



# 2024-27 Three-Year Capital Plan

March 16, 2023

## 1.0 Funded Capital Project Update

### Sherwood Heights Junior High and École Campbelltown Replacement

**Project Type:** Replacement school

**Project Scope:** Replace Sherwood Heights Junior High and École Campbelltown into one school adjacent to the existing Sherwood Heights Junior High building. Once complete, the request also includes funds to demolish the two former school buildings.

**Project Capacity:** Core student capacity of 1,015

**Project Grades:** Kindergarten to Grade 9

**Project Cost:** Approximately \$40,649,320

On March 1, Alberta Education announced construction funding for the Sherwood Heights Junior High and École Campbelltown replacement school—listed as a priority on the Division’s Three-Year Capital Plan for more than a decade. Over the past year EIPS has worked with a project design team to develop schematic design drawings for the projection. Now, EIPS will begin working with Alberta Education, Alberta Infrastructure and consultants to begin construction. EIPS plans to complete the project in two phases. Phase 1 consists of constructing the replacement school, bus parking and drop-off parking. Phase 2 consists of demolishing the old Sherwood Heights Junior High building and adding a staff parking lot. The request also includes funding to demolish the old École Campbelltown build but it’s still too early to determine if and when that will take place.

At this point, it is too early to tell when the replacement school will be ready to welcome students. However, EIPS expects the replacement school to be completed by late 2025—at the end of Phase 1. And, it expects Phase 2 to be completed by spring 2026, depending on the contractor's construction schedule.

## 2.0 Aggregated Priority List

Priority	School(s)	Sector	Year 1	Capacity	Cost (Millions)
1	Rudolph Hennig Junior High, Fort Saskatchewan High	3	<i>New School:</i> Replace Rudolph Hennig Junior High and Fort Saskatchewan High into one new facility on the Southridge site—result of the 2018 Fort Saskatchewan value scoping session	1,400 <sup>^</sup>	\$79.8
2	James Mowat Elementary	3	<i>New School:</i> Replace James Mowat Elementary on the Westpark site—result of the 2018 Fort Saskatchewan value scoping session	650	\$27.9
Priority	School(s)	Sector	Year 2	Capacity	Cost
3	A.L Horton Elementary, Vegreville Composite High	5	<i>Major Modernization:</i> Modernize and expand Vegreville Composite High to accommodate grades K-12 programming—result of the 2022 Vegreville value scoping session	765	\$48.3
4	Win Ferguson Elementary	3	<i>Major Modernization:</i> Modernize Win Ferguson Elementary—result of the 2018 Fort Saskatchewan value scoping session	470	\$21.3
5	Salisbury Composite High	1	<i>Major Modernization:</i> Modernize Salisbury Composite High—result of the 2020 Sherwood Park value scoping session	1,978	\$90
Priority	School(s)	Sector	Year 3	Capacity	Cost
6	Sector 4 value scoping session	4	<i>Engagement:</i> Conduct a Sector 4 value scoping session—planning funds only	TBD	n/a
7	Cambrian Crossing area	1	<i>New School:</i> Build a new school in Cambrian Crossing	950	n/a

<sup>^</sup>opening capacity—expandable to 1,600.

