



2026-29 Three-Year Capital Plan

Public Board

March 20, 2025

1.0 Funded Capital Project Update

Forest Grove 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—named Forest Grove School in December 2024. The funding enabled Alberta Infrastructure, the project manager, and their consultants to work with EIPS and Alberta Education to design the new school. Though the design process, the project team determined how best to replace Sherwood Heights Junior High and École Campbelltown into one new facility located adjacent to the existing Sherwood Heights Junior High building. Then on March 1, 2023, Alberta Education announced construction funding for Forest Grove School. Since the announcement, the project team has completed the detailed design. Mobilization and site construction began in July 2024.

The project will be completed in two phases. Phase 1 consists of constructing Forest Grove School, bus parking and drop-off parking. To date, foundation construction, precast gymnasium walls, concrete slabs, elevator shaft masonry and deep mechanical underground piping has been completed. The project team is now completing the structural steel framing, metal decking, interior concrete slabs, gas and power services and the exterior building envelope. 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 Forest Grove School will be ready to welcome students. However, EIPS expects Forest Grove School to be completed for September 2026—at the end of Phase 1. Phase 2 is expected to be finished by fall 2027, depending on the contractor's construction schedule.

Forest Grove 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. The science classrooms, junior high ancillary spaces and two gymnasiums—one large and one small—are also on the first floor. Each gym is designed to support the school's athletics, sports teams and after-hours community rentals. Meanwhile, 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.

In January 2025, Alberta Infrastructure and Alberta Education notified EIPS that they declined EIPS' offer to transfer École Campbelltown to Alberta Infrastructure—a new requirement outlined in the *Real Property Governance Act*. As such, the letter enables EIPS to continue discussions regarding the transfer of École Campbelltown to Strathcona County upon completing Forest Grove School. Strathcona County has expressed an interest in the facility. However, at this time no final decision has been made by EIPS or Strathcona County.

For more information about Forest Grove School, visit 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 [^]	\$86.7
2	James Mowat Elementary	3	<i>New School:</i> Replace James Mowat Elementary on the current site to accommodate grades K-6 programming—result of the 2018 Fort Saskatchewan value scoping session	650	\$31.6
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	\$48.8
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	\$62.5
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	\$24.4
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	\$107.4
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 6 school in the Hearthstone neighbourhood	650	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

