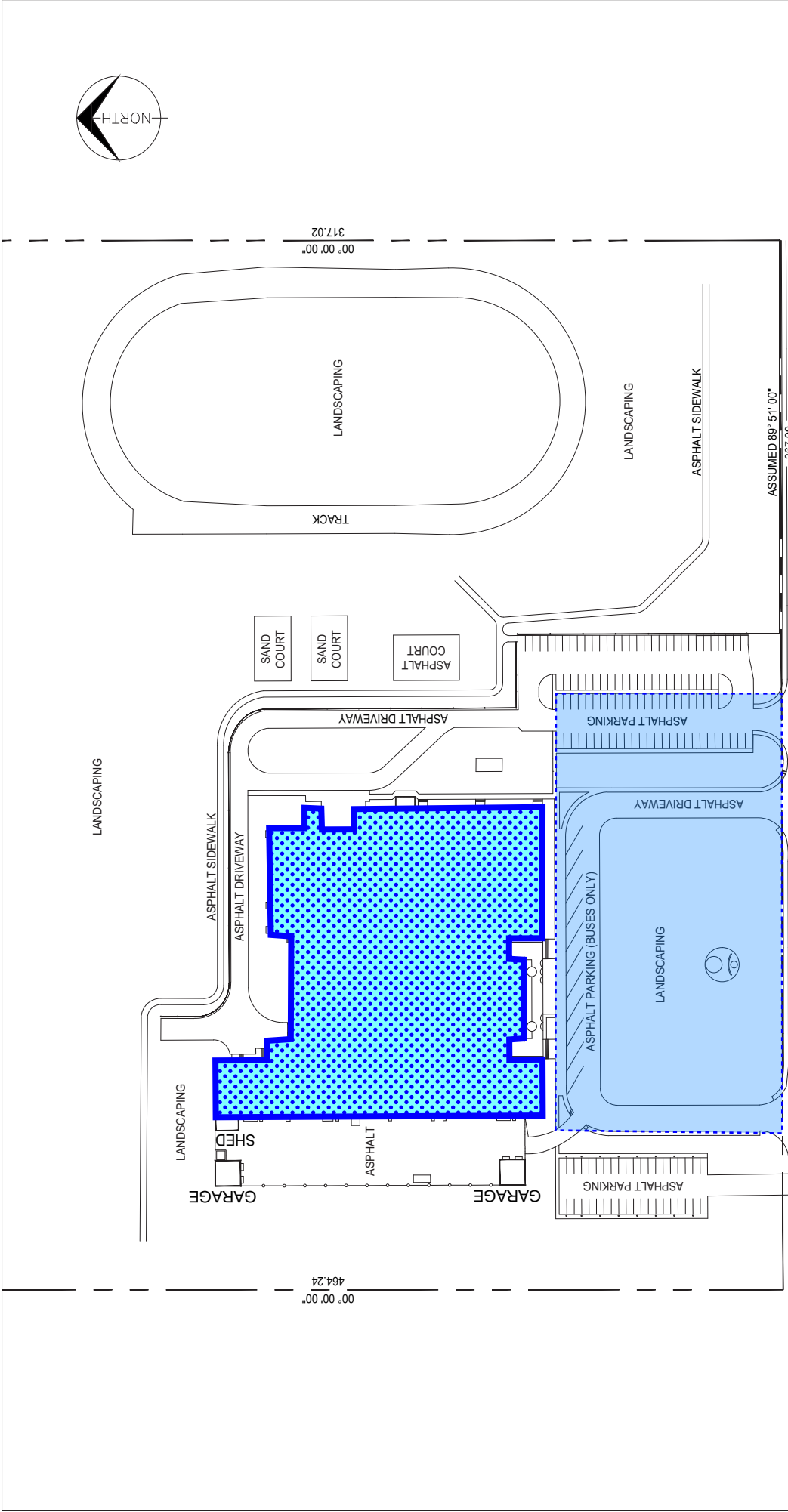
**VEGREVILLE**  
**COMPOSITE HIGH SCHOOL**  
6426 - 55 AVE., VEGREVILLE

**FLOOR PLAN**  
DATE OCTOBER 14, 2021

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4



**OPTION 2: 9985sqm CONVERT TO K-12 765 CAPACITY SCHOOL = 1021SQM**



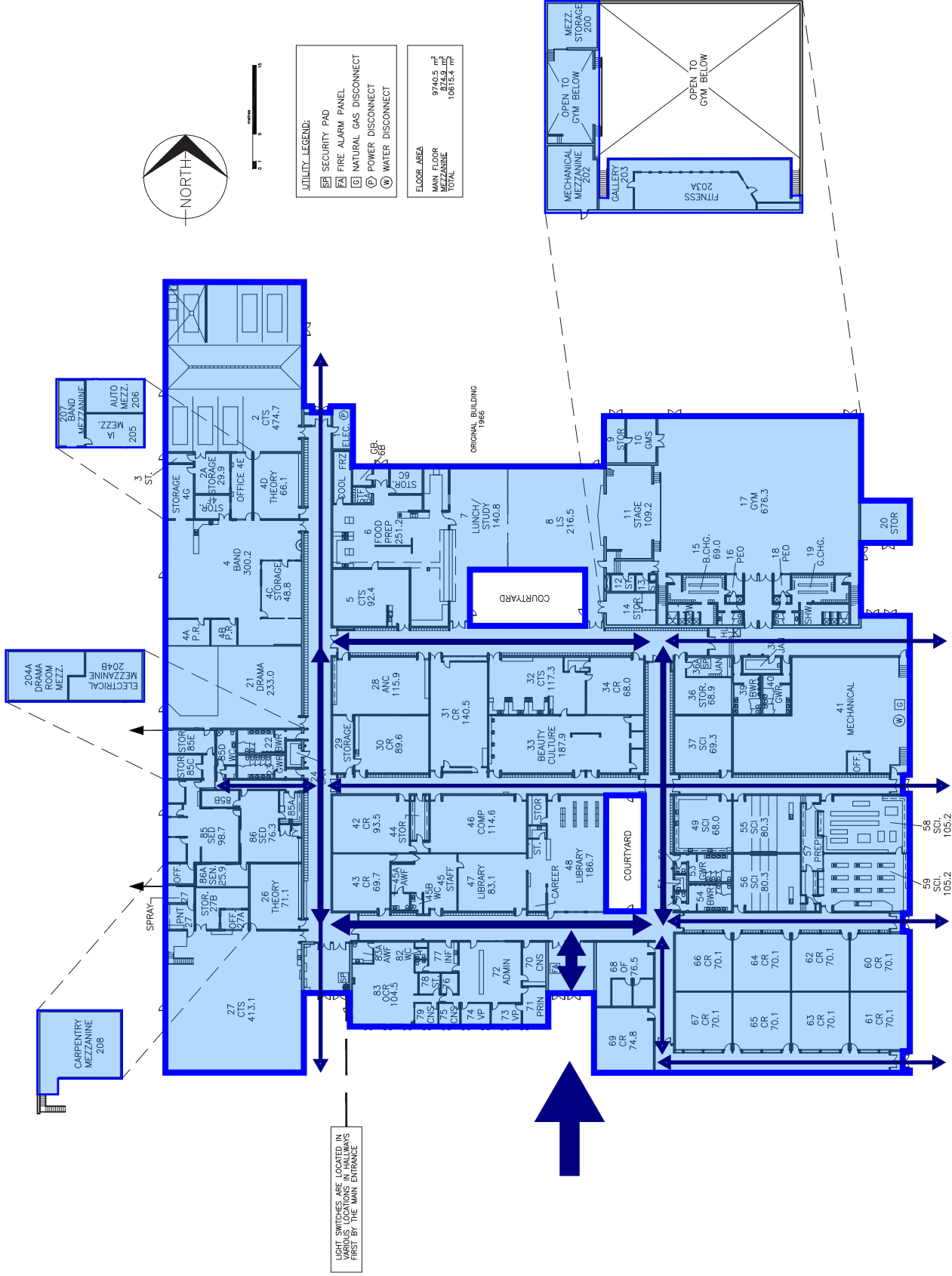
**BLOCK G PLAN 1825 N.Y.**  
**S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.**  
**VEGREVILLE ALBERTA**

55 AVE.

metres  
 0 10 20 60

 <p><b>Elk Island Public Schools</b>                  Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>		<p>E.I. File VJS46SBB</p>
		<p>DATE: May 16, 2022</p>		<p>F.C. 868</p>
		<p>Sheet 1 of 3</p>		<p>S.C. 3610</p>

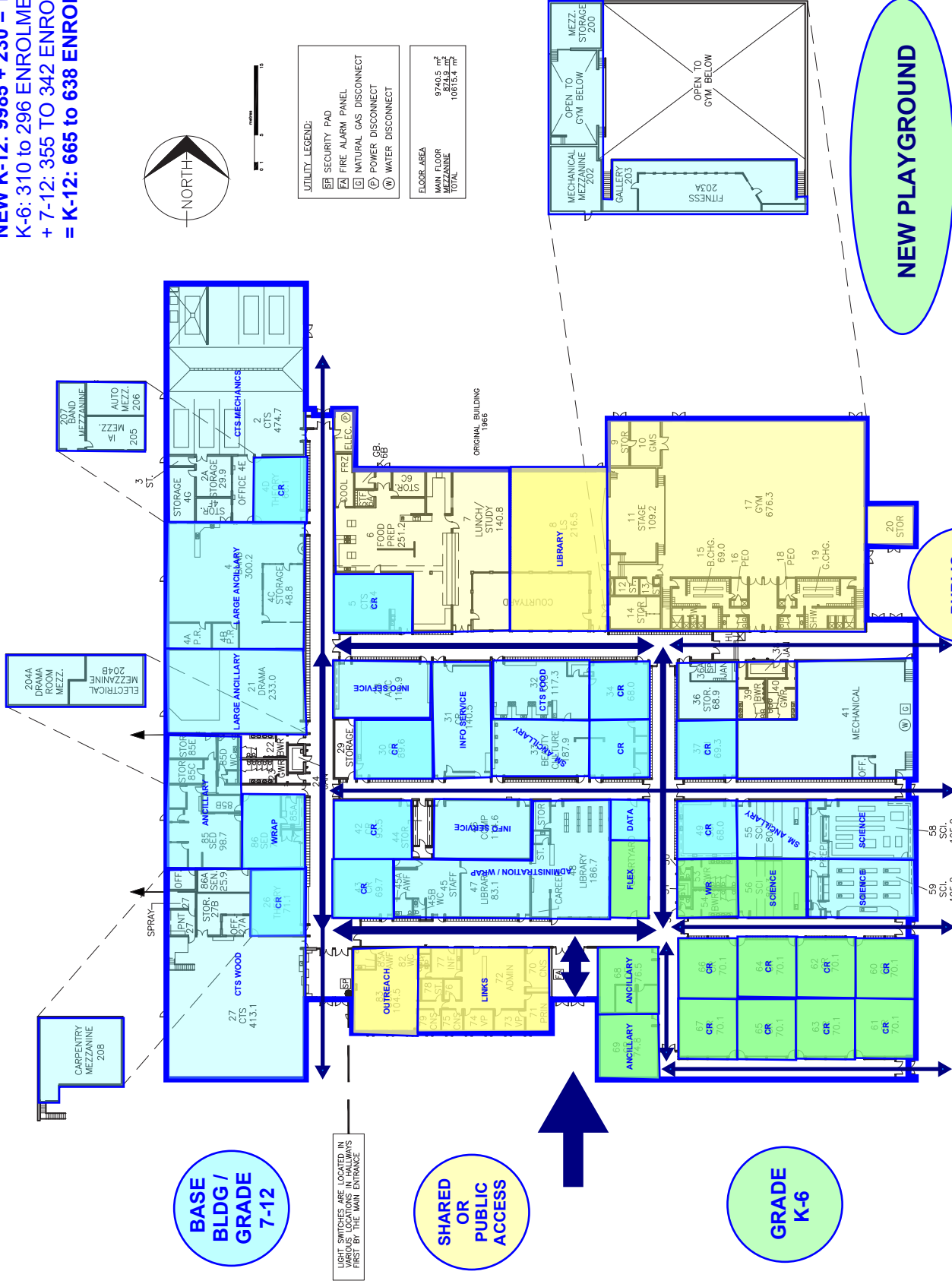
**OPTION 2: 9985sqm CONVERT TO K-12 765 CAPACITY SCHOOL = 6984sqm (~30% area)**



	<b>VEGREVILLE COMPOSITE HIGH SCHOOL</b> 6426 - 55 AVE., VEGREVILLE	<b>FLOOR PLAN</b>	BID VJS46SBB
	<b>Elk Island Public Schools</b> Facility Services	<b>VEGREVILLE COMPOSITE HIGH SCHOOL</b>	F.C. 868
	DATE OCTOBER 14, 2021	SHEET 4/4	S.C. 3610

**OPTION 2: 9985sqm CONVERT TO K-12 765 CAPACITY SCHOOL = 10215sqm**

**NEW K-12: 9985 + 230 = 10215sqm**  
**K-6: 310 to 296 ENROLLMENTS**  
**+ 7-12: 355 TO 342 ENROLLMENTS**  
**= K-12: 665 to 638 ENROLLMENTS**



**BASE BLDG / GRADE 7-12**

**SHARED OR PUBLIC ACCESS**

**GRADE K-6**

**NEW PLAYGROUND**

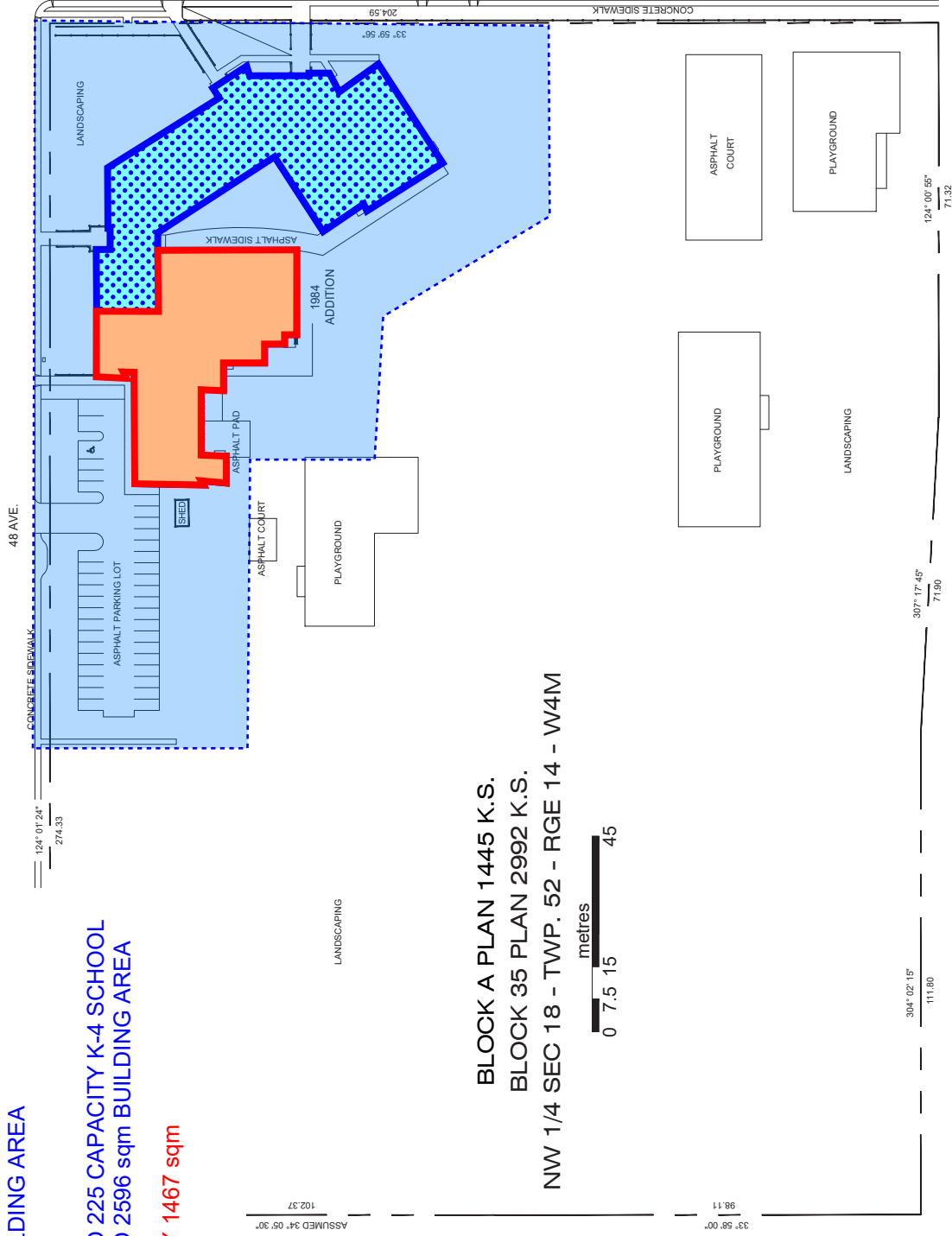
**PUBLIC ACCESS**

<p><b>Elk Island Public Schools</b> Facility Services</p>	<p><b>VEGREVILLE HIGH SCHOOL</b> COMPOSITE HIGH SCHOOL</p>		<p><b>FLOOR PLAN</b></p>		BID	VJS46SBB
	<p>6426 - 55 AVE., VEGREVILLE</p>		<p>DATE OCTOBER 14, 2021</p>		F.C.	868
				S.C.	3610	4/4