3.0 Capital Priority Maps

**Elk Island Public Schools Capital Plan Priorities by Sector 1 and Sector 3**

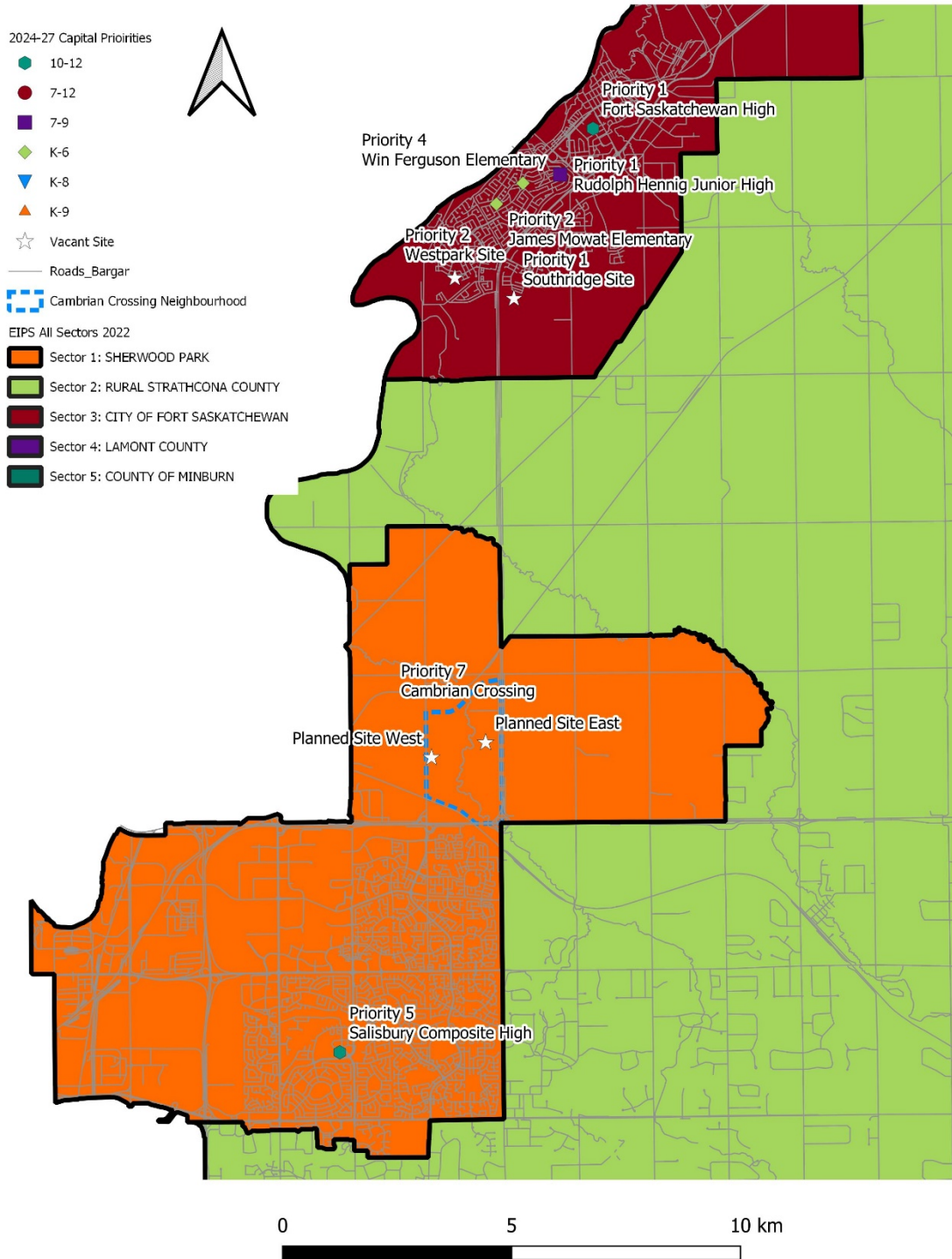


Figure 1: The location of capital priorities within Sector 1 and Sector 3.

