



2025-28 Three-Year Capital Plan

Public Board

March 21, 2024

1.0 Funded Capital Project Update

Sherwood Park Replacement School

Project Type: New School: Replacement

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

On March 4, 2022, the Alberta Government announced design funding for the Sherwood Park replacement school. The funding enabled Alberta Infrastructure, as the project manager, and their consultants to work with EIPS and Alberta Education to design the new school. The goal of the design process was to determine how best to replace Sherwood Heights Junior High and École Campbelltown with one new facility located adjacent to the existing Sherwood Heights Junior High building. Then on March 1, 2023, Alberta Education announced construction funding for the Sherwood Park replacement school. Since the announcement, the project team has worked to complete detailed design. EIPS expects to begin construction in mid-2024. The project will be completed in two phases. Phase 1 consists of constructing the replacement school, bus parking and drop-off parking. Phase 2 consists of demolishing the Sherwood Heights Junior High building and adding a staff parking lot. 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 in the 2026-27 school year—at the end of Phase 1. And it expects Phase 2 to be finished by fall 2027, depending on the contractor's construction schedule.

The replacement school has been designed to be a three-storey building. Division 1 classrooms, the learning commons and career and technology foundations (CTF) spaces for foods and construction will be on the main floor. There will also be science classrooms and junior high ancillary spaces. In addition, the school will have two gymnasiums, one large and one small. The design of each will serve to support school athletics, sports teams and after-hours community rentals. The second and third floors are connected by a feature staircase that will serve as a gathering space for students. In addition, most of the Division 2 and Division 3 classrooms are located on the second and third floors.

Looking ahead, EIPS and Strathcona County have started conversations to transfer École Campbelltown to the County upon the completion of the replacement school. Strathcona County has expressed an interest in the facility. However, at this time no decision has been made by EIPS or Strathcona County.

For additional details about the Sherwood Park replacement school visit the school's information page at eips.ca.

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 to accommodate grades 7-12 programming—result of the 2018 Fort Saskatchewan value scoping session	1,400 [^]	\$84
2	James Mowat Elementary	3	<i>New School:</i> Replace James Mowat Elementary on the Westpark site to accommodate grades K-6 programming—result of the 2018 Fort Saskatchewan value scoping session	650	\$32.9
Priority	School(s)	Sector	Year 2	Capacity	Cost
3	Cambrian Crossing – Cambrian Neighbourhood	1	<i>New School:</i> Build a new Kindergarten to Grade 9 school in the Cambrian neighbourhood	950	\$46.2
4	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	\$58.8
5	Win Ferguson Elementary	3	<i>Major Modernization:</i> Modernize Win Ferguson Elementary to accommodate grades K-6 programming—result of the 2018 Fort Saskatchewan value scoping session	470	\$23.2
6	Salisbury Composite High	1	<i>Major Modernization:</i> Modernize Salisbury Composite High to accommodate grades 10-12—result of the 2020 Sherwood Park value scoping session	1,978	\$110.3
Priority	School(s)	Sector	Year 3	Capacity	Cost
7	Sector 4 value scoping session	4	<i>Engagement:</i> Conduct a Sector 4 value scoping session—planning funds only	TBD	n/a
8	Cambrian Crossing – Hearthstone Neighbourhood	1	<i>New School:</i> Build a new Kindergarten to Grade 9 school in Hearthstone neighbourhood	950	n/a

[^]opening capacity—expandable to 1,600.