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

SHRINK & MODERNIZE BUILDING  
 225 CAPACITY K-4  
 2596 sqm BUILDING AREA  
 SITE WORK

- ▶ REDUCE TO 225 CAPACITY K-4 SCHOOL
- ▶ REDUCE TO 2596 sqm BUILDING AREA
- ▶ **REDUCE BY 1467 sqm**  
- 36%



BLOCK A PLAN 1445 K.S.  
 BLOCK 35 PLAN 2992 K.S.  
 NW 1/4 SEC 18 - TWP. 52 - RGE 14 - W4M

metres  
 0 7.5 15 45



**Elk Island Public Schools**  
 Facility Services

**A.L. HORTON  
 ELEMENTARY**  
 5037 - 48 AVE., VEGREVILLE

**SITE PLAN**

DATE: May 12, 2022

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

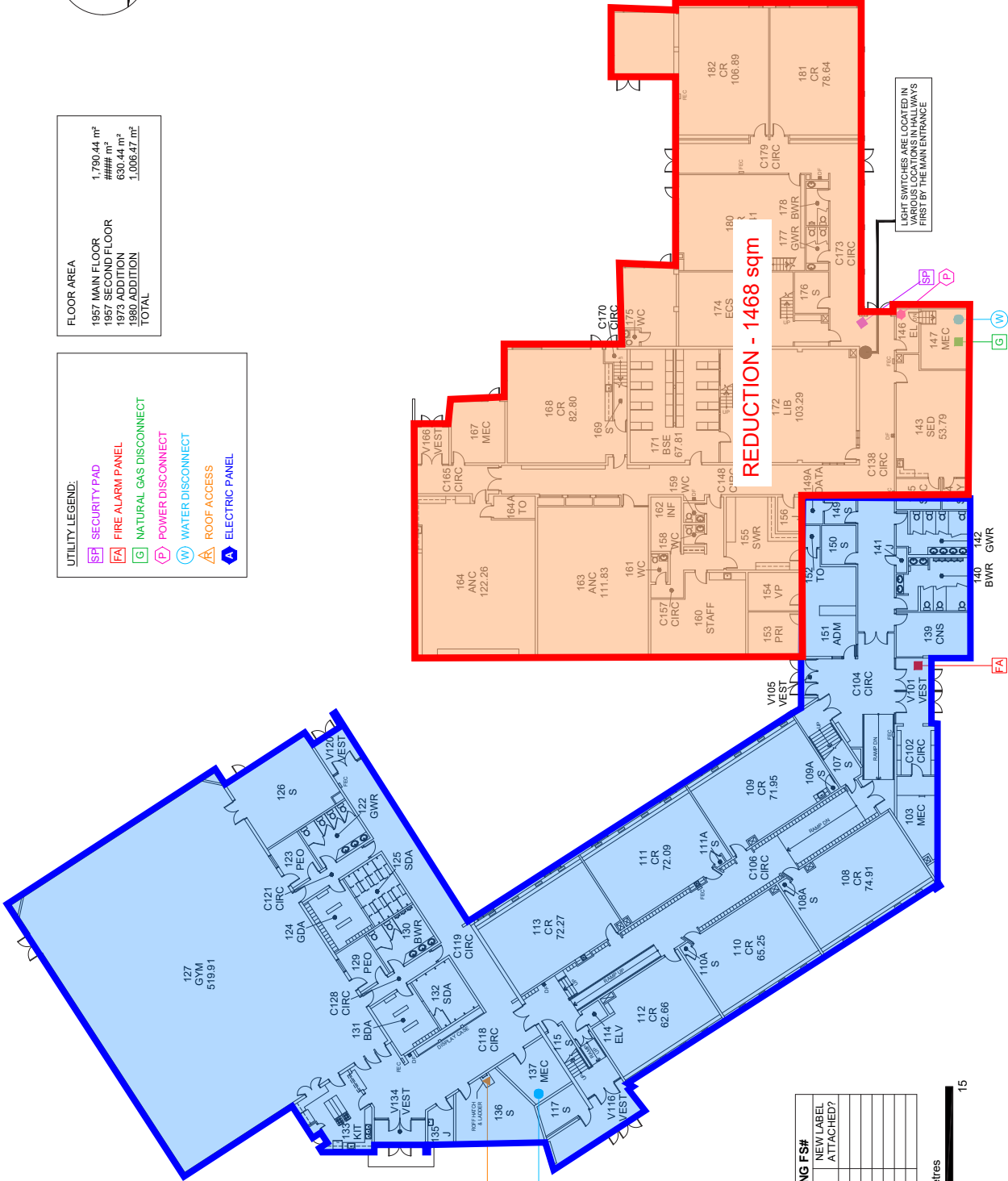


**FLOOR AREA**

1957 MAIN FLOOR	1,790.44 m <sup>2</sup>
1957 SECOND FLOOR	630.44 m <sup>2</sup>
1973 ADDITION	630.44 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL



**MISSING FS#**

NEW FS#	NEW LABEL ATTACHED?
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206A	



E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	2 of 5

<b>F1 UTILITY PLAN</b>	<b>DATE:</b> May 12, 2022
------------------------	---------------------------

**A.L. HORTON  
ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

**Elk Island Public Schools  
Facility Services**



**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

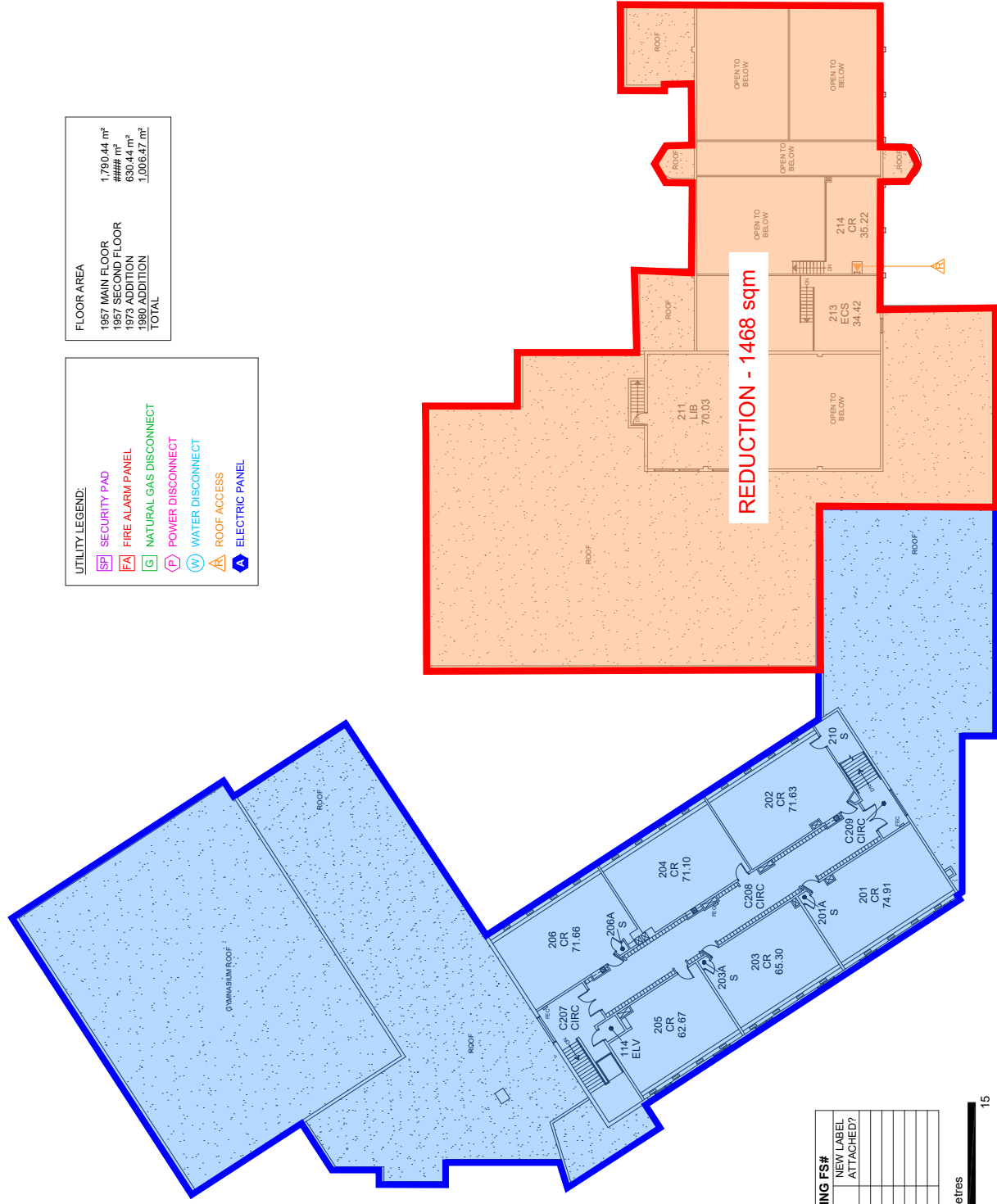


**FLOOR AREA**

1987 MAIN FLOOR	1,790.44 m <sup>2</sup>
1987 SECOND FLOOR	444.41 m <sup>2</sup>
1975 ADDITION	630.41 m <sup>2</sup>
1980 ADDITION	1,008.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL



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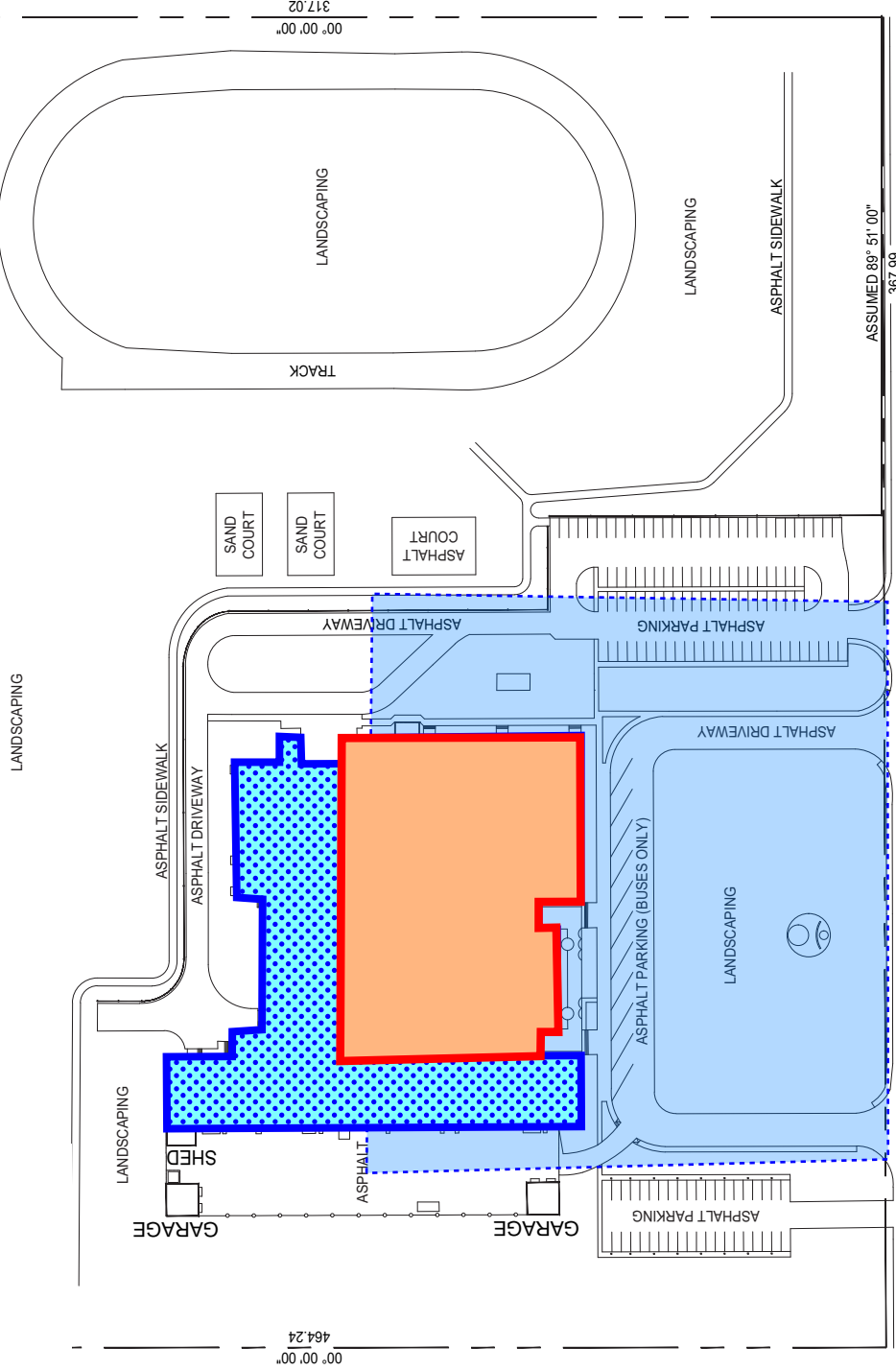
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206A	



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>A.L. HORTON ELEMENTARY</b></p> <p>5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	<p>E.I. File ALH04SBB</p>
		<p>DATE: May 12, 2022</p>	<p>F.C. 869</p> <p>S.C. 3611</p> <p>Sheet 3 of 5</p>

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

SHRINK & MODERNIZE BUILDING  
 500 CAPACITY 7-12  
 4398 sqm BUILDING AREA  
 SITE WORK



55 AVE.

BLOCK G PLAN 1825 N.Y.

S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



- ▶ REDUCE TO 500 CAPACITY SCHOOL
- ▶ REDUCE TO 4398 sqm BUILDING AREA
- ▶ REDUCE BY 5587 sqm  
- 56%



**Elk Island Public Schools  
 Facility Services**

**VEGREVILLE COMPOSITE HIGH**  
 6426 - 55 AVE., VEGREVILLE

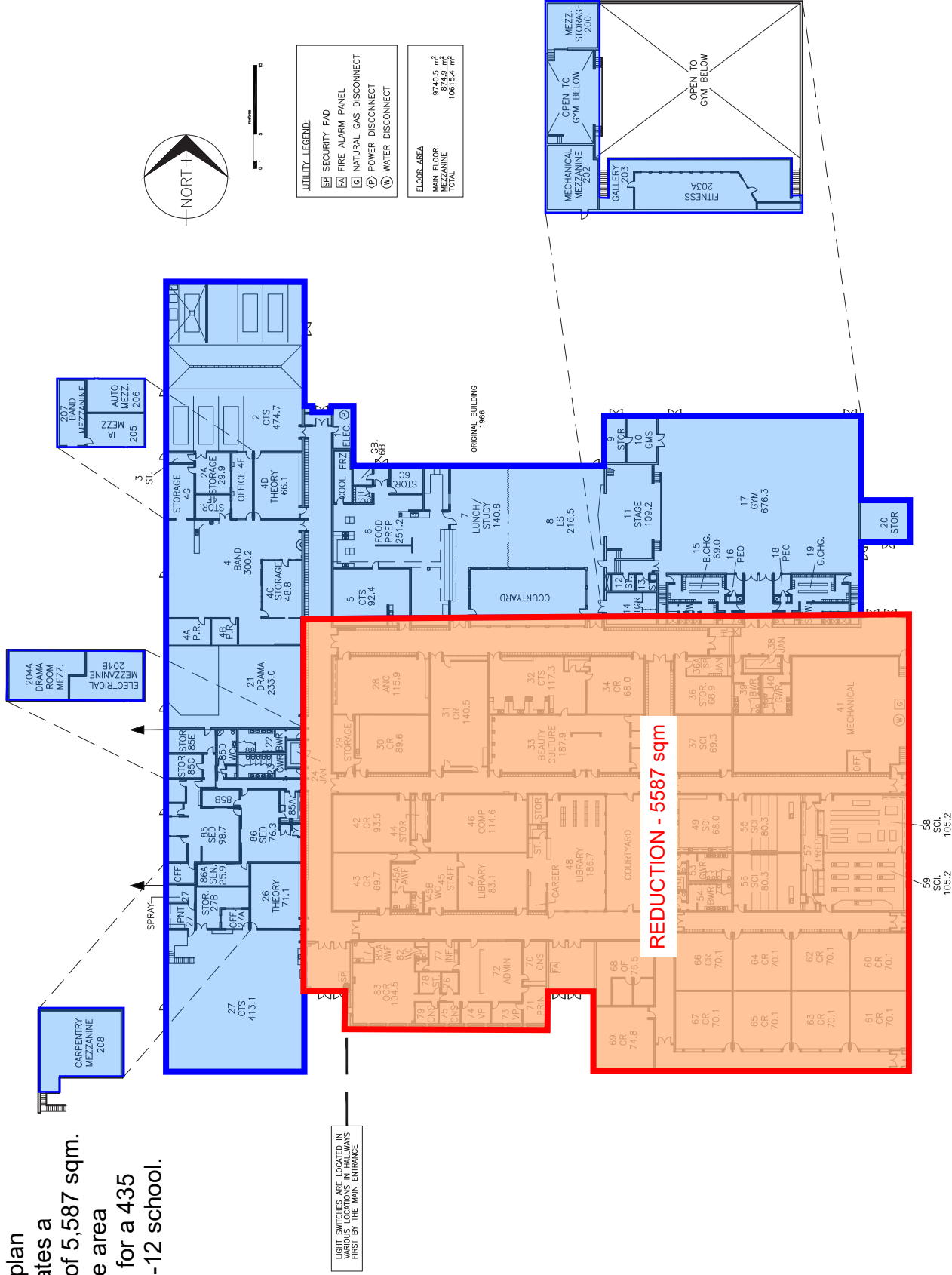
**SITE PLAN**

DATE: May 16, 2022

E.I. File	VJS46SBB
F.C.	868
S.C.	3610
Sheet	1 of 3

**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

This floor plan demonstrates a reduction of 5,587 sqm. to meet the area guidelines for a 435 capacity 7-12 school.



**Elk Island Public Schools**  
Facility Services

**VEGREVILLE**  
**COMPOSITE HIGH SCHOOL**  
6426 - 55 AVE., VEGREVILLE

**FLOOR PLAN**

DATE OCTOBER 14, 2021

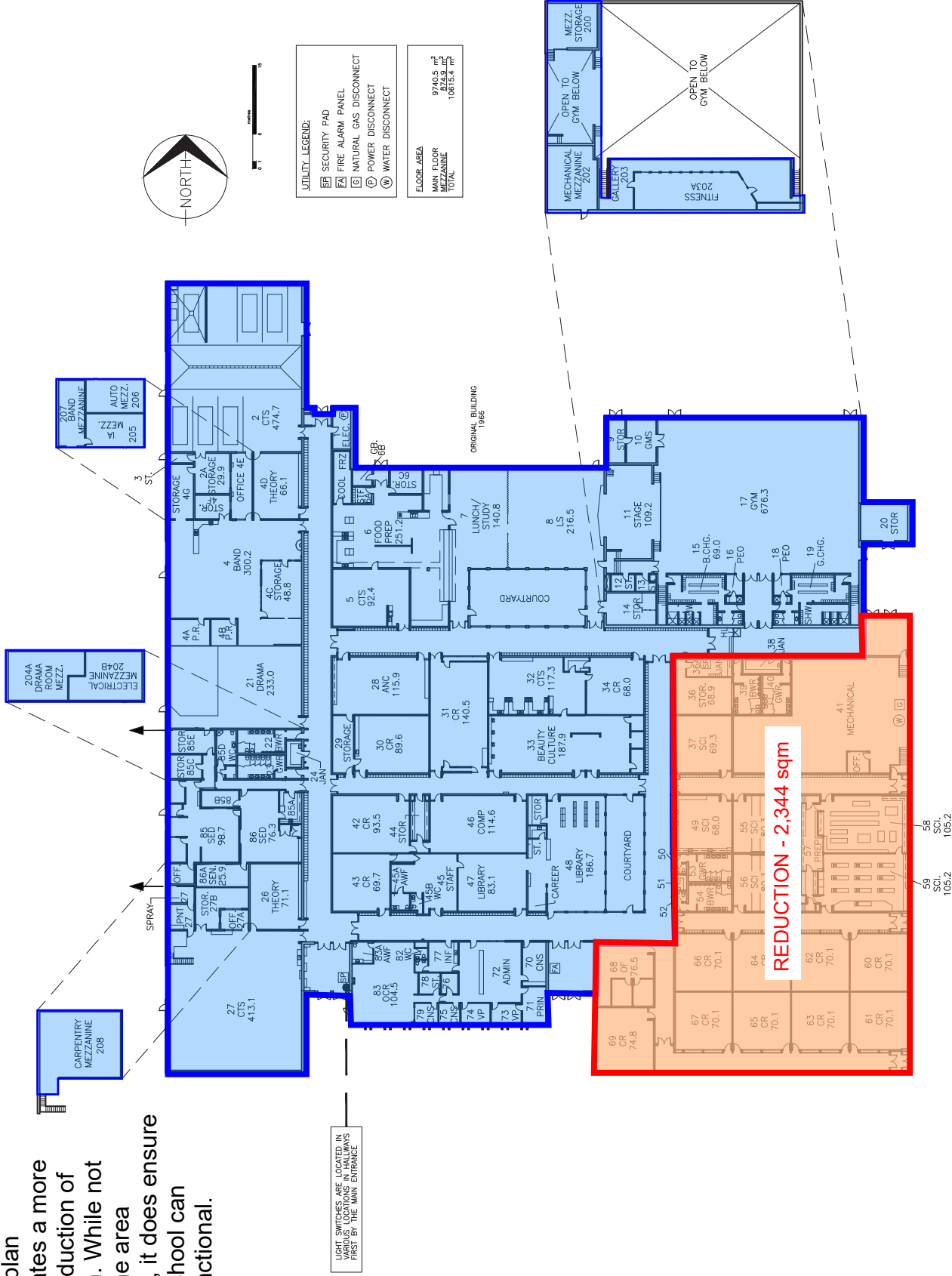
SHEET 4/4

BID	VJS46SBB
F.C.	868
S.C.	3610



**OPTION 3: MODERNIZE A.L. HORTON AS A K-4 AND MODERNIZE VCHS AS A 5-12, REDUCE AREA FOR BOTH**

This floor plan demonstrates a more realistic reduction of 2,344 sqm. While not meeting the area guidelines, it does ensure that the school can remain functional.