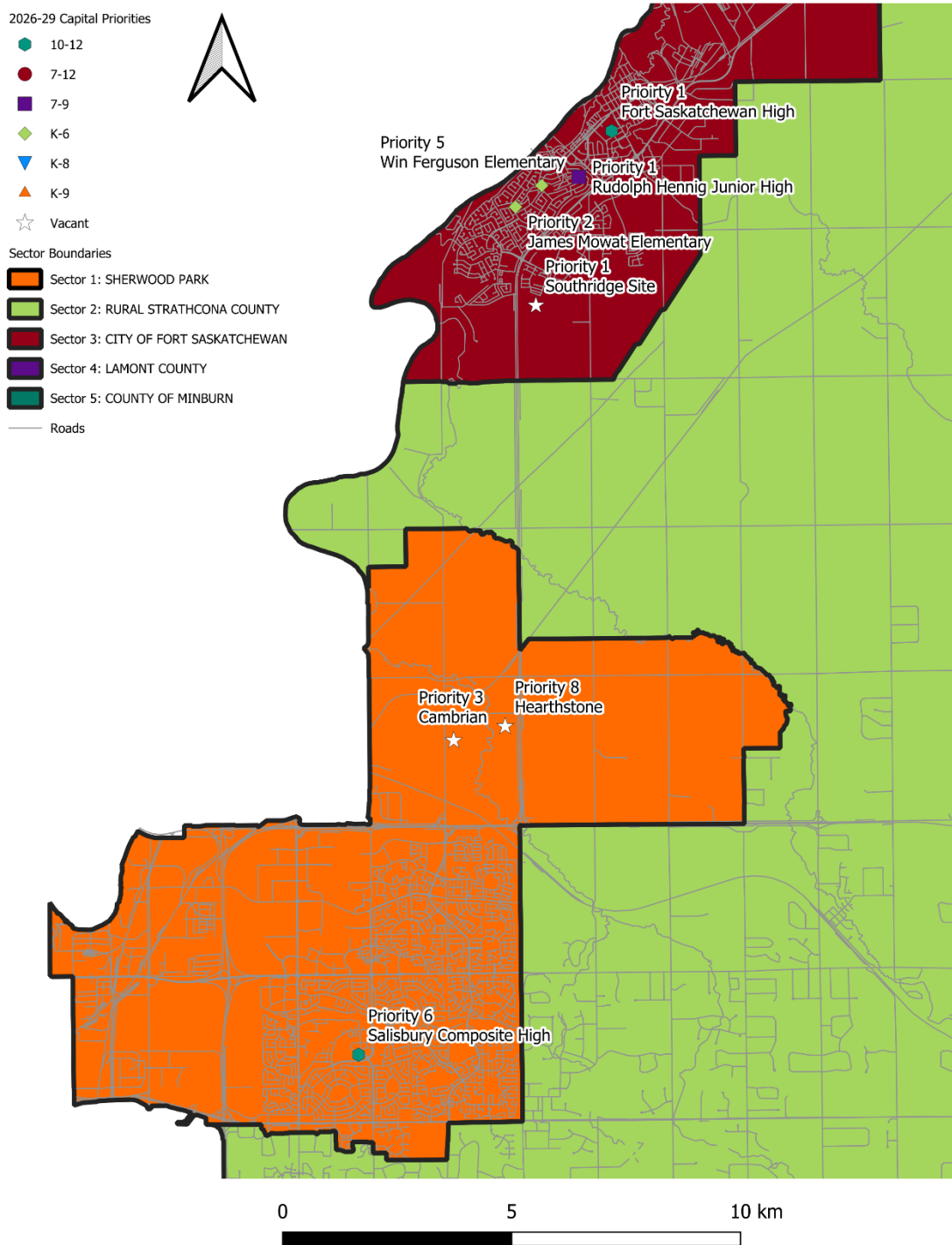


Figure 1: The location of capital priorities within Sector 1 and Sector 3.