3.0 Capital Priority

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

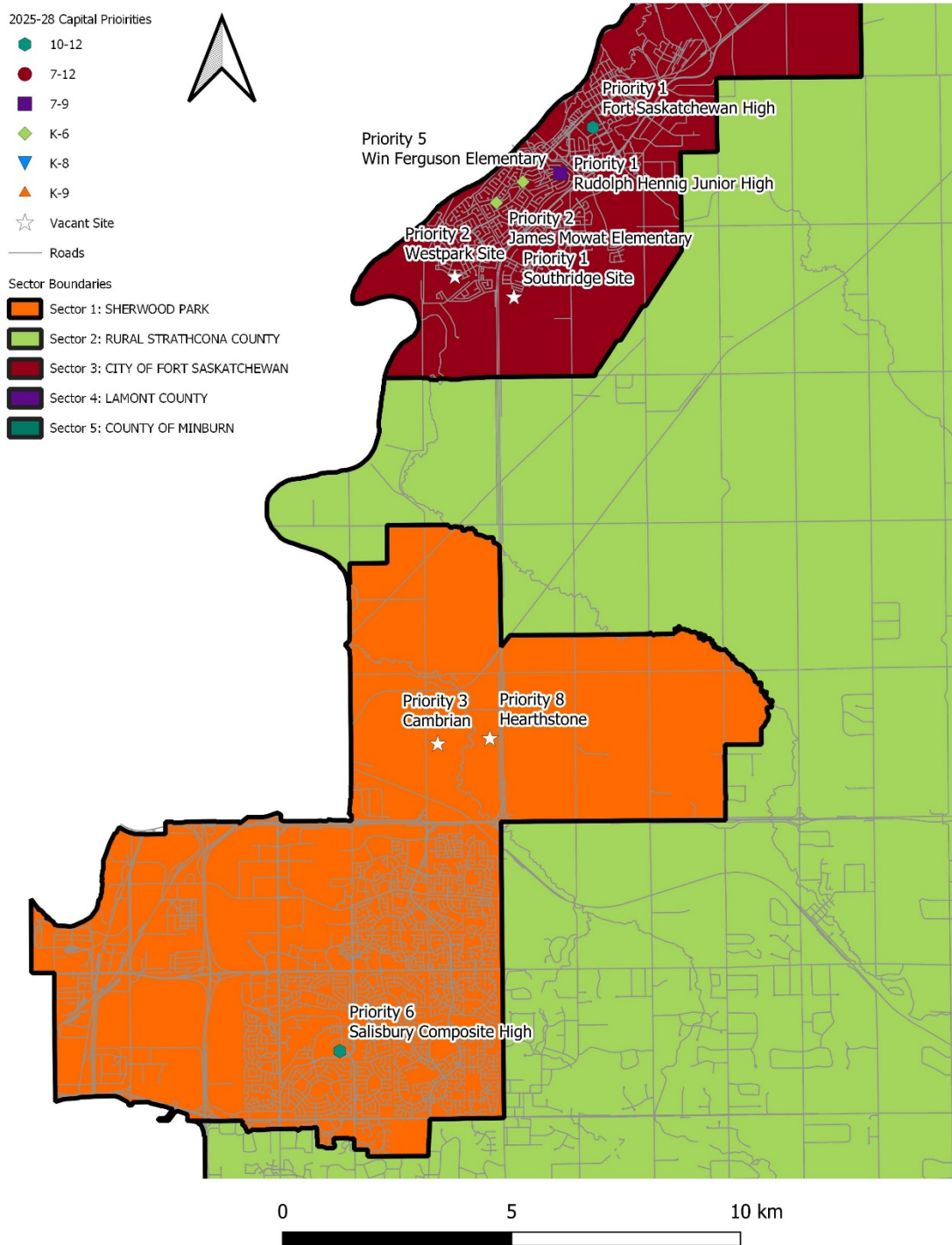


Figure 1: The location of capital priorities within Sector 1 and Sector 3.