LIGHT SWITCHES ARE LOCATED IN VARIOUS LOCATIONS IN HALLWAYS FIRST BY THE MAIN ENTRANCE



**Elk Island Public Schools**  
Facility Services

**VEGREVILLE**  
**COMPOSITE HIGH SCHOOL**  
6426 - 55 AVE., VEGREVILLE

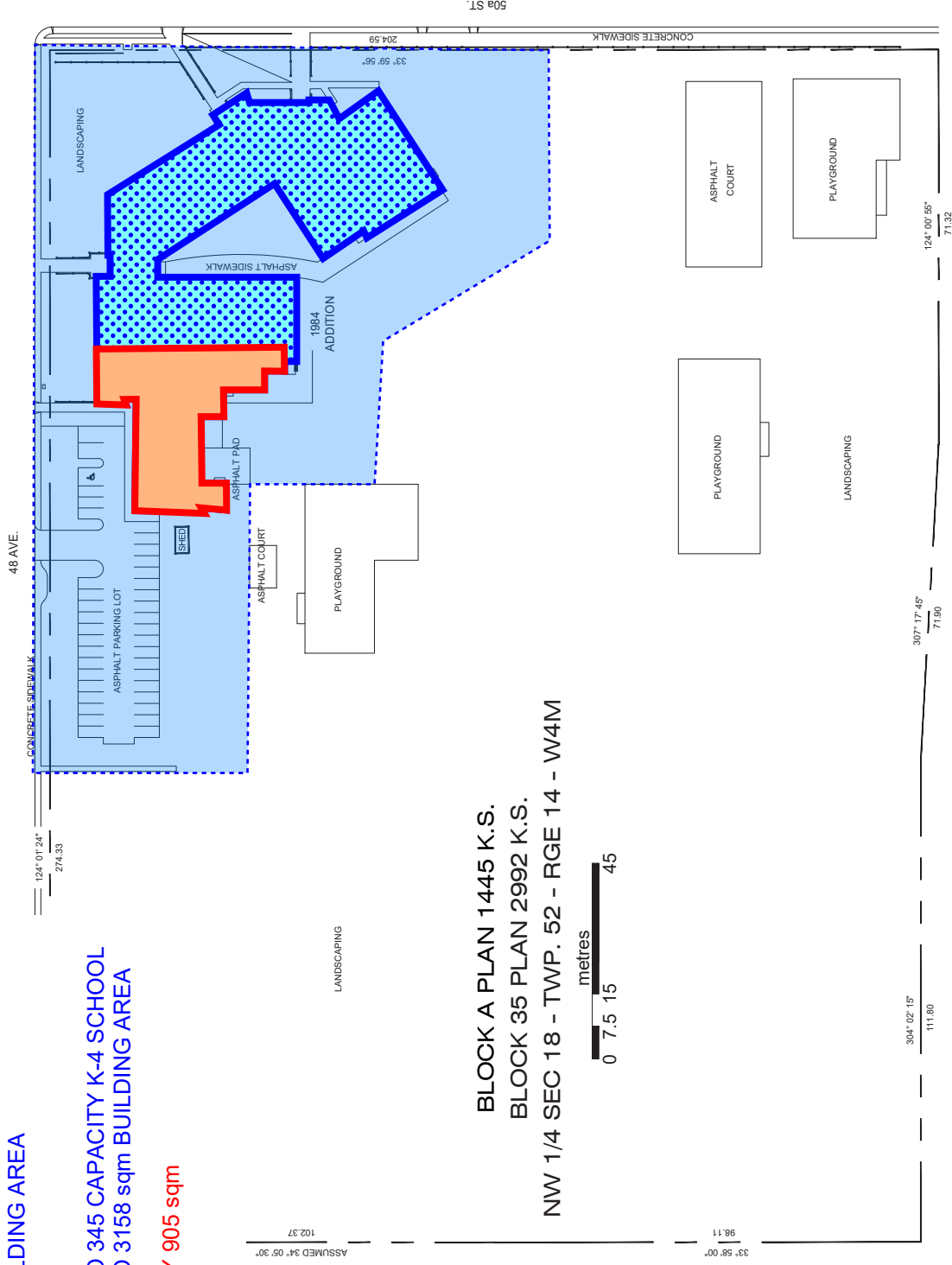
**FLOOR PLAN**  
DATE: OCTOBER 14, 2021

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

SHRINK & MODERNIZE BUILDING  
 345 CAPACITY K-6  
 3185 sqm BUILDING AREA  
 SITE WORK

- ▶ REDUCE TO 345 CAPACITY K-4 SCHOOL
- ▶ REDUCE TO 3158 sqm BUILDING AREA
- ▶ **REDUCE BY 905 sqm**  
- 22%



**Elk Island Public Schools**  
 Facility Services

**A.L. HORTON  
 ELEMENTARY**  
 5037 - 48 AVE., VEGREVILLE

**SITE PLAN**

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5

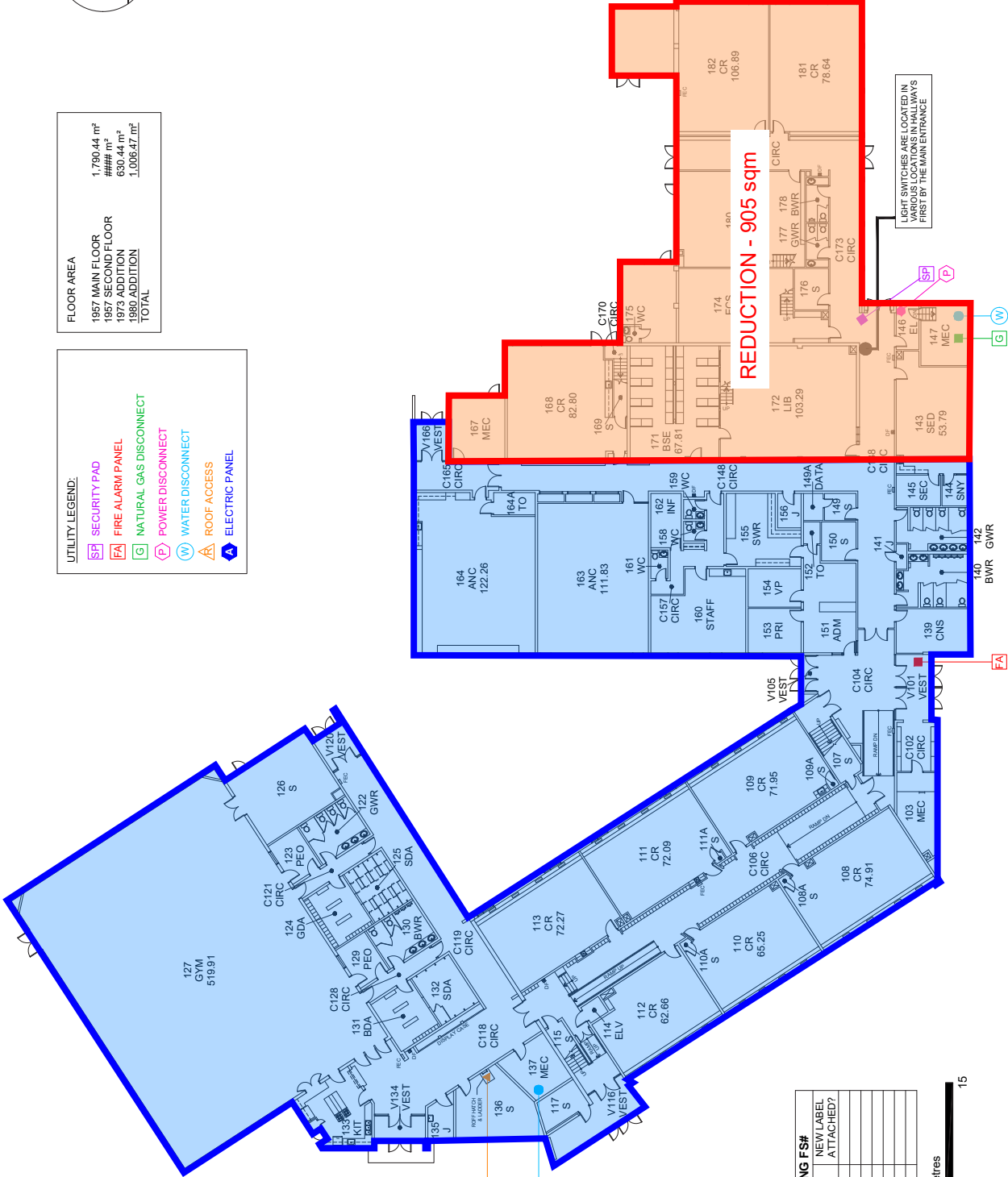
DATE: May 12, 2022

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**



FLOOR AREA	
1957 MAIN FLOOR	1,790.44 m <sup>2</sup>
1957 SECOND FLOOR	### m <sup>2</sup>
1973 ADDITION	630.44 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
TOTAL	

UTILITY LEGEND:	
	SECURITY PAD
	FIRE ALARM PANEL
	NATURAL GAS DISCONNECT
	POWER DISCONNECT
	WATER DISCONNECT
	ROOF ACCESS
	ELECTRIC PANEL



MISSING FS#	NEW LABEL ATTACHED?
108A	
109A	
110A	
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201A	
203A	
206A	



 <b>Elk Island Public Schools</b> Facility Services	<b>A.L. HORTON ELEMENTARY</b> 5037 - 48 AVE., VEGREVILLE	<b>F1 UTILITY PLAN</b>	E.I. File    ALH04SBB F.C.            869 S.C.            3611
	DATE:    May 12, 2022    Sheet    2 of 5		

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

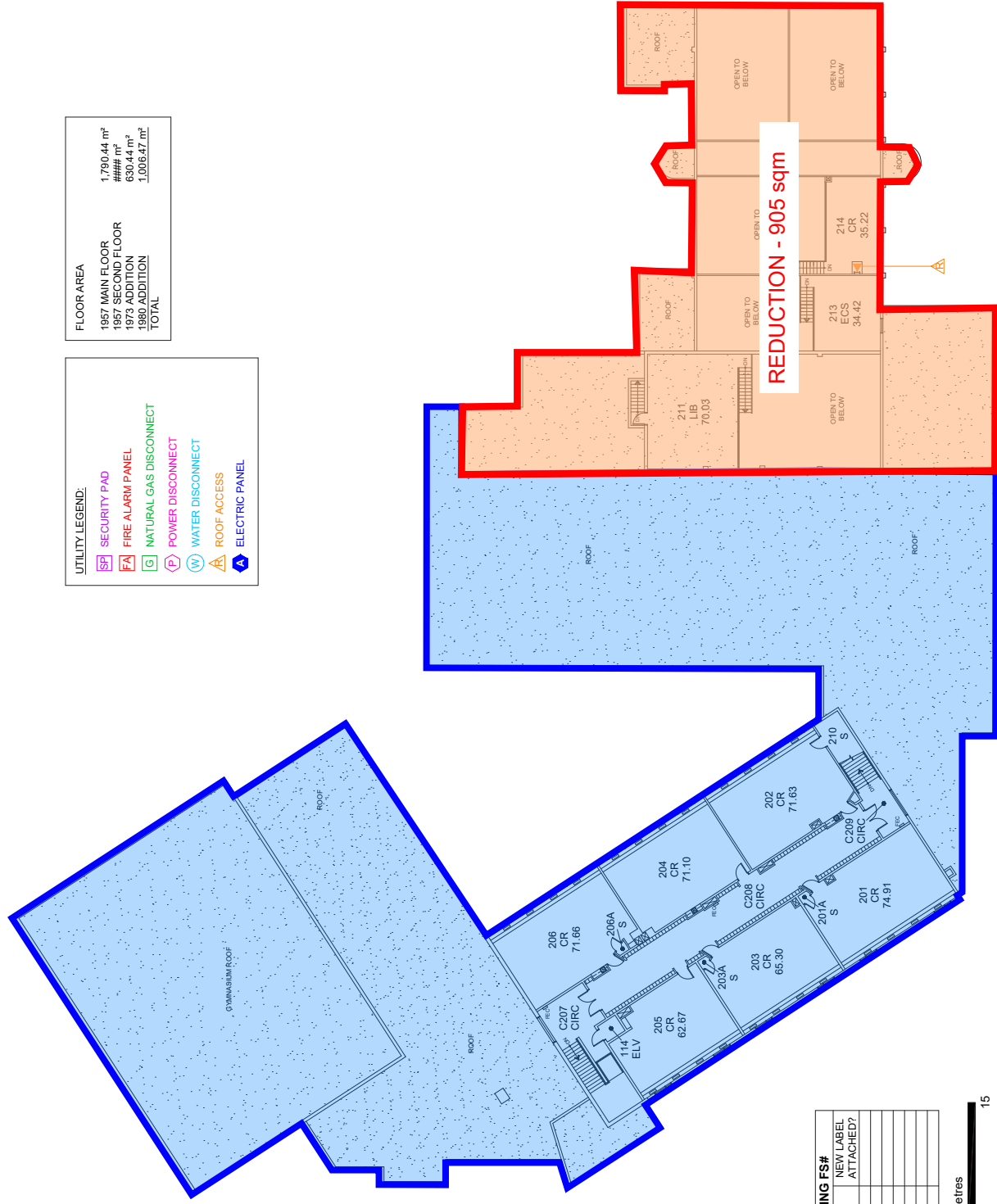


**FLOOR AREA**

1987 MAIN FLOOR	1,790.44 m <sup>2</sup>
1987 SECOND FLOOR	444.11 m <sup>2</sup>
1975 ADDITION	630.41 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL



**MISSING FS#**

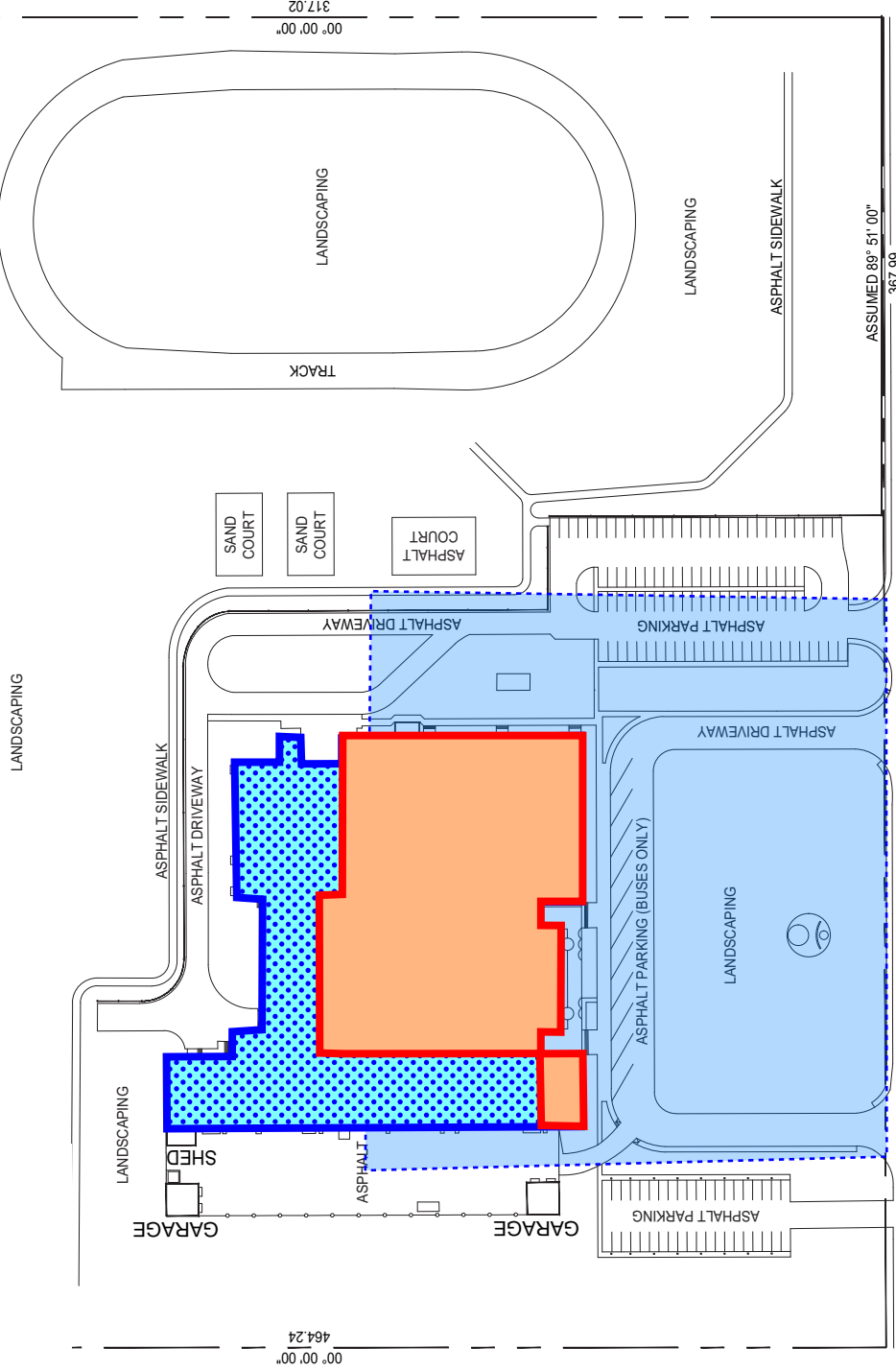
NEW FS#	NEW LABEL ATTACHED?
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109A	
110A	
111A	
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206A	



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>A.L. HORTON ELEMENTARY</b></p> <p>5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	<p>E.I. File ALH04SBB</p>
		<p>DATE: May 12, 2022</p>	<p>F.C. 869</p> <p>S.C. 3611</p> <p>Sheet 3 of 5</p>

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

SHRINK & MODERNIZE BUILDING  
 435 CAPACITY 7-12  
 3966 sqm BUILDING AREA  
 SITE WORK



55 AVE.

BLOCK G PLAN 1825 N.Y.