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

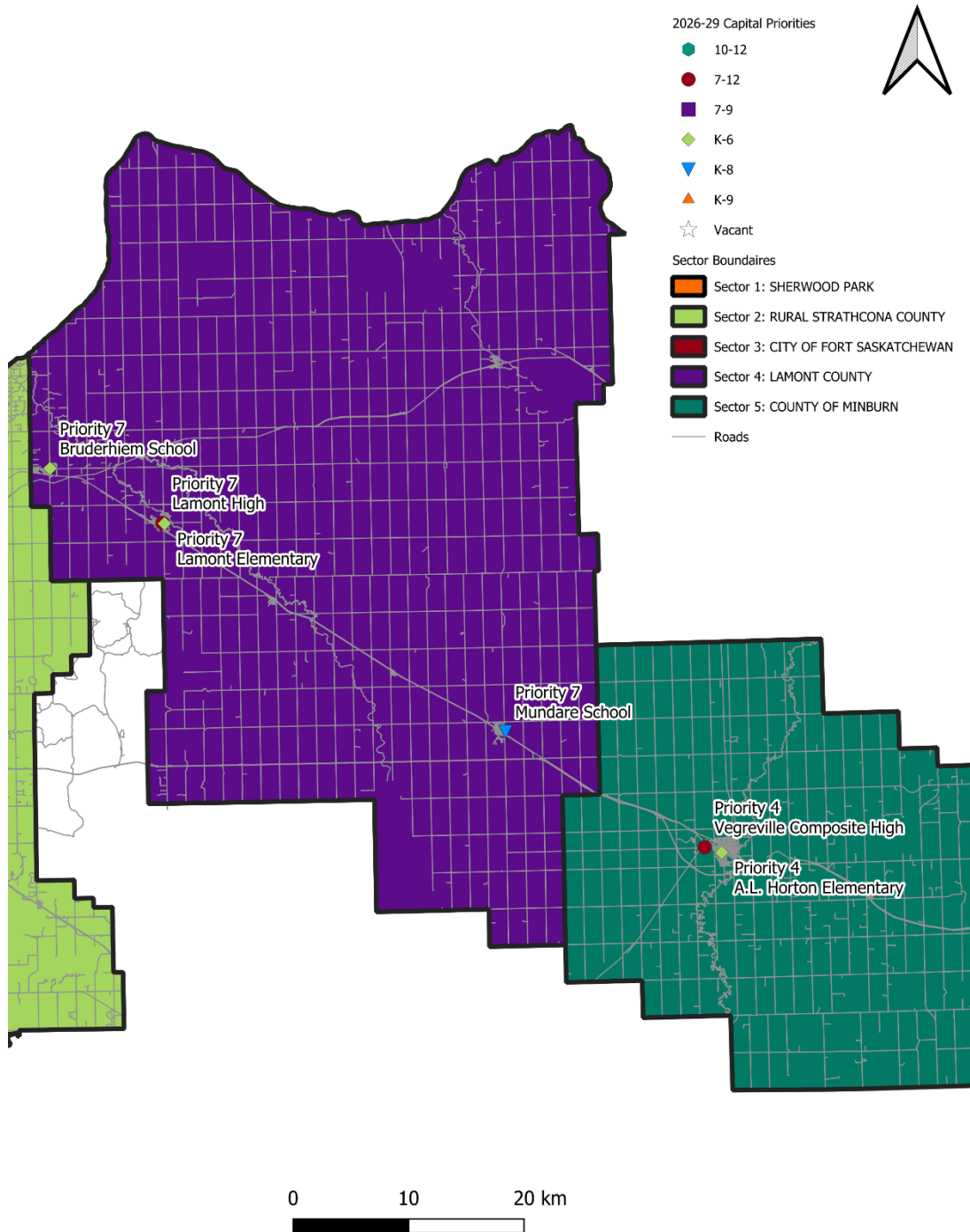


Figure 2: The location of capital priorities within Sector 4 and Sector 5.

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 Fort Saskatchewan High.

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

Project Grades: Grades 7 to 12

Project Cost: Approximately \$86,707,676

Priority 1 listed in the *2026-29 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 to 12. The requested core student capacity is 1,400—expandable to accommodate 1,600 students. As well, the request includes locating the replacement school on 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 enrolment challenges and facility-condition concerns. The requested two-to-one replacement school aligns with the outcomes developed at the Fort Saskatchewan value scoping session. When considering building condition and enrolment, the replacement school will enable the Division to accommodate current and future growth, enhance programming and address the five-year maintenance costs for Rudolph Hennig Junior High and Fort Saskatchewan High.

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, both schools have ongoing challenges 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. As well, 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. At the time, EIPS 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 approves funding.

Additionally, in spring 2023, EIPS submitted an initial application for a collegiate school to Alberta Education, aligning the collegiate model with its top capital priority. However, the province did not accept any collegiate applications in 2023-24. As such, EIPS focused on enhancing career pathways and strengthening partnerships with industry and postsecondary institutions to build a more robust business case for the collegiate school.

In fall 2024, the province invited EIPS to submit another application for the collegiate school, which was due in January 2025. EIPS' most recent application outlined three potential solutions to offer collegiate programming. The primary objective remains consistent with the original 2023 request: To replace Rudolph Hennig Junior High and Fort Saskatchewan High with a new facility on the Southridge site, offering grades 7 to 12 and collegiate programming.

The second option: To secure additional space for the collegiate school through lease or purchase. Since spring 2024, EIPS has explored potential sites to expand collegiate programming in Fort Saskatchewan, including a request to acquire a unit within Fort Station.

The third option: To deliver collegiate-level programming using existing EIPS infrastructure. However, because of space limitations at Fort Saskatchewan High, most programs would be offered at Bev Facey Community High, Vegreville Composite High or through online learning—underserving Fort Saskatchewan, a key community in the province.

Collectively, these options form a strategic approach to expand programming while supporting EIPS' foremost capital priority. The collegiate school will provide students in the Heartland region with timely and relevant career and technical education. That, in turn, will effectively serve the growing workforce demands in Alberta.

The Southridge school site is strategically located to benefit from a collegiate educational model. The City of Fort Saskatchewan is situated in Alberta's Industrial Heartland—home to more than 40 major corporations, many of which are leaders in the petrochemical, carbon capture and indirect industries (see pg. 14, "Appendix A"). EIPS also has a positive relationship with many of these corporations, including Agrium Inc., Dow Chemical Canada, Shell Scotford and Sherritt International Corp. Should funding be provided for the replacement school project, EIPS is confident partnerships for the collegiate could be formalized immediately.