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

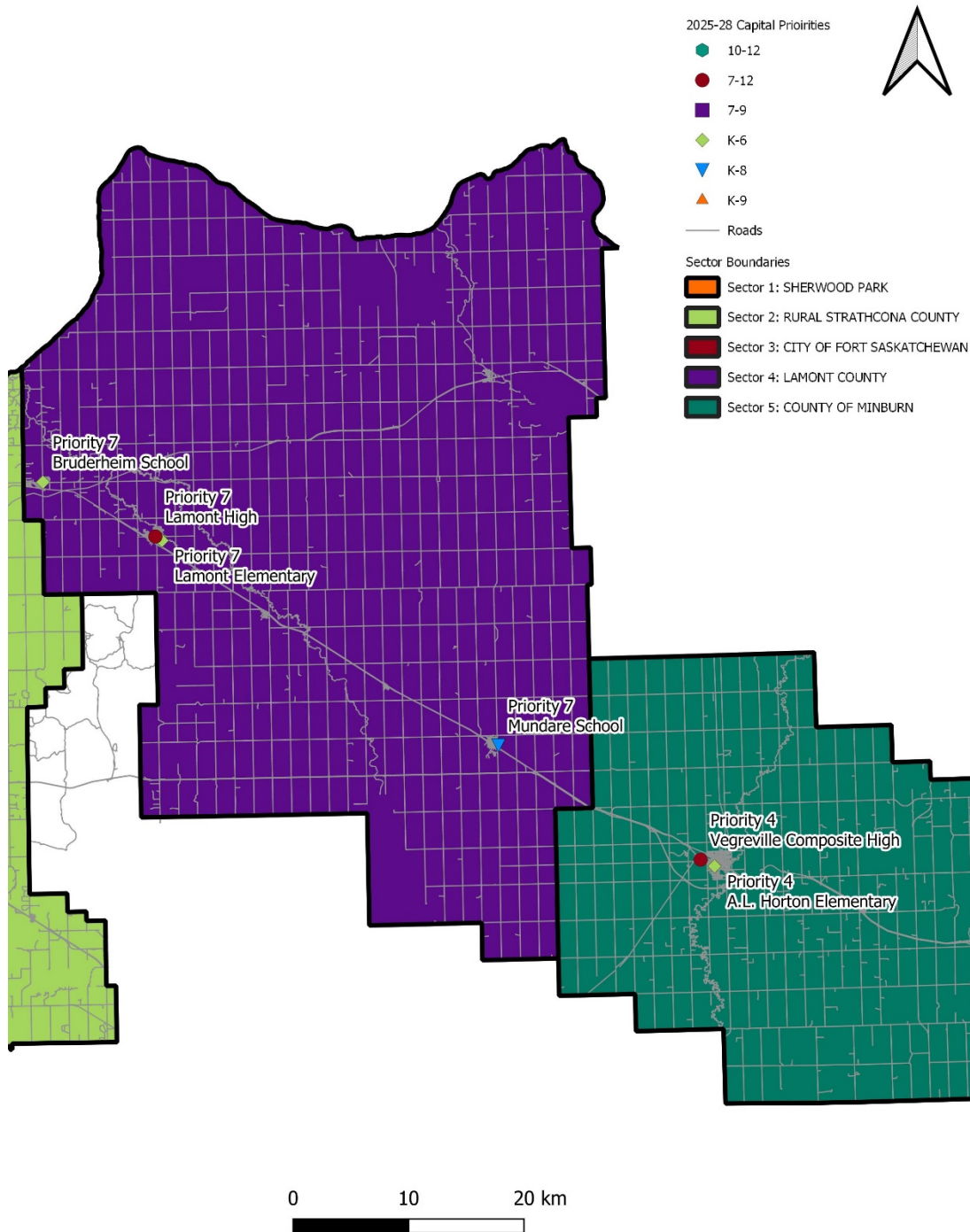


Figure 2: The location of capital priorities within Sector 4 and Sector 5.

4.0 Project Scope and Rationale

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

Project Type: New School: Replacement

Project Scope: Replace Rudolph Hennig Junior High and Fort Saskatchewan High with one school located on 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 \$83,950,000.

Priority 1 listed in the *2025-28 Three-Year Capital Plan* is a capital request to replace Rudolph Hennig Junior High and Fort Saskatchewan High with 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 locating 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 \$3,657,985 and the five-year maintenance cost for Fort Saskatchewan High is \$2,265,595.

A review of the schools’ functionality indicates both schools have issues with sightlines and inadequate career and technology foundations (CFT) and career and technology studies (CTS) 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 acoustics and circulation within the hallways and classrooms.

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. Ultimately, EIPS was unsuccessful in our application and the Government of Alberta is reviewing the Collegiate program. However, EIPS remains committed to the idea: To provide leading-edge space and programming to better assist students preparing for careers, employment, apprenticeships and post-secondary education.