S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



- ▶ REDUCE TO 435 CAPACITY SCHOOL
- ▶ REDUCE TO 3966 sqm BUILDING AREA
- ▶ REDUCE BY 6019 sqm  
- 60%



**Elk Island Public Schools  
 Facility Services**

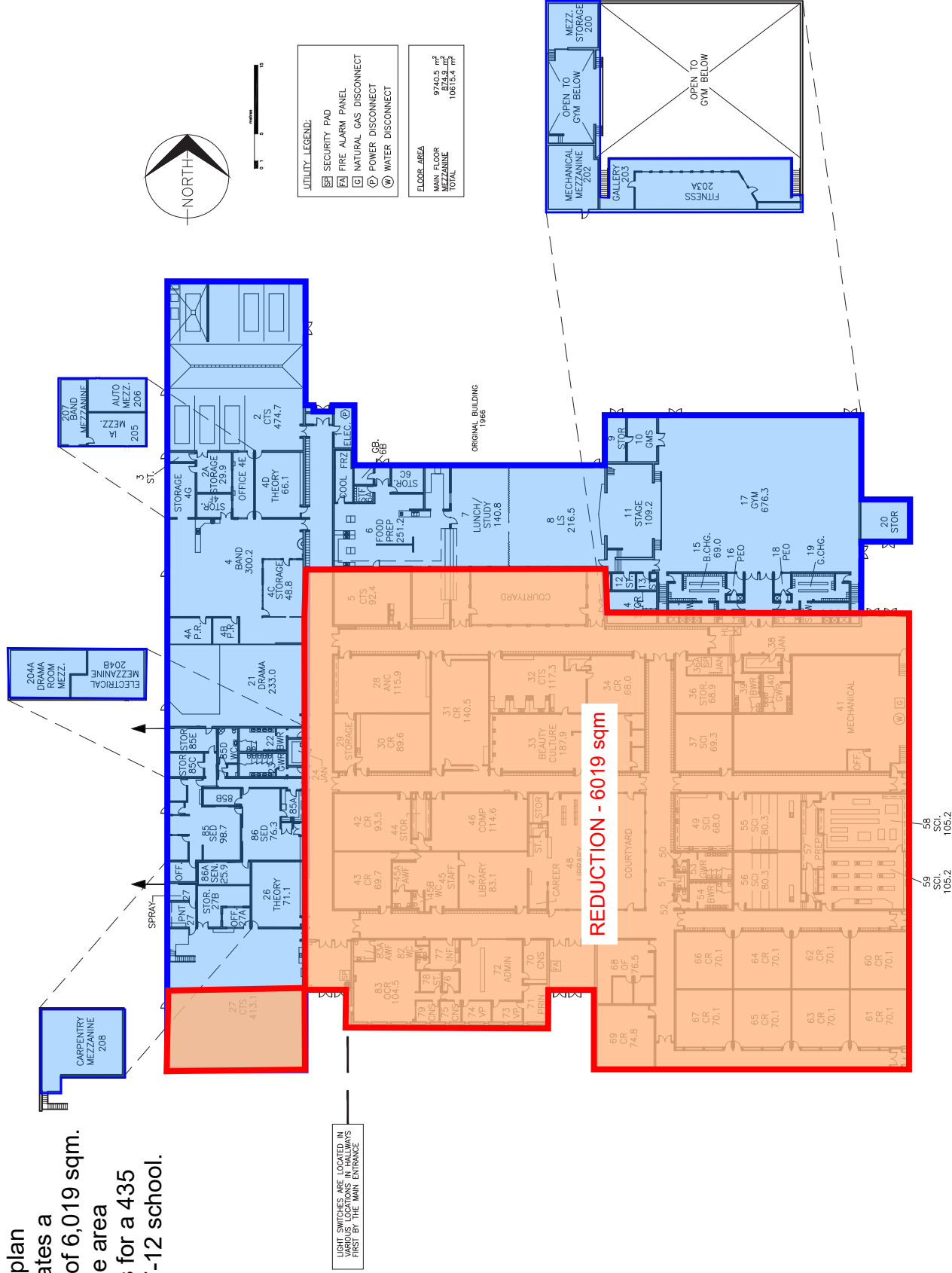
**VEGREVILLE COMPOSITE HIGH**  
 6426 - 55 AVE., VEGREVILLE

**SITE PLAN**

E.I. File	VJS46SBB
F.C.	868
S.C.	3610
DATE:	May 16, 2022
Sheet	1 of 3

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

This floor plan demonstrates a reduction of 6,019 sqm. to meet the area guidelines for a 435 capacity 7-12 school.



Elk Island Public Schools  
Facility Services

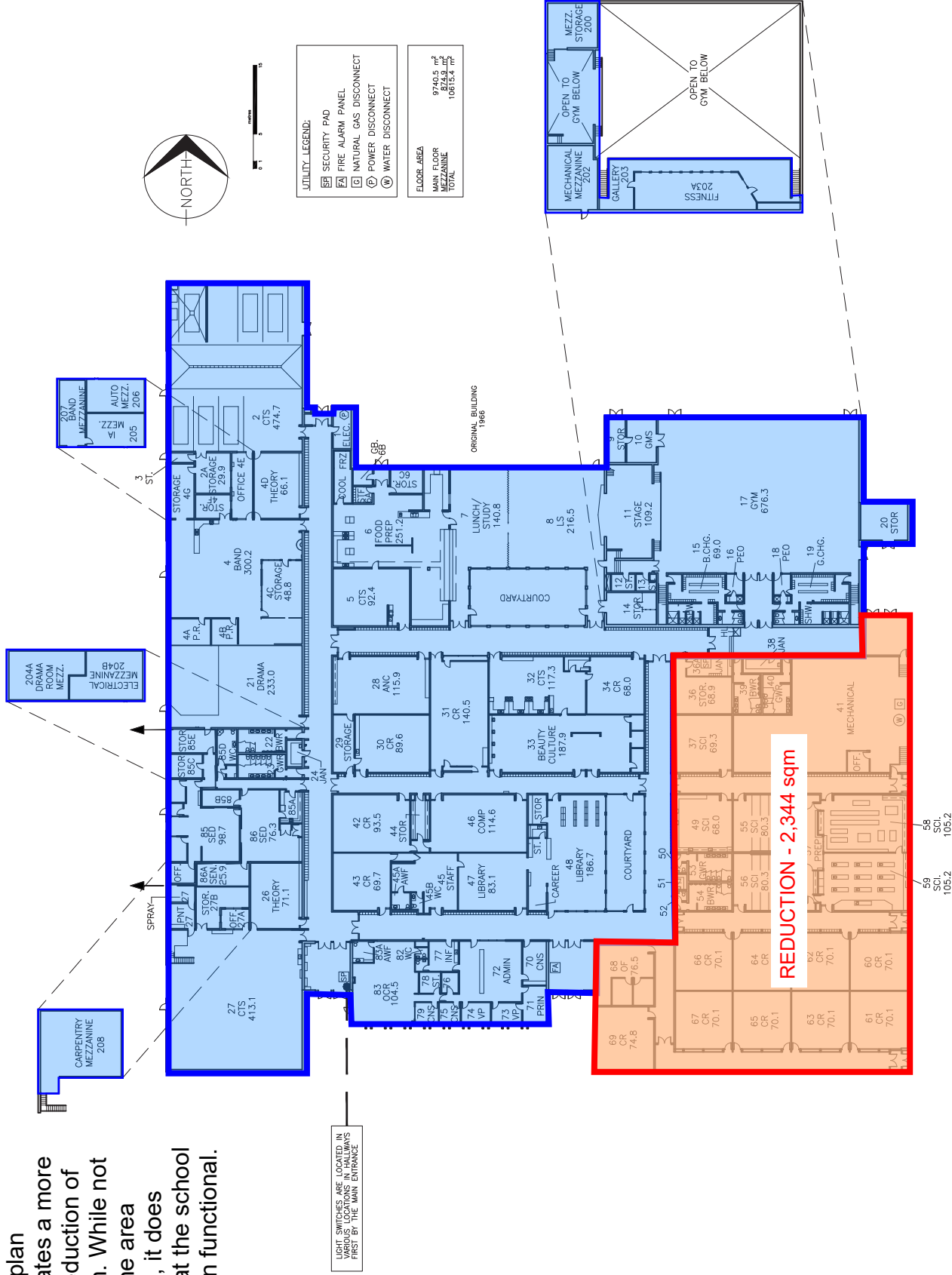
VEGREVILLE  
COMPOSITE HIGH SCHOOL  
6426 - 55 AVE., VEGREVILLE

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4

FLOOR PLAN  
DATE OCTOBER 14, 2021

**OPTION 4: MODERNIZE A.L. HORTON AS A K-6 AND MODERNIZE VCHS AS A 7-12, REDUCE AREA FOR BOTH**

This floor plan demonstrates a more realistic reduction of 2,344 sqm. While not meeting the area guidelines, it does ensure that the school can remain functional.



**Elk Island Public Schools**  
 Facility Services

**VEGREVILLE COMPOSITE HIGH SCHOOL**

**FLOOR PLAN**

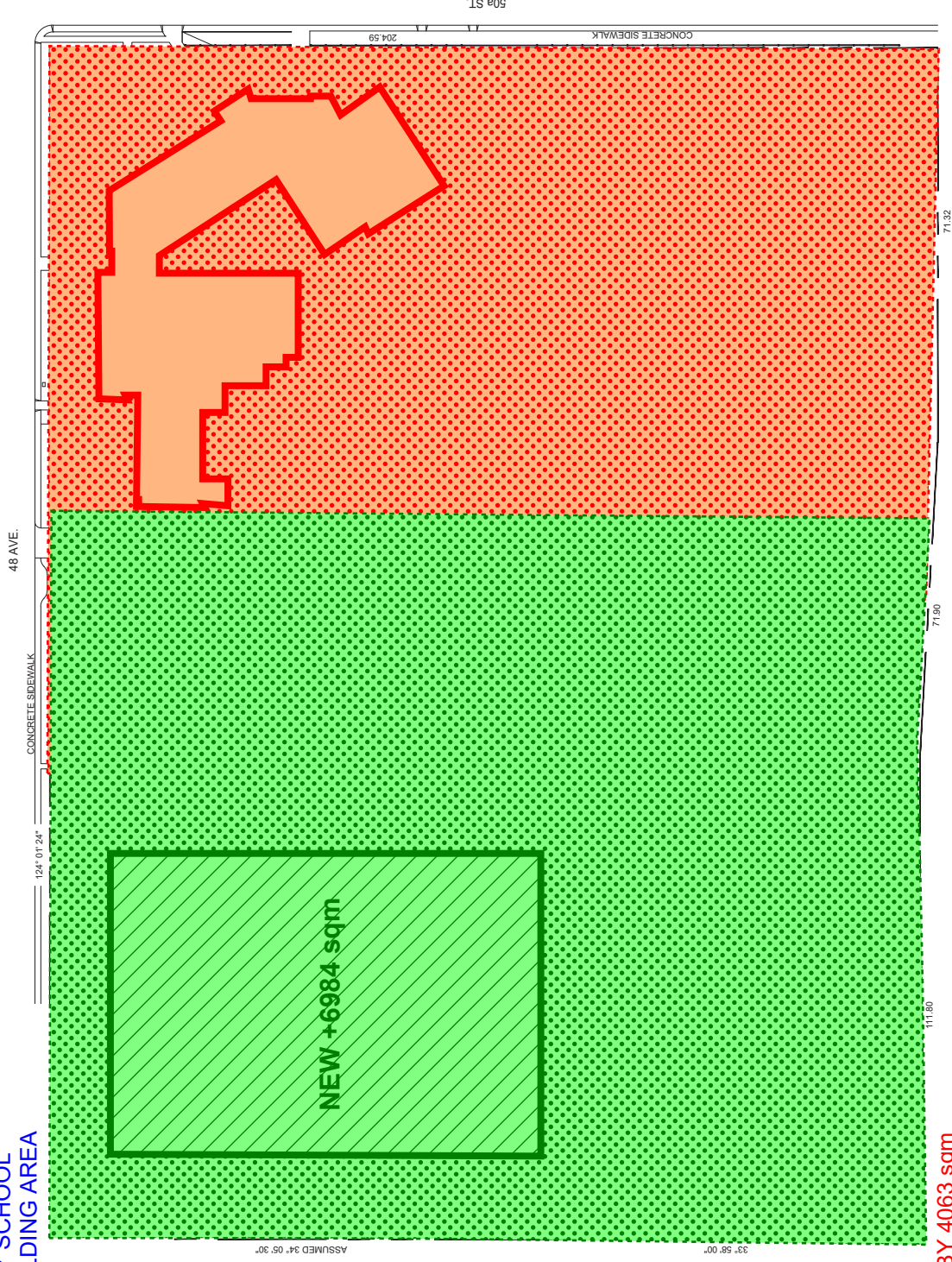
BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4

DATE OCTOBER 14, 2021

6426 - 55 AVE., VEGREVILLE

**OPTION 5: DEMOLISH A.L. HORTON AND VCHS ON EITHER OR NEW SITE & BUILD A NEW K-12 REPLACEMENT SCHOOL TO AREA GUIDE ON EITHER OR NEW SITE**

DEMOLISH BUILDING & SITE  
 453 CAPACITY SCHOOL  
 4063 sqm BUILDING AREA



▲ **REDUCE BY 4063 sqm**  
 - 100%

- ▶ **REBUILT TO 765 CAPACITY K-12 SCHOOL**
- ▶ **REBUILT TO 6984 sqm BUILDING AREA**



**Elk Island Public Schools**  
 Facility Services

**A.L. HORTON  
 ELEMENTARY**  
 5037 - 48 AVE., VEGREVILLE

**SITE PLAN**

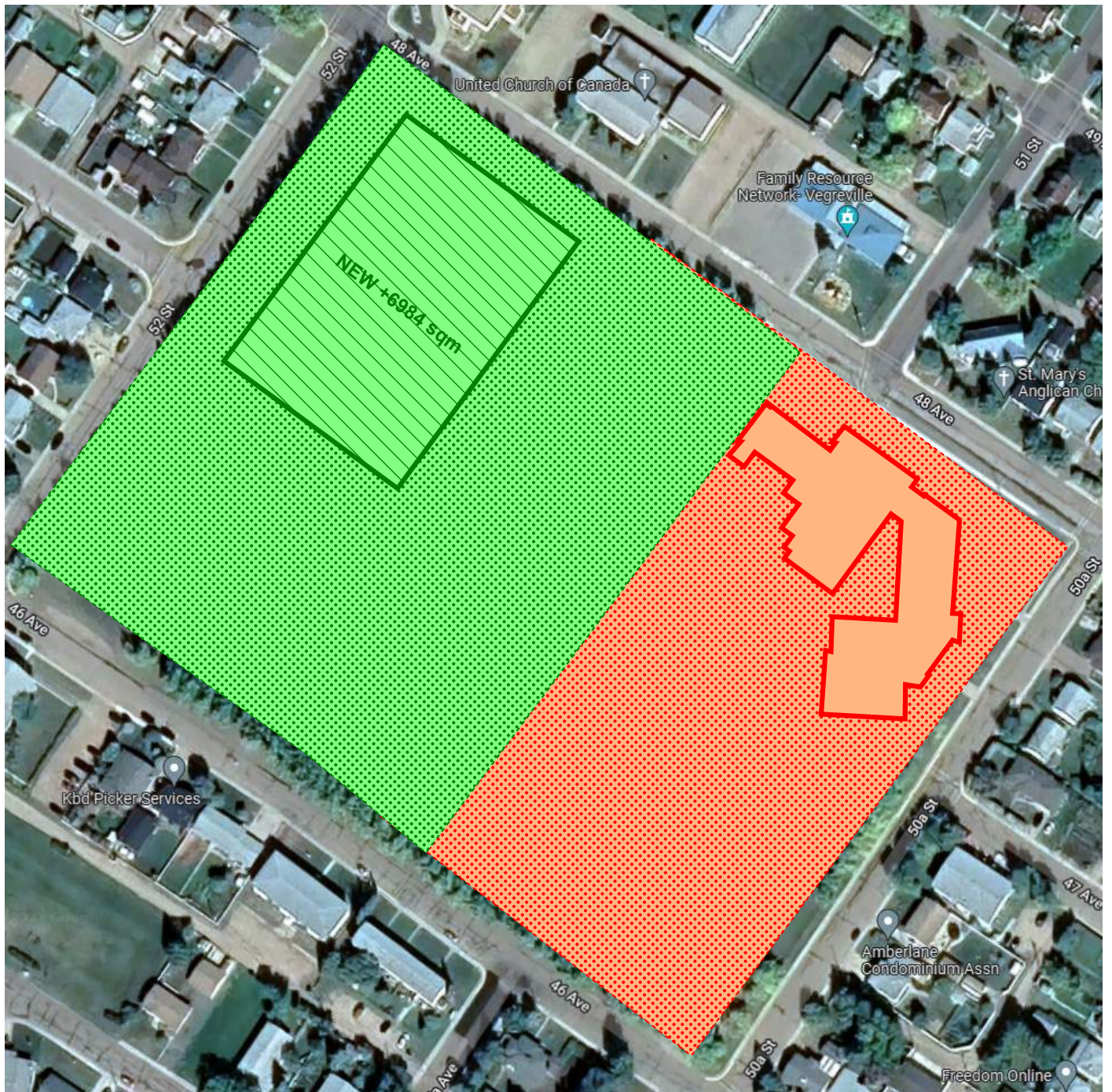
DATE: May 12, 2022

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5



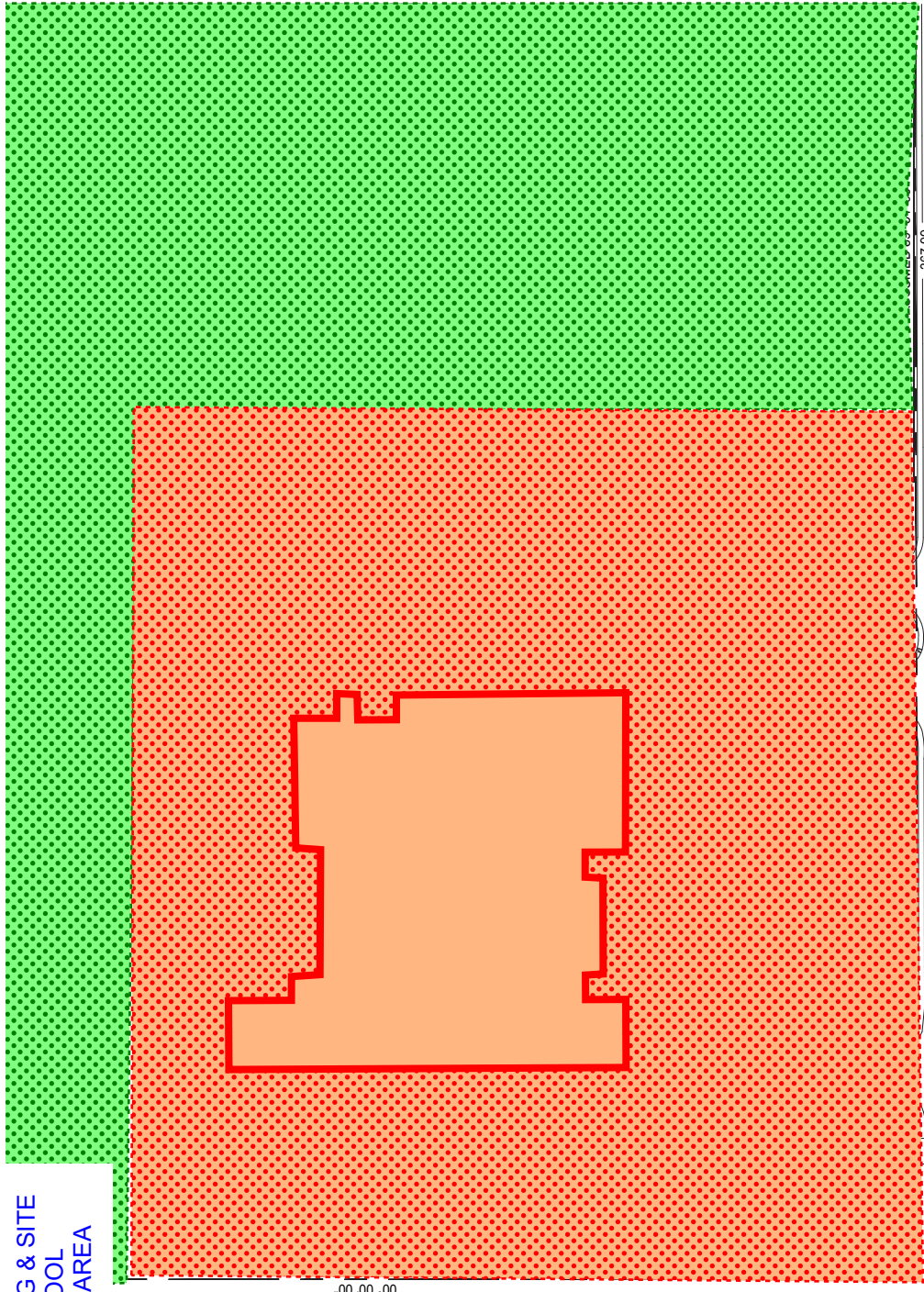
e.) Site Observations

A.L. Horton Elementary School



**OPTION 5: DEMOLISH A.L. HORTON AND VCHS ON EITHER OR NEW SITE & BUILD A NEW K-12 REPLACEMENT SCHOOL TO AREA GUIDE ON EITHER OR NEW SITE**