### Elk Island Public Schools Capital Plan Priorities by Sector 4 and Sector 5

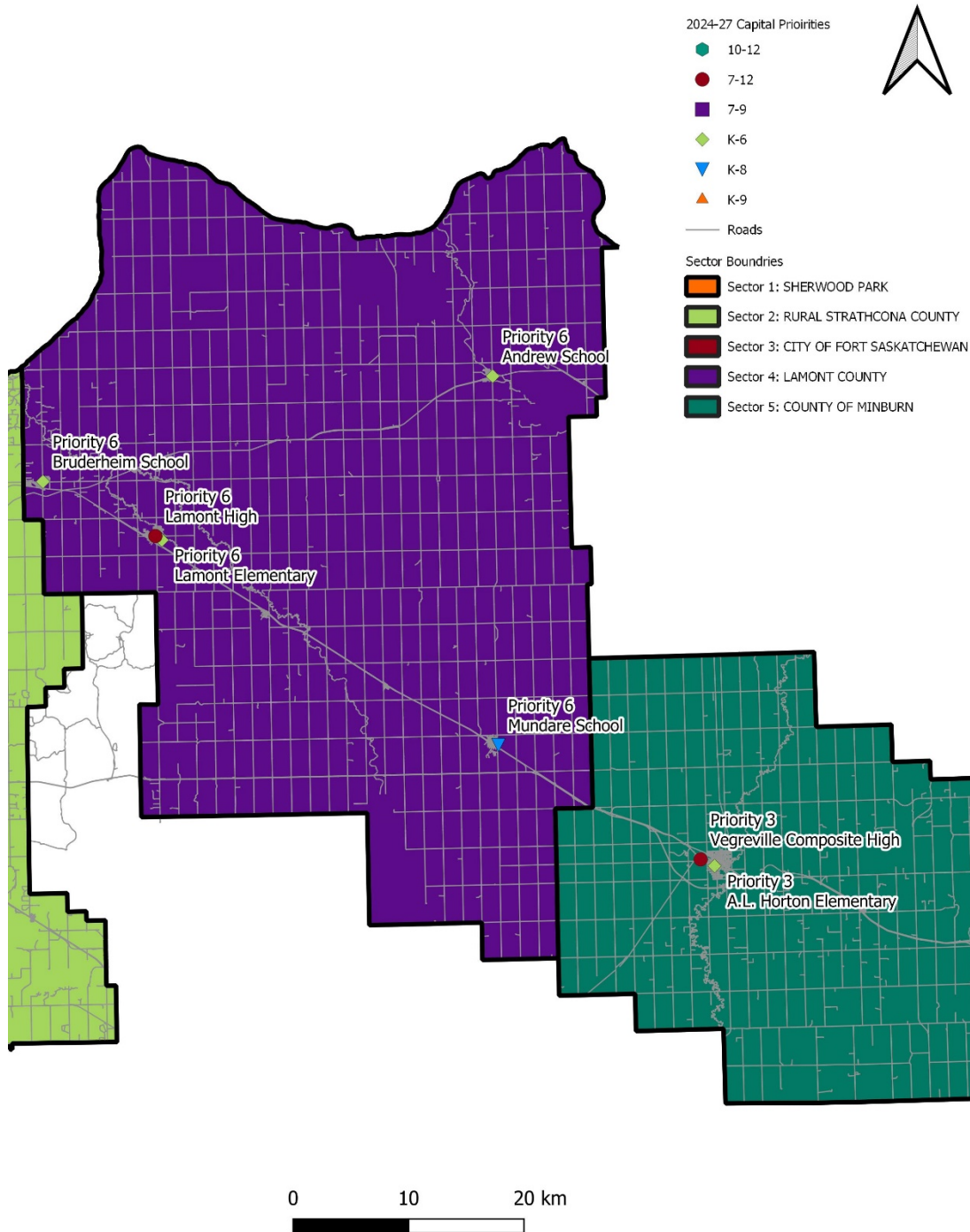


Figure 2: The location of capital priorities within Sector 4 and Sector 5.

## 4.0 Project Scope and Rationale

### Priority 1: Rudolph Hennig Junior High and Fort Saskatchewan High Replacement

**Project Type:** Replacement school

**Project Scope:** Replace Rudolph Hennig Junior High and Fort Saskatchewan High into one school and relocate it to the Southridge school site. Once complete, the request also includes demolishing the two former school buildings.

**Project Capacity:** Core student capacity of 1,400—expandable to accommodate 1,600 students

**Project Grades:** Grades 7 to 12

**Project Cost:** Approximately \$79,787,914

Priority 1 listed in the *2024-27 Three-Year Capital Plan* is a capital request to replace Rudolph Hennig Junior High and Fort Saskatchewan High into a single facility offering grades 7-12. The requested core student capacity is 1,400—expandable to accommodate 1,600 students. As well, the request includes relocating the replacement school to the Southridge school site (see pg. 4, “Figure 1”).