So much so that in December 2023, EIPS organized and hosted a comprehensive event to gather valuable feedback from key stakeholders. This event brought together representatives from industry, post-secondary, and parent councils, fostering a collective environment for the exchange of ideas and perspectives. The insights gained from this event are integral to refining and enhancing the Heartland Collegiate model we aim to implement. Additional information sessions are planned for early 2024 to engage students and families. With the aim of gathering their perspectives to further EIPS’s vision of the Heartland Collegiate School.

The Division recognizes the importance of learning from established schools. As such, EIPS is actively engaged in exploring opportunities at similar schools in Texas. By partnering with both industry leaders and school authorities in the region, we seek to gain insights into the structure, programming, operations, and funding models of successful collegiate schools. This collaborative effort is a testament to EIPS’ commitment to delivering a cutting-edge educational experience for students in the Industrial Heartland, preparing Alberta’s workforce.

The Southridge location is ideal for the collegiate educational model. It is 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. 13, “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 relationships, 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: New School: Replacement

Project Scope: Replace James Mowat Elementary and locate the new school on 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 \$32,920,000

Priority 2 listed in the *2025-28 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 at 99 per cent and a Facility Condition Index rating of “Fair”. The facility also has a five-year maintenance cost of \$2,265,595. 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 2023-24 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 are starting to require extensive upgrades and will need additional infrastructure investments within this *2025-28 Three-Year Capital Plan* period. EIPS continues to monitor the modular classrooms.

To alleviate the enrolment pressures at James Mowat Elementary a random selection process was implemented 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 is currently facing. The Division is piloting the process for two years. If the process works well, James Mowat Elementary 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 Elementary attendance area, who are not 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: Cambrian New K-9 School

Project Type: New School

Project Scope: Build a new school in Cambrian to accommodate K-9 programming

Project Capacity: Core student capacity of 950

Project Grades: Kindergarten to Grade 9

Project Cost: Approximately \$46,150,000

Sherwood Park's new Cambrian Crossing residential area structure plan (ASP) welcomed its first residents in late 2023. By the time it is completed, anticipated in 2037, Strathcona County projects more than 12,000 people living in the area. 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. The ASP is comprised of two neighbourhoods, Cambrian and Hearthstone. Rohit Group of Companies is the developer for Cambrian located west of Oldman Creek and Mattamy Homes is the developer of Hearthstone located east of Oldman Creek. Both neighbourhoods have a planned school site. Collectively the two sites can accommodate three school buildings. The site in Cambrian is planned for one school, while the site in Hearthstone is planned to accommodate two school buildings. In conversations with Rohit, Cambrian Boulevard, the road fronting the school site will be constructed in 2024—including underground services. Rohit has serviced 217 lots so far and plans to service an additional 240 lots in 2024 (see pg. 14, "Appendix B").

EIPS has already taken steps to accommodate the growth from Cambrian by designating students to schools with space for regular English and French Immersion. For French Immersion programming students are designated to Heritage Hills Elementary, Sherwood Heights Junior High and Salisbury Composite High. For regular programming, Cambrian is designated to Westboro Elementary, Clover Bar Junior High, and Salisbury Composite High.

The Division developed moderate enrolment projections for Cambrian that suggest Westboro Elementary, Clover Bar Junior High and Salisbury Composite High can accommodate the anticipated growth beyond 2034. However, as development is just beginning the absorption rate of new homes and the pace of development are difficult to determine. As such, EIPS will continue to monitor the development and adjust the enrolment projections to reflect the actual development pattern.

While space challenges in Sherwood Park are not anticipated for years. EIPS must consider the impact of other residential developments. Mainly, Bremner in Sherwood Park, Ardrossan East in Rural Strathcona County, and Southfort and Point-Aux-Pins in Fort Saskatchewan. To ensure all future residents have access to high-quality infrastructure the Division is beginning to advocate for new infrastructure in our new communities.