DEMOLISH BUILDING & SITE  
 971 CAPACITY SCHOOL  
 9985 sqm BUILDING AREA



▶ **REDUCE BY 9985 sqm**  
 - 100%

- ▶ **REBUILT TO 765 CAPACITY K-12 SCHOOL**
- ▶ **REBUILT TO 6984 sqm BUILDING AREA**

55 AVE.

**BLOCK G PLAN 1825 N.Y.**

S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



**Elk Island Public Schools**  
 Facility Services

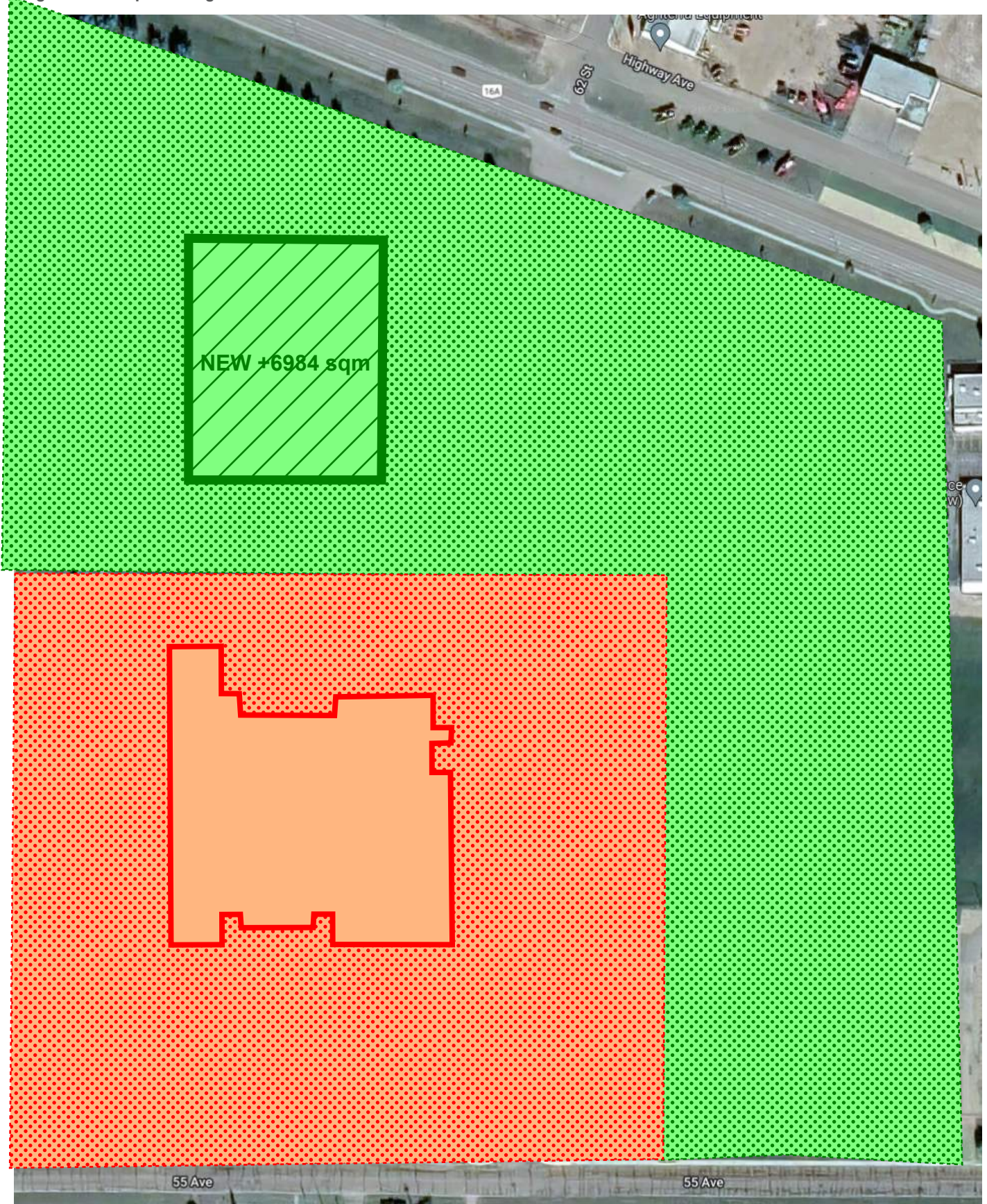
**VEGREVILLE COMPOSITE HIGH**

6426 - 55 AVE., VEGREVILLE

**SITE PLAN**

E.I. File	VJS46SBB
F.C.	868
S.C.	3610

Vegreville Composite High School



**OPTION 6: DEMOLISH BOTH SCHOOLS (REDUCE AREAS)  
& BUILD TWO SEPARATE REPLACEMENT SCHOOLS TO AREA GUIDE (ADJUST AREAS) ON EITHER OR BOTH OR NEW**