In 2018, EIPS conducted a [Fort Saskatchewan value scoping session](#) for Sector 3. The session identified viable, long-term, community-derived options to meet the area’s growing enrolment pressures and facility-condition concerns. The requested two-to-one replacement school aligns with the outcomes developed at the Fort Saskatchewan value scoping session.

Considering both buildings’ conditions and enrolment growth, replacing the two schools on the Southridge site also allows EIPS to accommodate current and future growth while also addressing significant five-year maintenance costs. The five-year maintenance cost for Rudolph Hennig Junior High is \$4,419,450. The five-year maintenance cost for Fort Saskatchewan High is \$6,271,713.

A review of the schools’ functionality indicates both schools have issues with sightlines and inadequate careers- and technology-studies spaces. Both schools also have challenges meeting emerging program opportunities for core subject areas because of too few and undersized classrooms—many of which have limited or no natural light. In addition, there are ongoing challenges at both schools related to hallways and classroom acoustics and circulation.

Since completing the value scoping session, The City of Fort Saskatchewan rezoned the Southridge school site as public-service lands, which now has effective transportation access and utility servicing. The city has approved the subdivision of the school site and is evaluating lot grading plans and landscaping plans. Conversations also continue with Southridge’s developer to ensure the school site can be turned over to the city and EIPS once provincial funding is approved. As well, Alberta Education awarded EIPS planning funds to undertake a series of technical studies in 2021. Since then, EIPS has completed an environmental site assessment, a geotechnical study and an access-management plan. No major issues were identified. EIPS has since shared all studies with Fort Saskatchewan and Alberta Education. Thanks to these efforts, the project can commence as soon as the province announces approval.

EIPS continues to explore partnership opportunities for the replacement school. In January 2023, the Division submitted a Collegiate School Status Initial Proof of Concept Application to Alberta Education. The application is to incorporate a collegiate educational model into the replacement school by partnering with Alberta Education, Advanced Education and local industry organizations. The idea: To provide leading-edge space and programming to better assist students preparing for careers, employment, apprenticeships and post-secondary education. If successful, the Division plans to expand the number of



careers, programming and technology spaces—bumping it up to nine, from eight—at an anticipated cost of \$1.12 million, paid through the partnership.

The Southridge location is ideal for the collegiate educational model. It's located in Fort Saskatchewan and within Alberta's Industrial Heartland—home to more than 40 medium- to large-sized corporations specializing in a range of industries, including petrochemical, carbon capture, and supply and services (see pg. 12, "Appendix A"). Already, EIPS has established a positive relationship with several of these companies, including Agrium Inc., Dow Chemical Co., Shell Scotford and Sherritt International Corp. Given the already established relationship, EIPS feels if the collegiate model is approved, it can formalize partnerships immediately.

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## Priority 2: James Mowat Elementary Replacement

**Project Type:** Replacement school

**Project Scope:** Replace James Mowat Elementary and relocate it to the Westpark school site. Once complete, the request also includes demolishing the former school building.

**Project Capacity:** Core student capacity of 650

**Project Grades:** Kindergarten to Grade 6

**Project Cost:** Approximately \$27,879,779

Priority 2 listed in the *2024-27 Three-Year Capital Plan* is a capital request to replace James Mowat Elementary and relocate it to the Westpark school site (see pg. 4, “Figure 1”). The request also includes a student capacity of 650, which will allow the school to grow by 244 student spaces.

In October 2018, EIPS conducted a [Fort Saskatchewan value scoping session](#) for Sector 3. The session identified a James Mowat Elementary replacement school as part of the best-performing option to meet Sector 3’s growing enrolment pressures and facility-condition concerns. Currently, James Mowat Elementary is in a building more than 40 years old with a utilization rate of 100 per cent and a Facility Condition Index rating of “Poor.” The facility also has a five-year maintenance cost of \$5,176,251. Currently, The City of Fort Saskatchewan owns the Westpark school site, it also has municipal services and is zoned appropriately for a school facility.