Priority 4: 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 \$58,800,000

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 CTS 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 CTS than in a 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 \$58,817,390. The anticipated replacement school cost is \$53,599,226. 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 5: Win Ferguson Elementary Major Modernization

Project Type: Major modernization

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

Project Capacity: Student capacity of 495—the same as the current building

Project Grades: Kindergarten to Grade 6

Project Cost: Approximately \$23,200,000

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 is more than 47 years old, has a 79 per cent utilization rate, a Facility Condition Index rating of "Fair," and a five-year maintenance cost of \$2,877,197. 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 6: 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 \$110,250,000

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 working on its Three-Year Strathcona County Engagement for French Immersion and senior high. As part of this engagement, EIPS has adjusted the senior high attendance boundary for Salisbury Composite High and Bev Facey Community High effective when the Sherwood Park replacement school opens. The purpose: to balance the attendance areas of Sherwood Parks two high schools and improve the senior high French Immersion retention.

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 \$11,984,529. 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 CTS programming within the Division by building further opportunities for innovation and personalized pathways.

Priority 7: Sector 4 Value Scoping Session

Project Type: Solution

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

In May 2023, The Board of Trustees closed Andrew School. The decision was made after a year-long engagement process with the community. Now, within the County of Lamont, Sector 4, EIPS has four schools, all with significant available student capacity. Of those four schools, they all operate above the Division's average per-student cost, which is \$7,097. Two of the sector's schools are among the Division's five highest operating schools. Mundare School ranks second and operates at \$11,485 per student, while Bruderhiem School ranks third and operates at \$11,157 per student. Lamont Elementary, \$8,385, ranks sixth, and Lamont High, \$8,380, ranks seventh. Note, Andrew School ranked number 1 with an operating cost of \$14,165 per student.

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 8: Hearthstone New K-9 School