DEMOLISH BUILDING & SITE  
453 CAPACITY SCHOOL  
4063 sqm BUILDING AREA



▶ **REDUCE BY 4063 sqm**  
- 100%

- ▶ REBUILT TO 400 CAPACITY K-6 ELEMENTARY SCHOOL
- ▶ REBUILT TO 3504 sqm BUILDING AREA



**Elk Island Public Schools**  
Facility Services

**A.L. HORTON**  
**ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

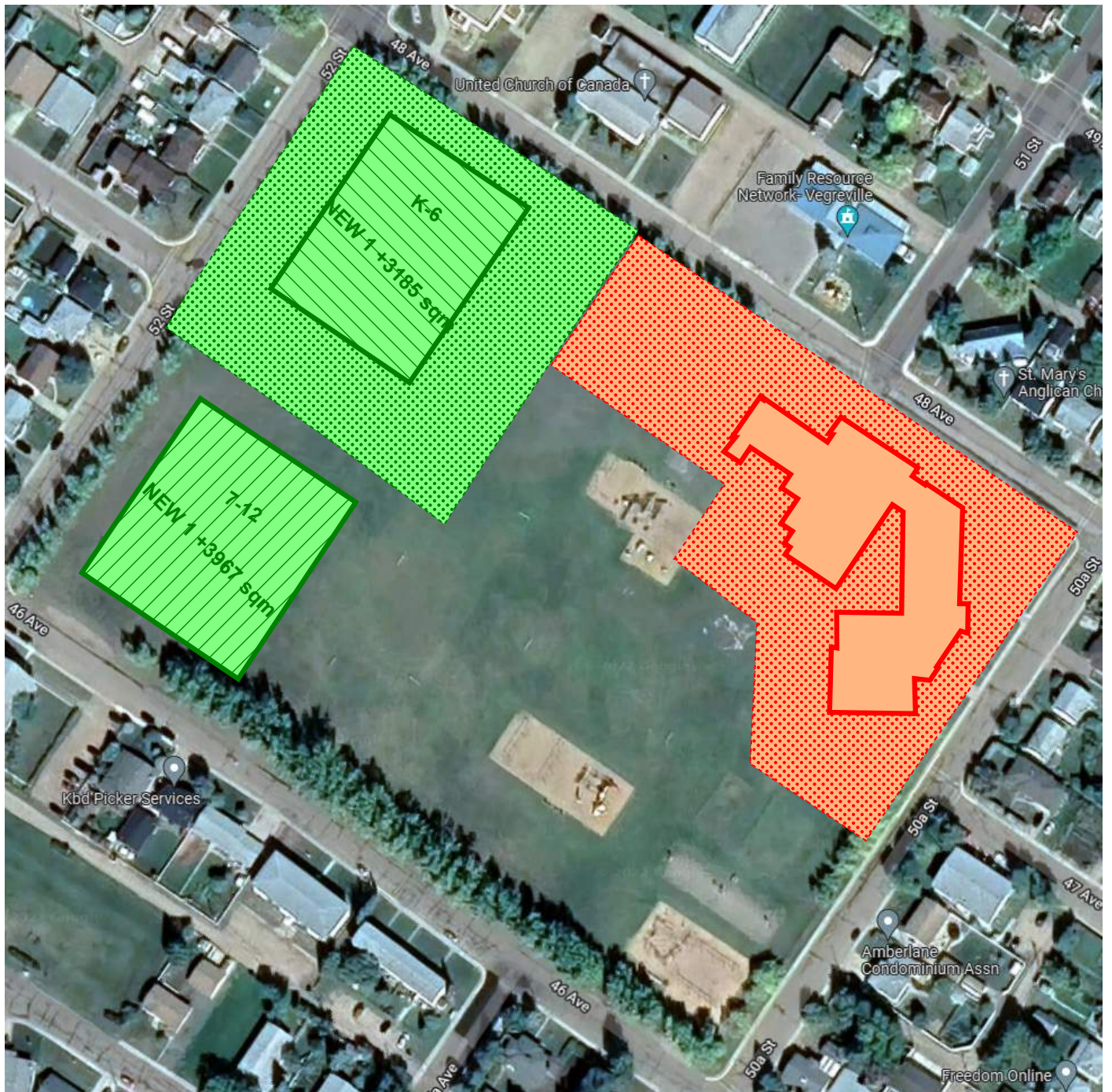
**SITE PLAN**

DATE: May 12, 2022

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5

e.) Site Observations

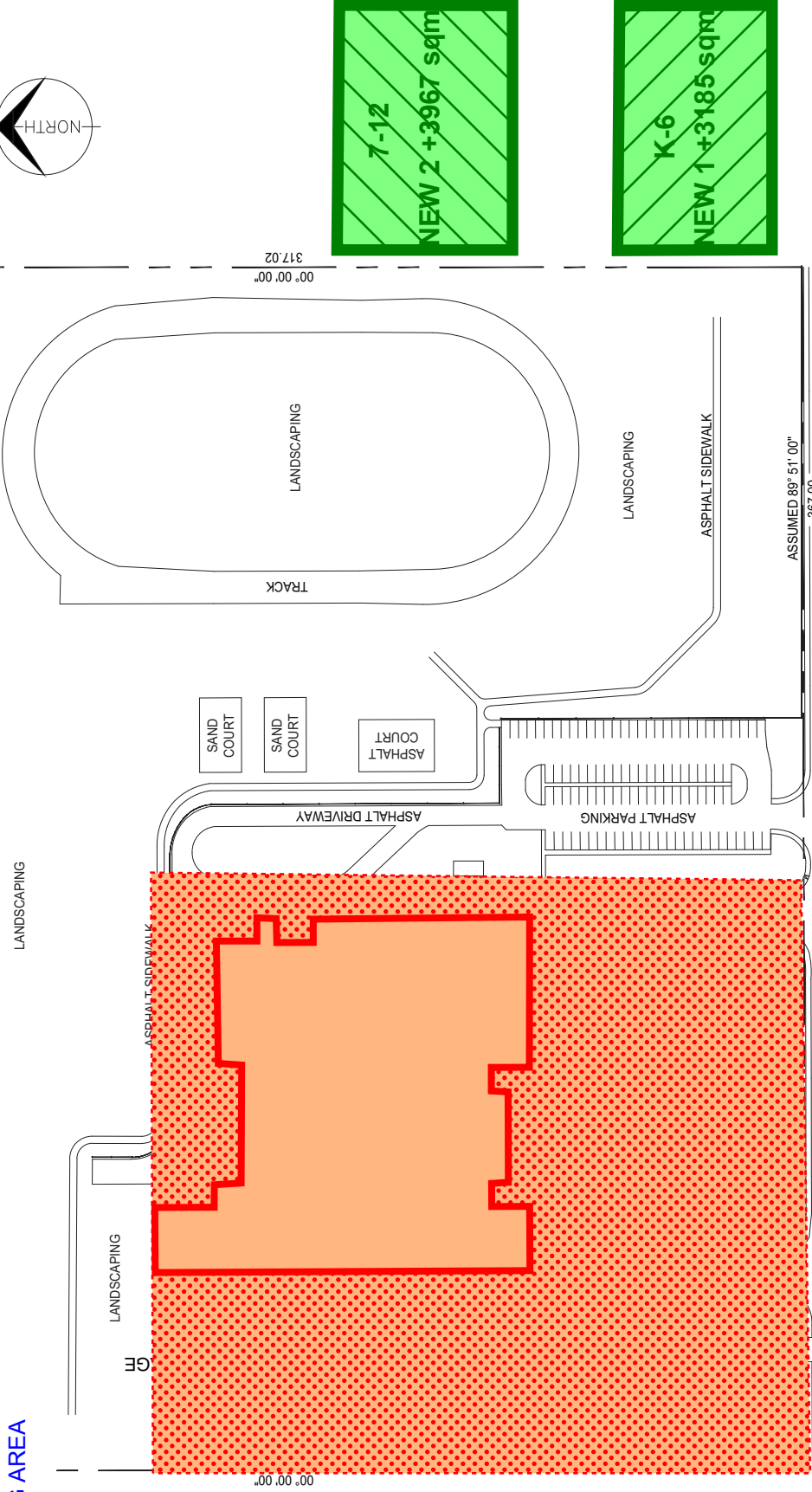
A.L. Horton Elementary School



**OPTION 6: DEMOLISH BOTH SCHOOLS (REDUCE AREAS)**

**& BUILD TWO SEPARATE NEW SCHOOLS TO AREA GUIDE (ADJUST AREAS) ON EITHER OR BOTH OR NEW SITES**

DEMOLISH BUILDING & SITE  
 971 CAPACITY SCHOOL  
 9985 sqm BUILDING AREA



▶ **REDUCE BY 9985 sqm**  
 - 100%

- ▶ REBUILT TO 435 CAPACITY 7-12 HIGH SCHOOL
- ▶ REBUILT TO 3967 sqm BUILDING AREA

BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



**Elk Island Public Schools**  
 Facility Services

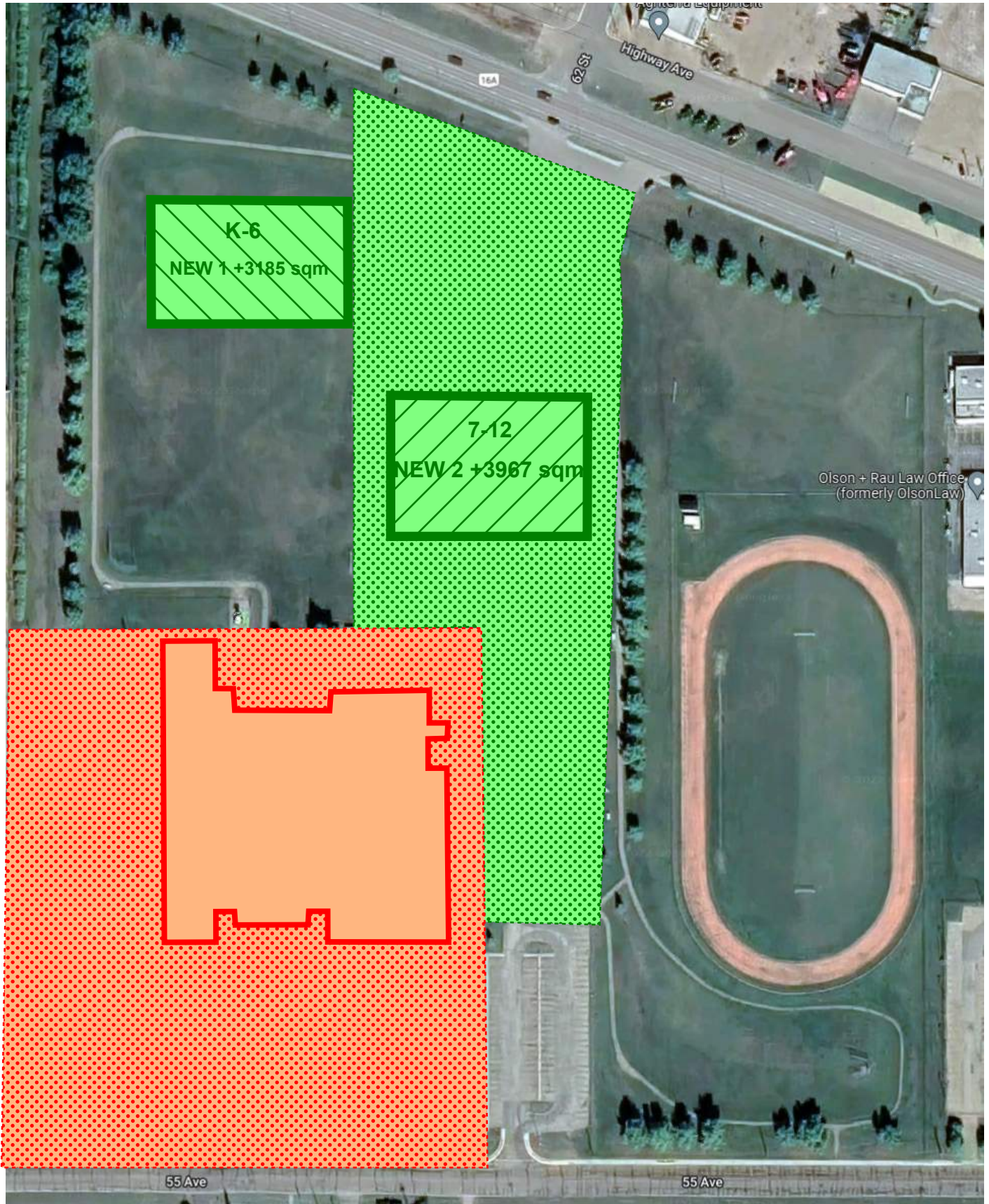
**VEGREVILLE COMPOSITE HIGH**  
 6426 - 55 AVE., VEGREVILLE

**SITE PLAN**

E.I. File	VJS46SBB
F.C.	868
S.C.	3610
Sheet	1 of 3

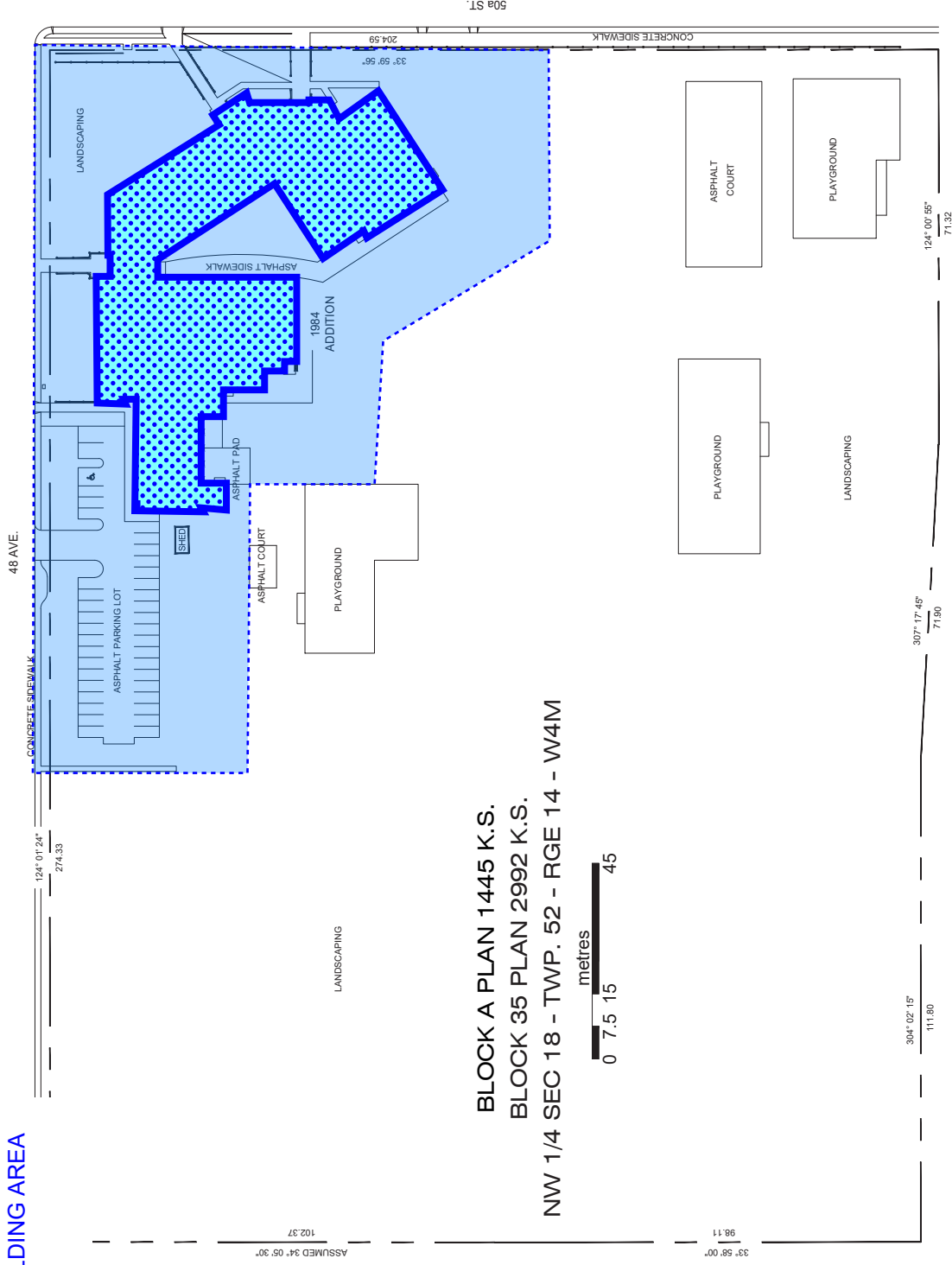
DATE: May 16, 2022

Vegreville Composite High School



**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

MODERNIZE BUILDING  
453 CAPACITY SCHOOL  
4063 sqm BUILDING AREA



BLOCK A PLAN 1445 K.S.  
BLOCK 35 PLAN 2992 K.S.  
NW 1/4 SEC 18 - TWP. 52 - RGE 14 - W4M



**Elk Island Public Schools**  
Facility Services

**A.L. HORTON  
ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

**SITE PLAN**

DATE: May 12, 2022

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5



**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

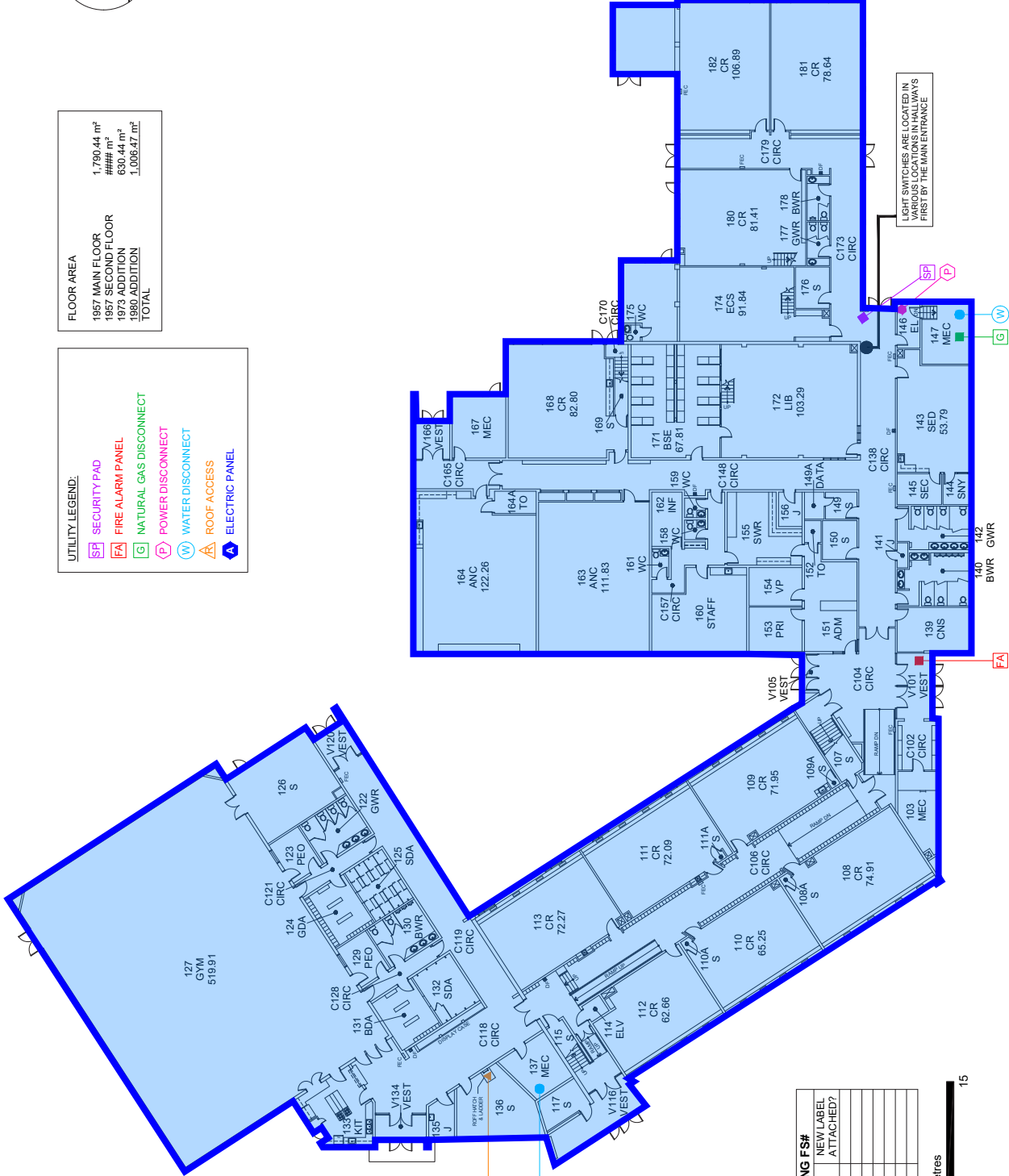


**FLOOR AREA**

1957 MAIN FLOOR	1,790.44 m <sup>2</sup>
1957 SECOND FLOOR	##m <sup>2</sup> m <sup>2</sup>
1973 ADDITION	630.44 m <sup>2</sup>
1980 ADDITION	1,006.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

	SECURITY PAD
	FIRE ALARM PANEL
	NATURAL GAS DISCONNECT
	POWER DISCONNECT
	WATER DISCONNECT
	ROOF ACCESS
	ELECTRIC PANEL



LIGHT SWITCHES ARE LOCATED IN VARIOUS LOCATIONS IN HALLWAYS FIRST BY THE MAIN ENTRANCE

**MISSING FS#**

NEW LABEL	NEW LABEL ATTACHED?
109A	
109B	
110A	
110B	
203A	
206A	



E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	2 of 5

<b>F1 UTILITY PLAN</b>	DATE: May 12, 2022
------------------------	--------------------

**A.L. HORTON ELEMENTARY**  
5037 - 48 AVE., VEGREVILLE

**Elk Island Public Schools**  
Facility Services



**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

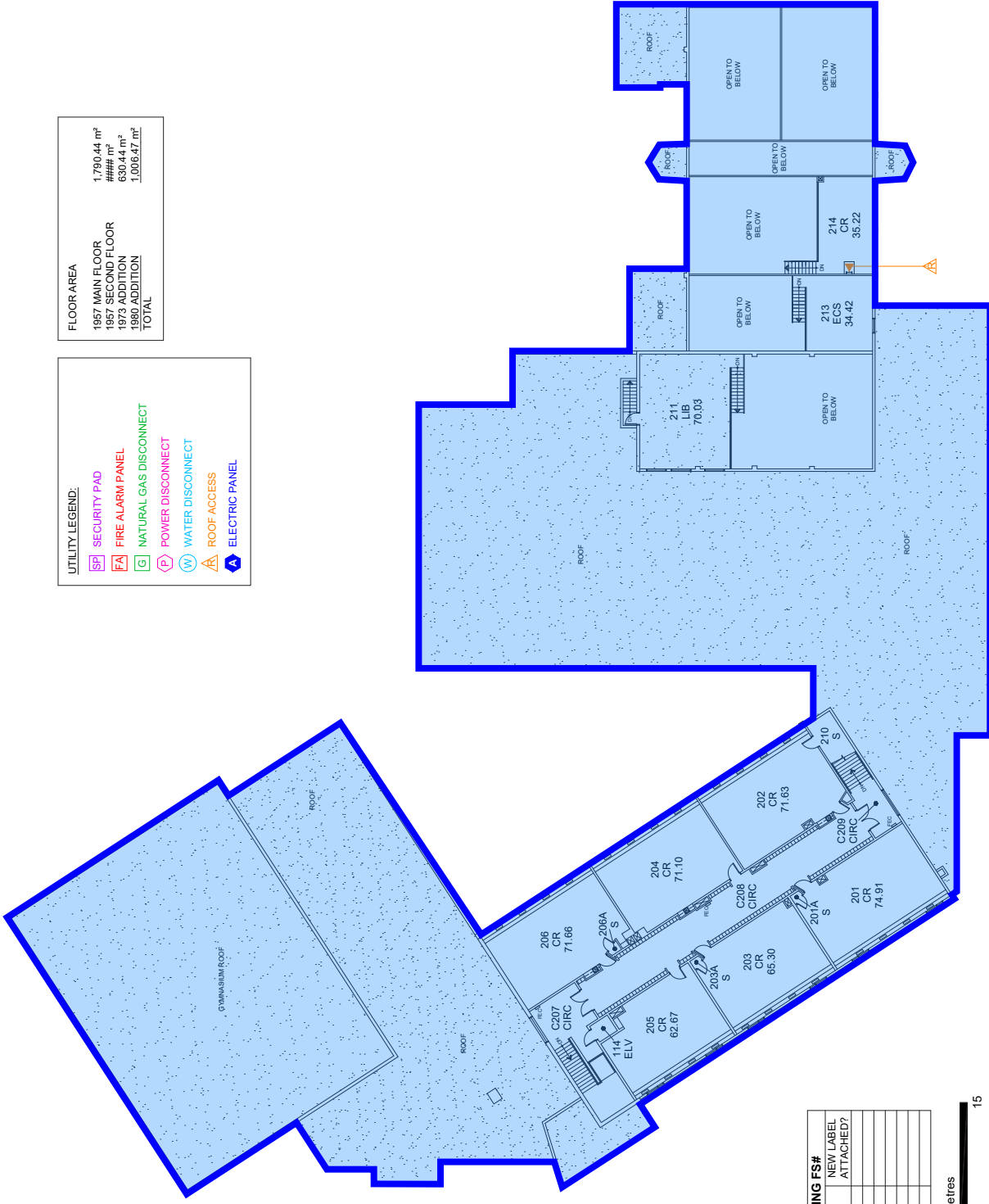


**FLOOR AREA**

1987 MAIN FLOOR	1,790.44 m <sup>2</sup>
1987 SECOND FLOOR	444.41 m <sup>2</sup>
1975 ADDITION	630.41 m <sup>2</sup>
1980 ADDITION	1,008.47 m <sup>2</sup>
<b>TOTAL</b>	

**UTILITY LEGEND:**

- SECURITY PAD
- FIRE ALARM PANEL
- NATURAL GAS DISCONNECT
- POWER DISCONNECT
- WATER DISCONNECT
- ROOF ACCESS
- ELECTRIC PANEL



**MISSING FS#**

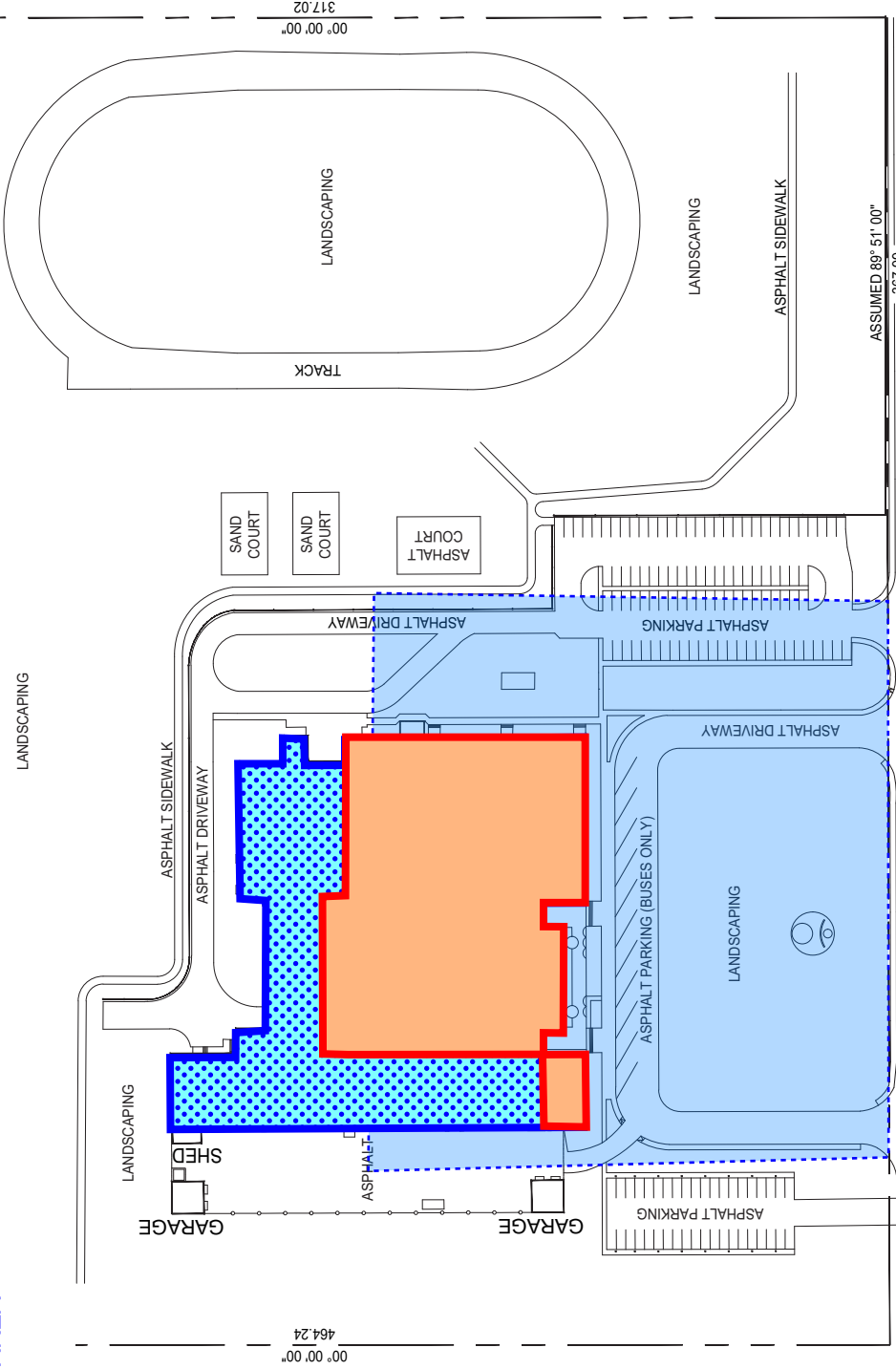
NEW FS#	NEW LABEL ATTACHED?
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203A	
206A	



 <p><b>Elk Island Public Schools Facility Services</b></p>	<p><b>A.L. HORTON ELEMENTARY</b></p> <p>5037 - 48 AVE., VEGREVILLE</p>	<p><b>F2 UTILITY PLAN</b></p>	<p>E.I. File    ALH04SBB</p>
	<p>DATE:    May 12, 2022</p>	<p>F.C.    869</p> <p>S.C.    3611</p>	<p>Sheet    3 of 5</p>

**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

SHRINK & MODERNIZE BUILDING  
 435 CAPACITY 7-12  
 3966 sqm BUILDING AREA  
 SITE WORK



55 AVE.

BLOCK G PLAN 1825 N.Y.