As of the 2022-23 school year, James Mowat Elementary is operating at full capacity—despite adding another modular classroom in 2022-23. The modular unit is one of 10 classroom units at the school—two were constructed in 1976, six in 1981, one in 2012 and one in 2016. The older modular classrooms, built in 1976 and 1981, are safe for students. However, they’re starting to require extensive upgrades and will need additional infrastructure investments within this *2024-27 Three-Year Capital Plan* period. EIPS continues to monitor the modular classrooms.

To alleviate the enrolment pressures, James Mowat will introduce a random selection process for any new students wanting to attend the school—starting in the 2023-24 school year. The new process will help the school manage the enrolment pressures it’s currently facing. The Division is piloting the process for two years. If the process works well, James Mowat will continue using the random selection process for new students as long as the school has closed boundaries. All new students, living within the James Mowat attendance area, who aren’t selected through the random selection process, are redirected to, and guaranteed a spot at, their alternate-designated school, Fort Saskatchewan Elementary.

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### Priority 3: Vegreville Composite High Major Modernization and Addition

**Project Type:** Major modernization and addition

**Project Scope:** Complete a major modernization and addition of Vegreville Composite High to accommodate kindergarten to Grade 12 programming. Once complete, the request also includes demolishing A.L. Horton Elementary.

**Project Capacity:** Core student capacity of 765

**Project Grades:** Kindergarten to Grade 12

**Project Cost:** Approximately \$48,298,326

In September 2022, EIPS conducted a [Vegreville value scoping session](#) for Sector 5. The session identified modernizing and expanding Vegreville Composite High as the best-performing option to accommodate kindergarten to Grade 12 students living in the sector. Throughout the discussion, participants from all stakeholder groups expressed the importance of the careers and technology spaces at Vegreville Composite High, which is why this option was rated as the best performing. The next best option was building a new replacement school that also combines A.L. Horton Elementary and Vegreville Composite High but would result in reduced careers and technologies classroom space than the major modernization.

Since completing the value scoping session, EIPS has worked closely with Alberta Infrastructure and Alberta Education to further explore the two highest-ranking solutions. Alberta Infrastructure also provided detailed cost estimates for both options. The current cost for the modernization solution is \$48,298,326. The anticipated replacement school cost is \$44,459,489. After further discussions with Alberta Education, reviewing the value scoping session and examining the community's rationale for a modernization, it makes the most sense to choose the modernization over the replacement school. So much so, Alberta Education recommends EIPS now pursue technical investigations to further develop the modernization project scope and budget.

### Priority 4: Win Ferguson Elementary Major Modernization

**Project Type:** Major modernization

**Project Scope:** Complete a major modernization of Win Ferguson Elementary.

**Project Capacity:** Core student capacity of 470—the same as the current building

**Project Grades:** Kindergarten to Grade 6

**Project Cost:** Approximately \$17,637,236

In October 2018, EIPS conducted a [Fort Saskatchewan value scoping session](#) for Sector 3. The session identified modernizing Win Ferguson Elementary as part of the best-performing option to meet the sector's growing enrolment pressures and facility-condition concerns. A major modernization allows the Division to address concerns related to the school's deferred maintenance and needed mechanical and electrical systems upgrades. It also allows EIPS to address current and future community needs by improving access to high-quality learning environments.

In terms of the current school building, it's more than 45 years old, has a 79 per cent utilization rate, a Facility Condition Index rating of "Fair," and a five-year maintenance cost of \$3,959,812. Additionally, the school includes 12 modular classroom units. Four were constructed in 1978, and four in 1979. So, the modernization project cost also accounts for replacing these eight modular classrooms. The remaining four units were built after 2013, and are in good condition.