Project Type: New school

Project Scope: Build a new school in Cambrian to accommodate K-9 programming

Project Capacity: Core student capacity of 950

Project Grades: Kindergarten to Grade 9

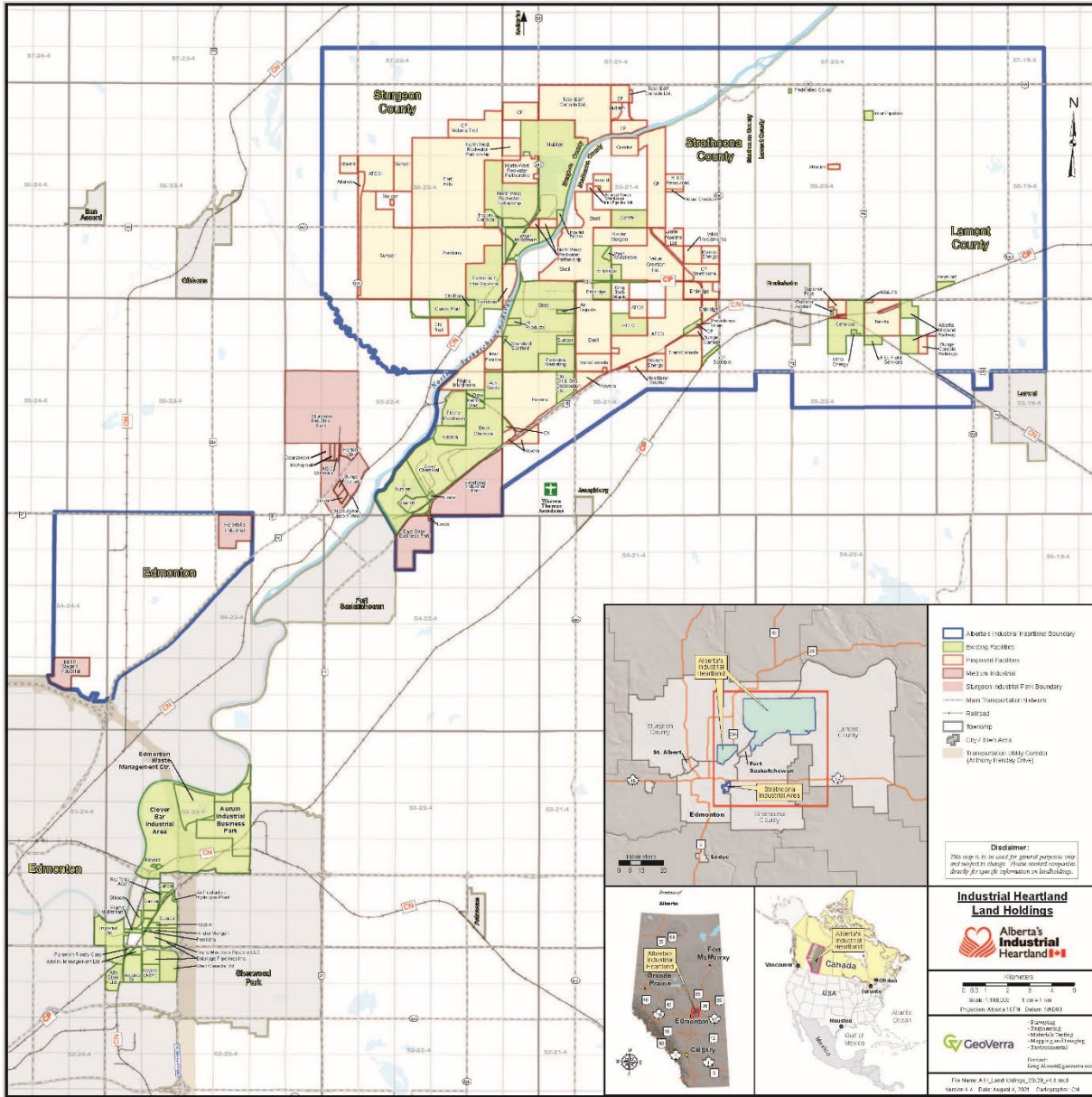
As with Priority 3, Sherwood Park’s new Cambrian Crossing residential area structure plan (ASP) welcomed its first residents in late 2023. By the time it is completed, anticipated in 2037, Strathcona County projects more than 12,000 people living in the area. Using residential areas with similar characteristics, 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. The ASP is comprised of two neighbourhoods, Cambrian and Hearthstone. Rohit Group of Companies is the developer for Cambrian located west of Oldman Creek and Mattamy Homes is the developer of Hearthstone located east of Oldman Creek. Both neighbourhoods have a planned school site. Collectively the two sites can accommodate three school buildings. The site in Cambrian is planned for one school, while the site in Hearthstone is planned to accommodate two school buildings. In conversations with Mattamy Homes, the school site and road fronting the school will be constructed in 2026—including underground services. Mattamy Homes has serviced 185 lots so far and plans to service an additional 128 lots in 2024 (see pg. 15, “Appendix B”).

EIPS has already taken steps to accommodate the growth from Hearthstone by designating the neighbourhood to schools with space for regular English and French Immersion. For French Immersion programming students are designated to Heritage Hills Elementary, Sherwood Heights Junior High and Salisbury Composite High. For regular programming students are designated to Glen Allen Elementary, F.R. Haythorne Junior High and Bev Facey Community High.

The Division developed moderate enrolment projections for Hearthstone that suggest Glen Allen Elementary, F.R. Haythorne Junior High and Bev Facey Community High can accommodate the anticipated growth beyond 2034. However, as development is just beginning the absorption rate of new homes and the pace of development are difficult to determine. As such, EIPS will continue to monitor the development and adjust the enrolment projection to reflect the development pattern.

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Alberta's Industrial Heartland



Cambrian



Image taken from <https://rhtmaps.lotworks.ca/maps/cambrian> on January 18, 2024.