S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA



- ▶ REDUCE TO 435 CAPACITY SCHOOL
- ▶ REDUCE TO 3966 sqm BUILDING AREA
- ▶ REDUCE BY 6019 sqm  
 - 60%



**Elk Island Public Schools**  
 Facility Services

**VEGREVILLE COMPOSITE HIGH**

6426 - 55 AVE., VEGREVILLE

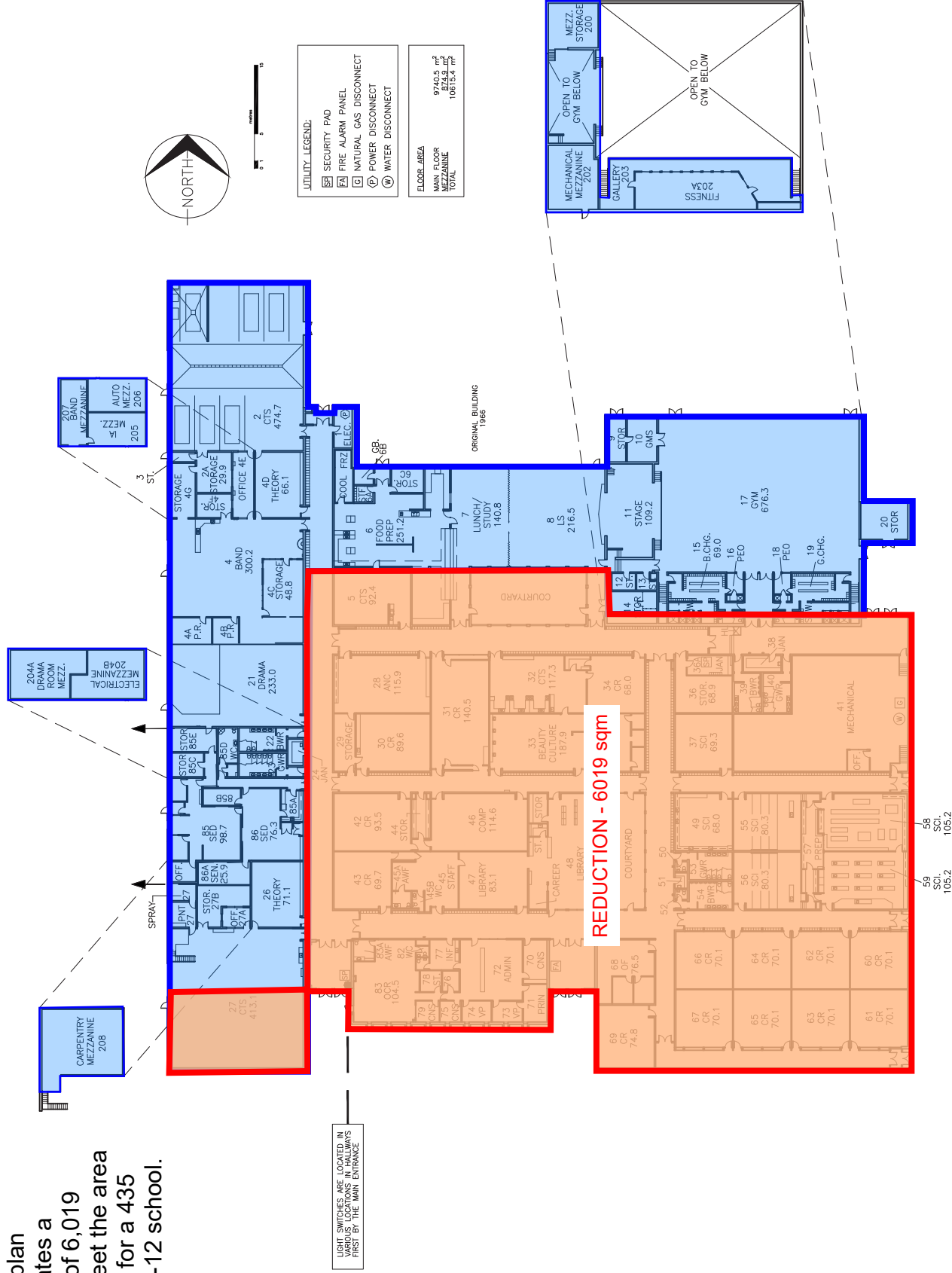
**SITE PLAN**

E.I. File	VJS46SBB
F.C.	868
S.C.	3610
Sheet	1 of 3

DATE: May 16, 2022

**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

This floor plan demonstrates a reduction of 6,019 sqm. to meet the area guidelines for a 435 capacity 7-12 school.



LIGHT SWITCHES ARE LOCATED IN VARIOUS LOCATIONS IN HALLWAYS FIRST BY THE MAIN ENTRANCE



**Elk Island Public Schools**  
 Facility Services

**VEGREVILLE  
 COMPOSITE HIGH SCHOOL**

6426 - 55 AVE., VEGREVILLE

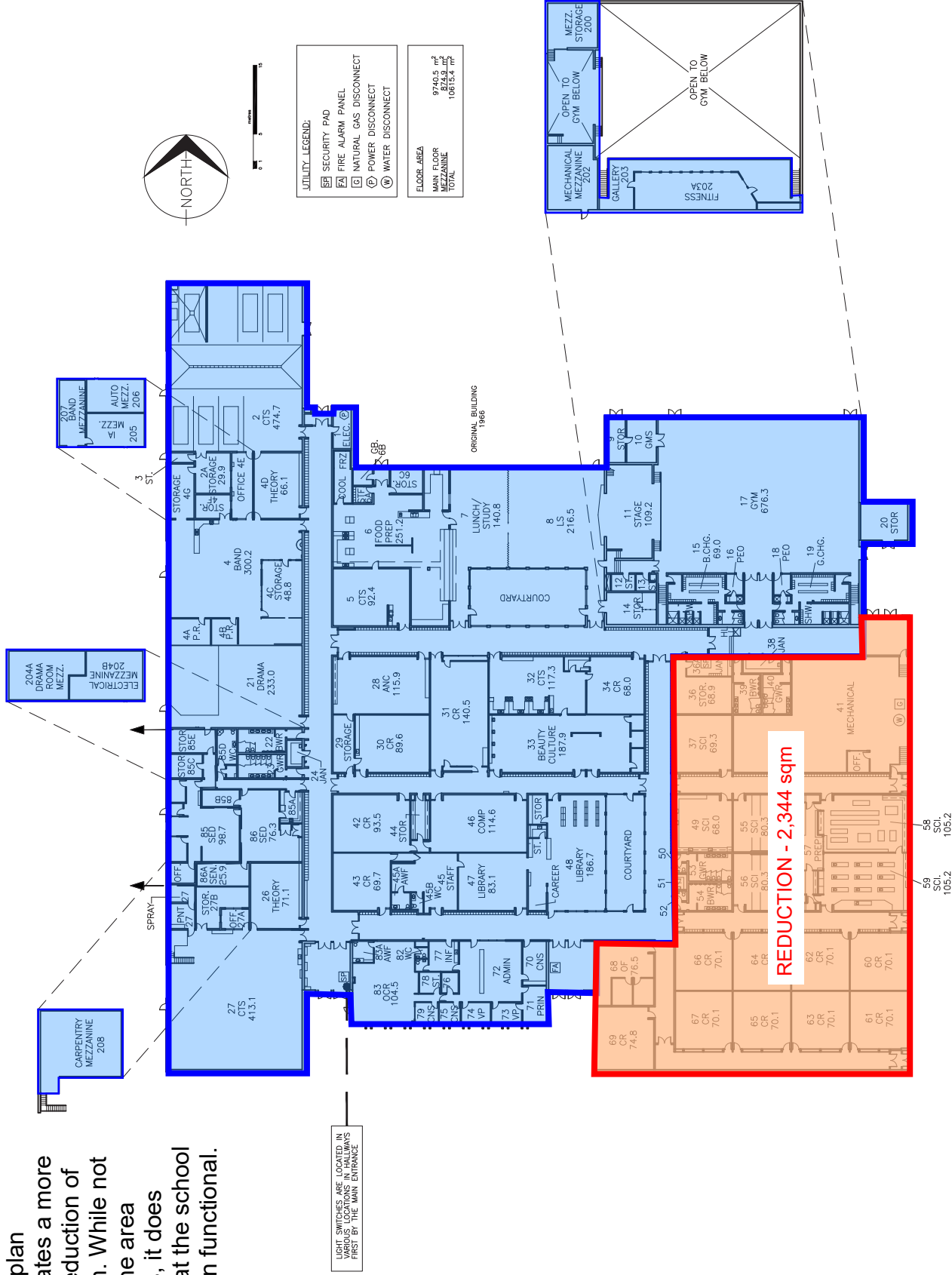
**FLOOR  
 PLAN**

DATE OCTOBER 14, 2021

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4

**OPTION 7: MODERNIZE A.L. HORTON, REDUCE AND MODERNIZE VCHS**

This floor plan demonstrates a more realistic reduction of 2,344 sqm. While not meeting the area guidelines, it does ensure that the school can remain functional.