## Priority 5: Salisbury Composite High Modernization

**Project Type:** Major modernization

**Project Scope:** Complete a major modernization of Salisbury Composite High.

**Project Capacity:** Core student capacity of 1,978—the same as the current building

**Project Grades:** Grades 10 to 12

**Project Cost:** Approximately \$78,800,403

In 2020, the Board raised concerns about the underutilized space at Salisbury Composite High. It was also raised during a [Sherwood Park value scoping session](#) for Sector 1 in fall 2020. Since then, EIPS has taken significant steps to improve the building's utilization rate through relocating programs and leasing surplus space. For example, in 2021, EIPS relocated its Next Step Sherwood Park outreach program to the Salisbury Composite High building. Through these efforts, the school's net student capacity has decreased to 1,805 from 1,978. The Division is also considering various community partnerships and staffing-accommodations possibilities to improve the utilization even more. Overall, Alberta Education supports these actions because they maintain the instructional areas for future enrolment increases.

Given the school was built in 1968 and had major additions added in 1973 and 1979, it does require significant maintenance and upgrades, hence the request for a major modernization. There are several mechanical and electrical upgrades needed, instructional renovations and the school's five-year maintenance cost is \$20,484,218. Completing a major modernization of Salisbury Composite High aligns with the outcomes of the Sherwood Park value scoping session, addresses the deferred maintenance issues and optimizes student learning spaces. Another advantage: A major modernization will enhance the Career and Technology Studies programming within the Division by building further opportunities for innovation and personalized pathways.

## Priority 6: Sector 4 Value Scoping Session

**Project Type:** Solution

**Project Scope:** Conduct a value scoping session—dependent on funding approval.

Within the County of Lamont, Sector 4, EIPS has five school spaces, all with significant available student capacity. Of those five schools, they all operate above the Division's average per-student cost, which is \$7,141. Three of the sector's schools are among the Division's five highest operating schools. Andrew School operates at \$16,682 per student. Bruderhiem School operates at \$11,441 per student. Similarly, Mundare School operates at \$12,112 per student. Lamont Elementary, \$8,161, ranks ninth, and Lamont High, \$8,366, ranks eighth.

Conducting a Sector 4 value scoping session will help EIPS identify effective ways to right-size Division space, evaluate programming opportunities and ensure boundaries accurately reflect student needs. In general, value scoping sessions aim to identify solutions that provide the highest value for money while maximizing the utilization and functionality of school infrastructure. As well, the input from these sessions ensures a broad range of perspectives are considered and used to develop, and evaluate, potential solutions. The ultimate goal of a Sector 4 value scoping session: To develop community-derived options to better utilize the available school spaces in Sector 4.