Hearthstone

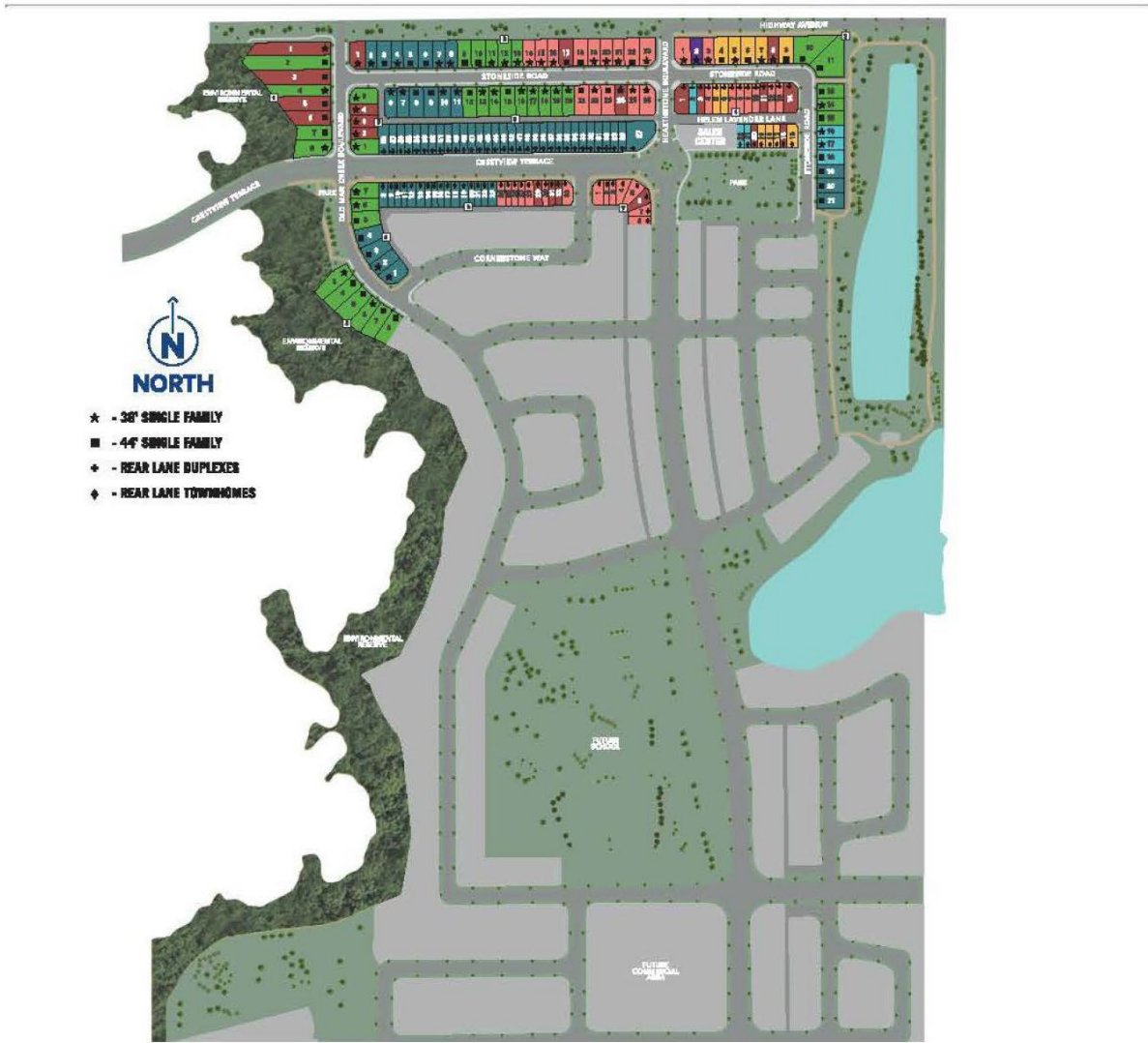
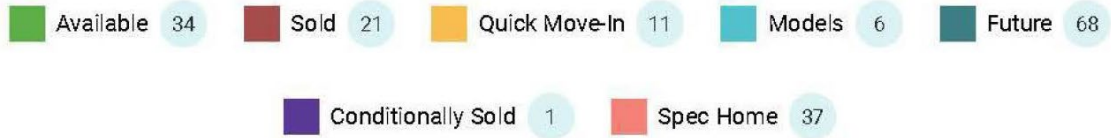


Image taken from <https://myscp.ml3ds-icon.com/scp/138028/site-map/162721?lotId=1463985&standalone=true> on January 18, 2024.