**Elk Island Public Schools**  
Facility Services

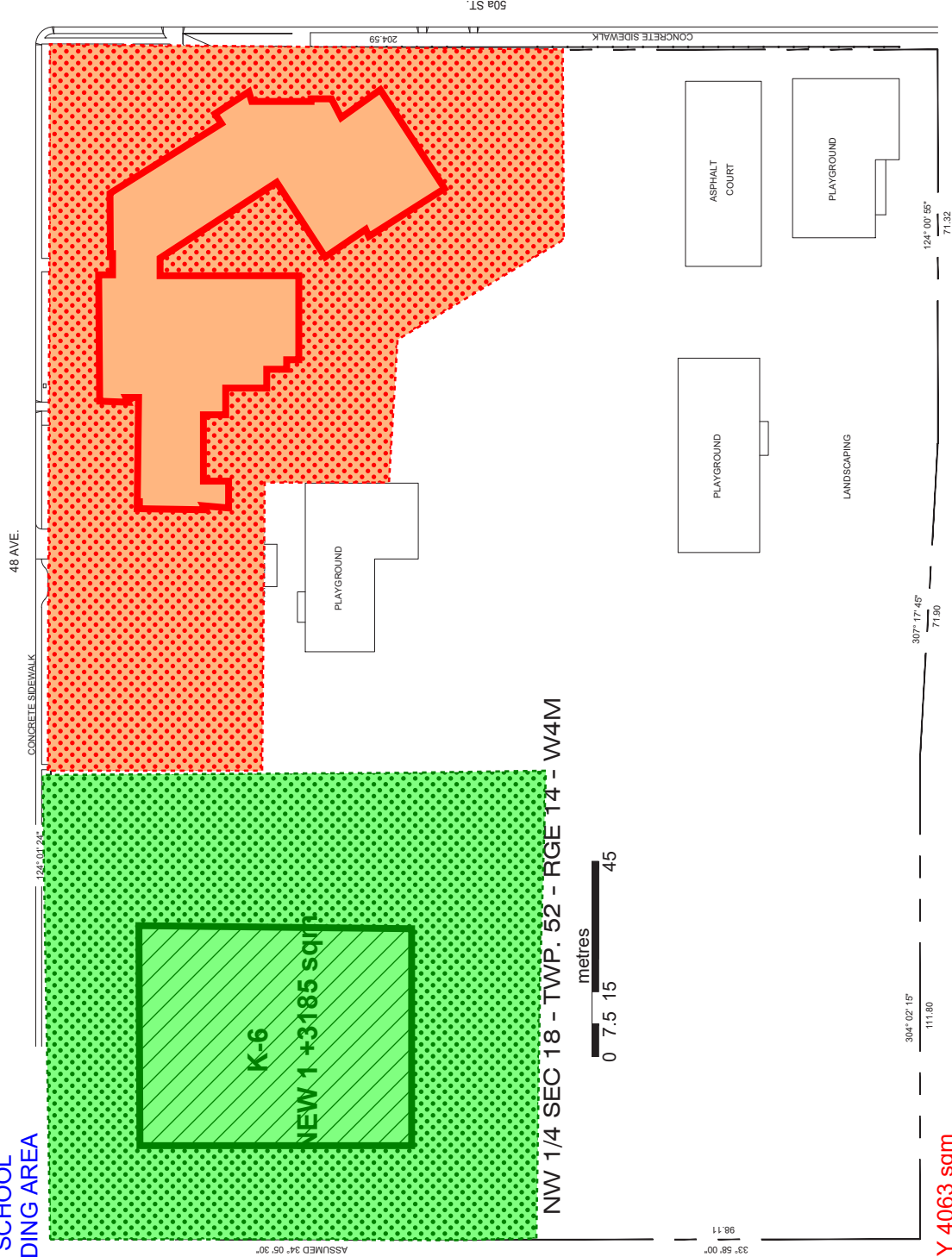
**VEGREVILLE**  
**COMPOSITE HIGH SCHOOL**  
6426 - 55 AVE., VEGREVILLE

**FLOOR PLAN**

BID VJS46SBB  
F.C. 868  
S.C. 3610  
DATE OCTOBER 14, 2021 SHEET 4/4

**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VCHS**

DEMOLISH BUILDING & SITE  
 453 CAPACITY SCHOOL  
 4063 sqm BUILDING AREA



▶ **REDUCE BY 4063 sqm**  
 - 100%

- ▶ REBUILT TO 400 CAPACITY K-6 ELEMENTARY SCHOOL
- ▶ REBUILT TO 3504 sqm BUILDING AREA



**Elk Island Public Schools**  
 Facility Services

**A.L. HORTON  
 ELEMENTARY**  
 5037 - 48 AVE., VEGREVILLE

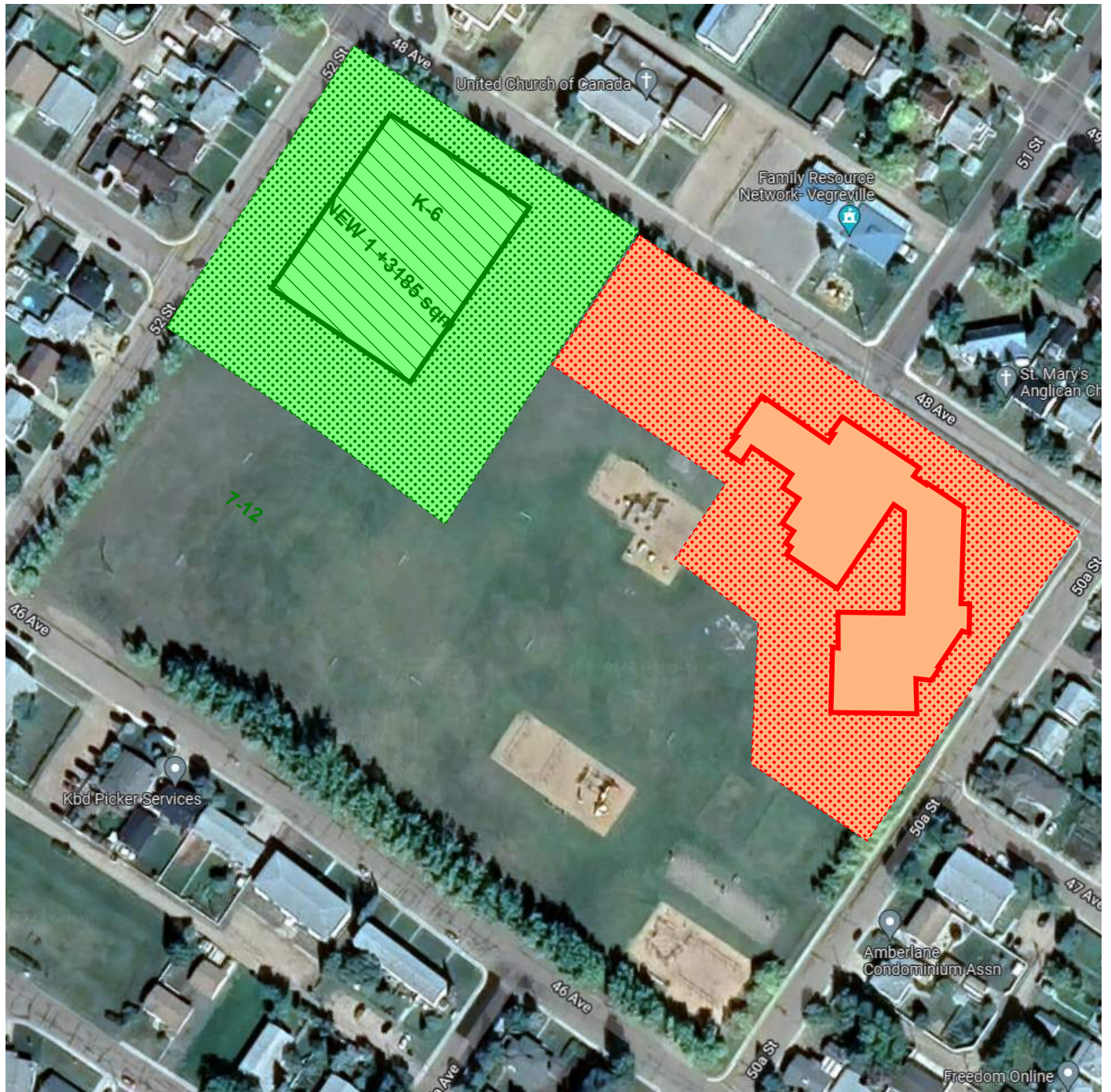
**SITE PLAN**

DATE: May 12, 2022

E.I. File	ALH04SBB
F.C.	869
S.C.	3611
Sheet	1 of 5

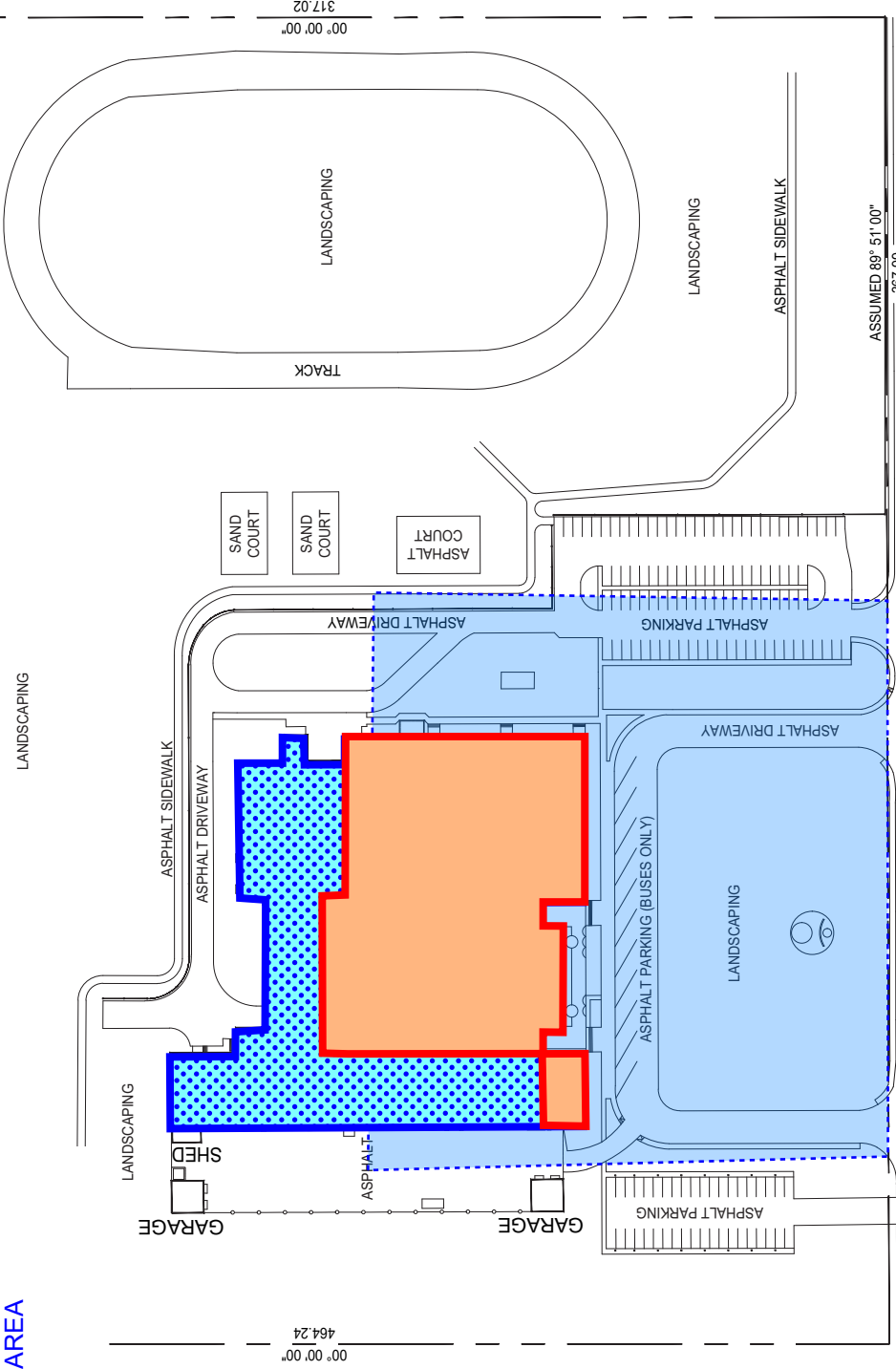
e.) Site Observations

A.L. Horton Elementary School



**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VCHS**

SHRINK & MODERNIZE BUILDING  
 435 CAPACITY 7-12  
 3966 sqm BUILDING AREA  
 SITE WORK



BLOCK G PLAN 1825 N.Y.  
 S.E 1/3 SEC.24-TWP.52-RGE.15-W.4 M.  
 VEGREVILLE ALBERTA

55 AVE.

0 10 20 60 metres

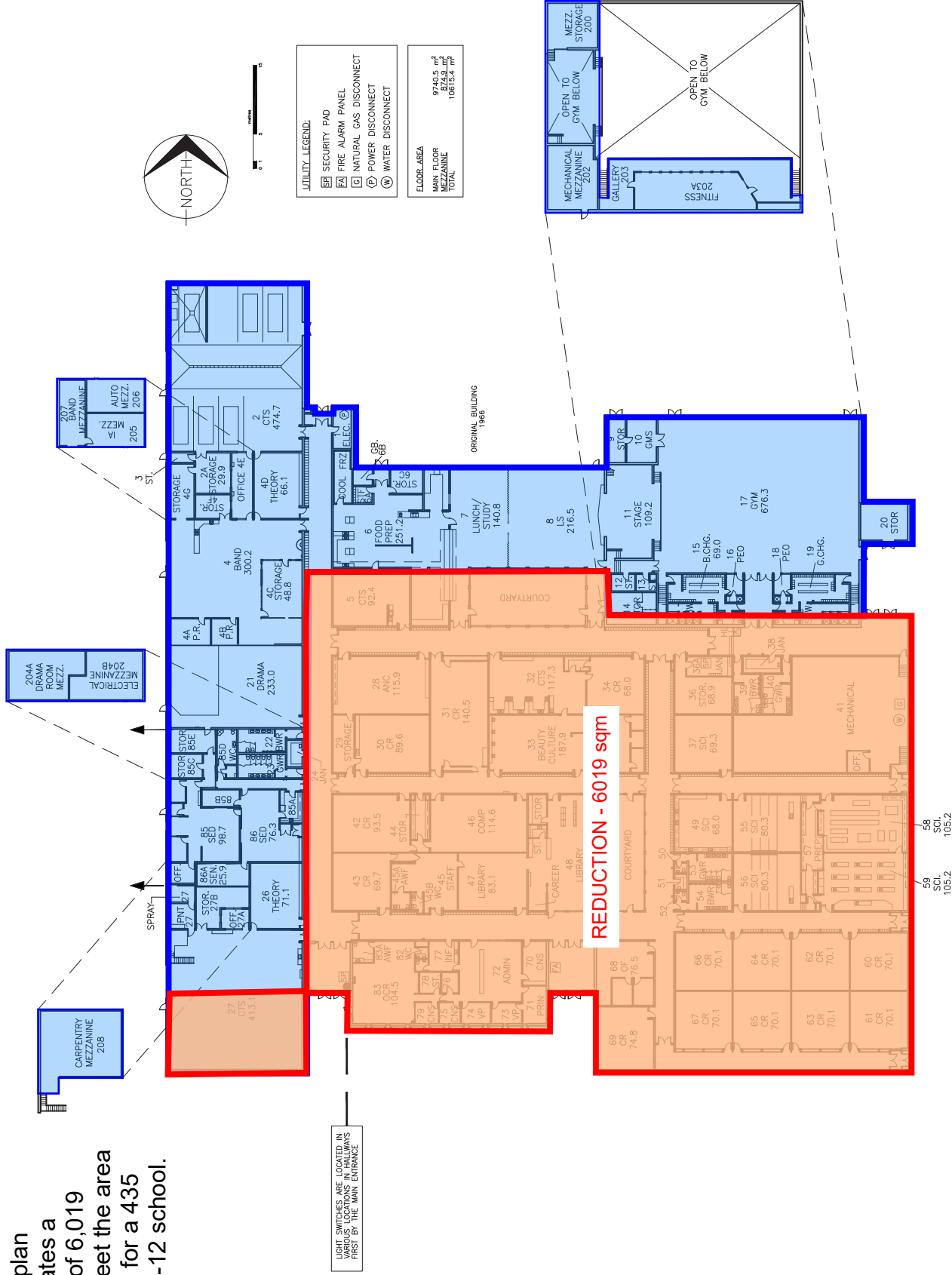
- ▶ REDUCE TO 435 CAPACITY SCHOOL
- ▶ REDUCE TO 3966 sqm BUILDING AREA
- ▶ REDUCE BY 6019 sqm - 60%

 <p>Elk Island Public Schools Facility Services</p>	<p><b>VEGREVILLE COMPOSITE HIGH</b></p> <p>6426 - 55 AVE., VEGREVILLE</p>	<p><b>SITE PLAN</b></p>	<p>E.I. File VJS46SBB</p>
	<p>DATE: May 16, 2022</p>	<p>Sheet 1 of 3</p>	<p>F.C. 868</p> <p>S.C. 3610</p>



**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VEHs**

This floor plan demonstrates a reduction of 6,019 sqm. to meet the area guidelines for a 435 capacity 7-12 school.



LIGHT SWITCHES ARE LOCATED IN VARIOUS LOCATIONS IN HALLWAYS FIRST BY THE MAIN ENTRANCE

REDUCTION - 6019 sqm



Elk Island Public Schools  
Facility Services

VEGREVILLE  
COMPOSITE HIGH SCHOOL

6426 - 55 AVE., VEGREVILLE

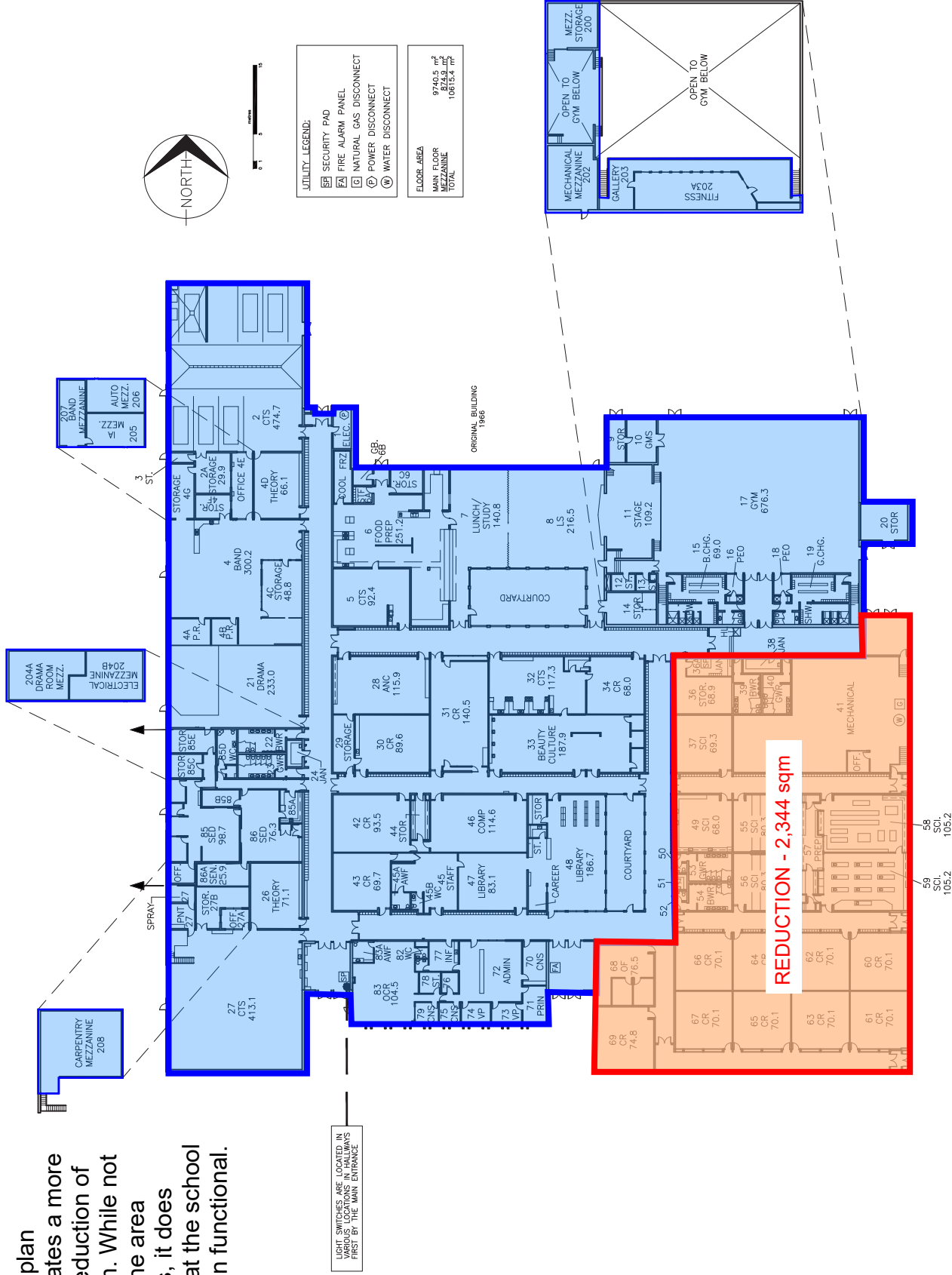
FLOOR  
PLAN

DATE OCTOBER 14, 2021

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4

**OPTION 8: DEMOLISH A.L. HORTON AND BUILD REPLACEMENT ON EITHER OR NEW SITE, MODERNIZE AND REDUCE AREA FOR VEHs**

This floor plan demonstrates a more realistic reduction of 2,344 sqm. While not meeting the area guidelines, it does ensure that the school can remain functional.



**Elk Island Public Schools**  
Facility Services

**VEGREVILLE**  
**COMPOSITE HIGH SCHOOL**  
6426 - 55 AVE., VEGREVILLE

**FLOOR PLAN**  
DATE: OCTOBER 14, 2021

BID	VJS46SBB
F.C.	868
S.C.	3610
SHEET	4/4



## 8.0 APPENDIX G: COST INFORMATION

# Cost Comparison

## Cost Comparison

Option 1 - Modernize Schools and Retain Current Capacities and Sizes						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	A.L. Horton Major Modernization (65% of new)	4063.46	\$ 3,130.40	\$ 12,720,255.18		
2	VCHS Major Modernization (65% of new)	9985.20	\$ 3,130.40	\$ 31,257,670.08		
3	A.L. Horton Sitework Allowance	1 sum	\$ 127,202.55	\$ 127,202.55		Assumes re-use of much of road and parking
4	VCHS Sitework Allowance	1 sum	\$ 312,576.70	\$ 312,576.70		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	A.L. Horton Construction Contingency 15%			\$ 1,972,832.59		
8	VCHS Construction Contingency 15%			\$ 4,847,870.52		
					<b>\$ 52,292,057.12</b>	

Option 2 - Modernize / Add to VCHS to Accommodate Elementary Grades from A.L. Horton / Demolish A.L. Horton						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	Demolish A.L. Horton	4063.46	\$ 120.00	\$ 487,615.20		
2	VCHS Major Modernization (65% of new)	10215.00	\$ 3,130.40	\$ 31,977,036.00		
4	VCHS Sitework Allowance	1 sum	\$ 319,770.36	\$ 319,770.36		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
8	Construction Contingency 15%			\$ 5,075,710.66		
					<b>\$ 38,913,781.72</b>	

Option 3 - Modernize A.L. Horton as a K-4 and Modernize VCHS as a 5-12 / Reduce Area for Both						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	A.L. Horton Major Modernization (65% of new)	2596.00	\$ 3,130.40	\$ 8,126,518.40		Reduction of 1467.46m2
2	VCHS Major Modernization (85% of new)	7617.00	\$ 4,093.60	\$ 31,180,951.20		Reduction of 5587.2 m2
3	A.L. Horton Sitework Allowance	1 sum	\$ 81,265.18	\$ 81,265.18		Assumes re-use of much of road and parking
4	VCHS Sitework Allowance	1 sum	\$ 311,809.51	\$ 311,809.51		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	Demolish Part of A.L. Horton	1467.46	\$ 120.00	\$ 176,095.20		
8	Demolish Part of VCHS	2344.00	\$ 120.00	\$ 281,280.00		
9	A.L. Horton Construction Contingency 15%			\$ 1,303,295.74		
10	VCHS Construction Contingency 15%			\$ 4,878,439.61		
					<b>\$ 47,393,304.35</b>	

Option 4 - Modernize and Reduce Area of A.L. Horton and VCHS						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	A.L. Horton Major Modernization (65% of new)	3158.00	\$ 3,130.40	\$ 9,885,803.20		Reduction of 905m2
2	VCHS Major Modernization (85% of new)	7617.00	\$ 4,093.60	\$ 31,180,951.20		Reduction of 6019.2m2
3	A.L. Horton Sitework Allowance	1 sum	\$ 98,858.03	\$ 98,858.03		Assumes re-use of much of road and parking
4	VCHS Sitework Allowance	1 sum	\$ 311,809.51	\$ 311,809.51		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	Demolish Part of A.L. Horton	905.00	\$ 120.00	\$ 108,600.00		
8	Demolish Part of VCHS	2344.00	\$ 120.00	\$ 281,280.00		
9	A.L. Horton Construction Contingency 15%			\$ 1,559,703.11		
10	VCHS Construction Contingency 15%			\$ 4,878,439.61		
					<b>\$ 49,359,094.16</b>	

Option 5 - Build a New K-12 Replacement School / Demolish A.L. Horton and VCHS						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	New K-12 School	6983.00	\$ 4,816.00	\$ 33,630,128.00		
2	Sitework Allowance	1 sum	\$ 2,017,807.68	\$ 2,017,807.68		
3	Demolish A.L. Horton	4063.46	\$ 120.00	\$ 487,615.20		
4	Demolish VCHS	9985.20	\$ 120.00	\$ 1,198,224.00		
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	VCHS Construction Contingency 3%			\$ 1,151,622.73		
					<b>\$ 39,539,047.11</b>	

Option 6 - Build Two New Replacement Schools for A.L. Horton and VCHS						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	New Elementary School	3145.00	\$ 4,816.00	\$ 15,146,320.00		
2	New Jr. / Sr. High School	3966.00	\$ 4,816.00	\$ 19,100,256.00		
3	Elementary School Sitework Allowance	1 sum	\$ 908,779.20	\$ 908,779.20		
4	Jr. / Sr. High School Sitework Allowance	1 sum	\$ 1,146,015.36	\$ 1,146,015.36		
5	Demolish A.L. Horton	4063.46	\$ 120.00	\$ 487,615.20		
6	Demolish VCHS	9985.20	\$ 120.00	\$ 1,198,224.00		
7	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
8	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
9	Elementary School Construction Contingency 3%			\$ 505,424.22		
10	Jr. / Sr. High School Construction Contingency 3%			\$ 665,801.56		
					<b>\$ 40,212,085.04</b>	

Option 7 - Modernize A.L. Horton at Current Capacity and Modernize / Reduce Area of VCHS						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	A.L. Horton Major Modernization (65% of new)	4063.46	\$ 3,130.40	\$ 12,720,255.18		
2	VCHS Major Modernization (85% of new)	7617.00	\$ 4,093.60	\$ 31,180,951.20		Reduction of 6019.2m2
3	A.L. Horton Sitework Allowance	1 sum	\$ 127,202.55	\$ 127,202.55		Assumes re-use of much of road and parking
4	VCHS Sitework Allowance	1 sum	\$ 311,809.51	\$ 311,809.51		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	Demolish Part of VCHS	2344.00	\$ 120.00	\$ 281,280.00		
8	A.L. Horton Construction Contingency 15%			\$ 1,972,832.59		
9	VCHS Construction Contingency 15%			\$ 4,878,439.61		
					<b>\$ 52,526,420.14</b>	

Option 8 - Modernize and Reduce Area of VCHS and Build a Replacement School for A.L. Horton						
	Item Description	Area	\$/m2	Subtotal	Total	Notes
1	New Elementary School	3145.00	\$ 4,816.00	\$ 15,146,320.00		
2	VCHS Major Modernization (85% of new)	7617.00	\$ 4,093.60	\$ 31,180,951.20		Reduction of 6019.2m2
3	Elementary School Sitework Allowance	1 sum	\$ 908,779.20	\$ 908,779.20		
4	VCHS Sitework Allowance	1 sum	\$ 311,809.51	\$ 311,809.51		Assumes re-use of much of road and parking
5	A.L. Horton Hazardous Materials Abatement	4063.46	\$ 75.00	\$ 304,759.50		
6	VCHS Hazardous Materials Abatement	9985.20	\$ 75.00	\$ 748,890.00		
7	Demolish Part of VCHS	2344.00	\$ 120.00	\$ 281,280.00		
8	A.L. Horton Construction Contingency 15%			\$ 2,453,978.81		
9	VCHS Construction Contingency 15%			\$ 4,878,439.61		
					<b>\$ 56,215,207.82</b>	



## 9.0 APPENDIX H: PRE-WORKSHOP SUMMARY