## Priority 7: Cambrian Crossing New School

**Project Type:** New school

**Project Scope:** Build a new in Cambrian Crossing.

**Project Capacity:** Core student capacity of 950

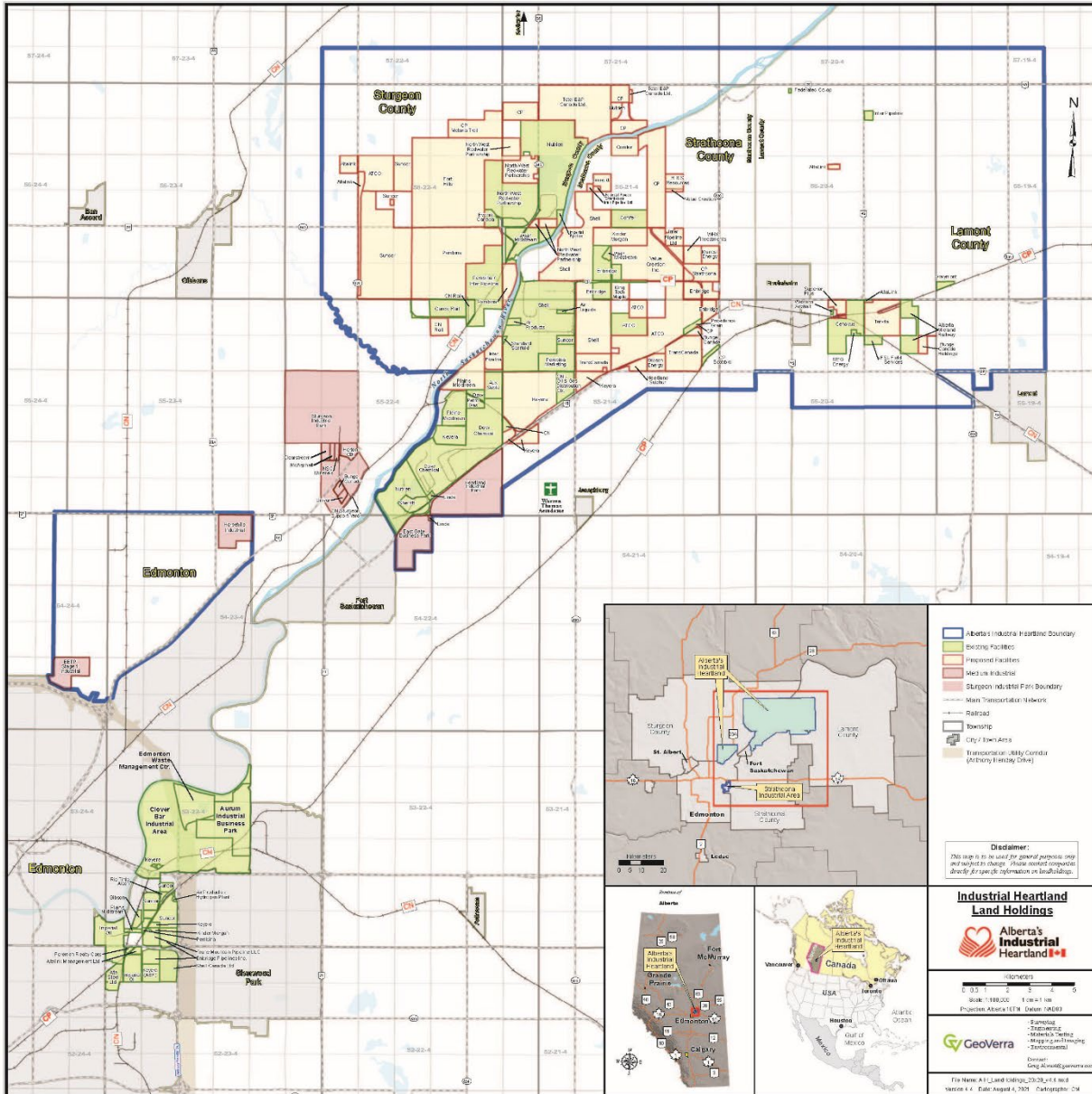
**Project Grades:** Kindergarten to Grade 9

Sherwood Park’s new Cambrian Crossing residential area expects to welcome its first residents in fall 2023. By the time it’s completed, anticipated in 2037, Strathcona County projects more than 12,000 people living in the neighbourhood. Using residential areas with similar characteristics, density, dwelling type and the expected pace of development, EIPS anticipates 3,345 school-aged children to reside in the area—many of whom will register with the Division.

Two initial buildout stages are planned for the development—one west of Oldman Creek and one east of Oldman Creek. There are also two planned school sites for the area. Collectively these sites can accommodate three school buildings. As well, according to Rohit Group of Companies and Mattamy Homes, both school sites could be ready for school construction as early as 2024. Rohit and Mattamy have launched sale websites that show the number of units sold or conditionally sold (see pg. 13, “Appendix B”). As the pace and rate of the development progress, EIPS will select the appropriate school site for construction. The chosen site will be one that best serves residents living in Cambrian Crossing.

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Alberta's Industrial Heartland



Cambrian Crossing West



Image taken from <https://www.liveincambrian.com/available-lots> on Jan. 25, 2023

Cambrian Crossing East  
(Hearthstone)



Image taken from <https://myscp.ml3ds-icon.com/scp/138028/site-map/162721?standalone=true> on Jan. 25, 2023