If funding is not provided for the replacement school in the medium term, EIPS will need to move forward with upgrades to major system components through Infrastructure Maintenance and Renewal (IMR) funds, potentially removing dollars allocated for other facilities or classrooms. Fort Saskatchewan High and Rudolph Hennig Junior High are also positioned on the far side of the City of Fort Saskatchewan, away from existing and future residential growth areas. EIPS transports many students to the two school sites, and over time, if the project is not funded, these transportation costs are anticipated to increase. As well, from an enrolment perspective, if the project is not funded, both Fort Saskatchewan High and Rudolph Hennig Junior High will likely continue to experience low utilization, as students may continue to attend other EIPS schools outside of Sector 3.

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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 current James Mowat Elementary site. Once complete, the request also includes demolishing James Mowat Elementary and Rudolph Hennig Junior High.

Project Capacity: Core student capacity of 650

Project Grades: Kindergarten to Grade 6

Project Cost: Approximately \$31,586,181

Priority 2 listed in the *2026-29 Three-Year Capital Plan* is a capital request to replace James Mowat Elementary on the current site. The requested capacity for the replacement school is 650 student spaces, allowing the school to grow by 244 student spaces. The two-storey replacement school will accommodate kindergarten to Grade 6 students for the growing neighbourhood of Westpark and future planned communities. EIPS is confident the two-storey facility and the additional capacity can be accommodated on the site.

The project relies on the completion of the new junior-senior high replacement school identified in Priority 1. EIPS has updated the request to retain Rudolph Hennig Junior High until the James Mowat Elementary replacement school is complete. Currently, there are only two vacant school sites in Fort Saskatchewan—the Southridge site, which is allocated for Priority 1, and the West Park site (also known as Forest Ridge) which is allocated to Elk Island Catholic Schools (EICS) for their Priority 1.

EIPS is exploring the best way to construct the replacement school on the current James Mowat Elementary site. One option is to retain Rudolph Hennig Junior High until the James Mowat Elementary replacement school is complete, and use it to relocate all James Mowat Elementary staff and students temporarily. Meanwhile, EIPS would demolish James Mowat Elementary and construct the replacement school. Once students and staff are relocated to the replacement school the demolition of Rudolph Hennig Junior High would occur. Alternatively, further investigation is needed to determine if there is sufficient space on the James Mowat site to construct a replacement school without first demolishing the existing school building.

The change to use the current James Mowat Elementary site instead of the West Park site is a major shift to Priority 2. In 2023, EICS decided to identify a two to one kindergarten to Grade 4 replacement school as its No. 1 capital priority—located on the West Park site. As noted above, there are only two available school sites in the City of Fort Saskatchewan. For context, EIPS has been advocating for the James Mowat Elementary replacement school since 2019, however EIPS cannot list two No. 1 priorities on its *Three-Year Capital Plan*.

Looking back to 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 that is more than 40 years old, with a 90 per cent utilization rate and a Facility Condition Index rating of "Fair." The facility also has a five-year maintenance cost of \$5,668,190.



Three-Year Capital Plan

2026-29

As of the 2024-25 school year, James Mowat Elementary is operating at close to full capacity, despite adding a modular classroom in 2022-23. Currently, the school has 10 modular classrooms—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 *Three-Year Capital Plan* period. As such, EIPS requested eight new modular classrooms through the 2025-26 Modular Classroom Plan—if funded they will replace the units built in 1976 and 1981.

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. All new students, living within the James Mowat Elementary attendance boundary, who were not selected through the random selection process were redirected to, and guaranteed a spot at, their alternate-designated school, Fort Saskatchewan Elementary. The process helped the school better manage the enrolment pressures it was facing. The Division piloted the process for two years. In those two years, the utilization dropped to 90 per cent in 2024-25 from 101 per cent in 2022-23. As the school is no longer at an immediate risk of being oversubscribed, EIPS removed the random selection process ahead of 2025-26. That said, the school's attendance boundary remains closed to non-resident students.

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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 \$48,777,756

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 was constructed in 2024—including underground services. From December 2023 to December 2024, there were 234 subdivision applications for Cambrian, which includes all submitted or approved applications. Of these applications, 216 lots were single family and 18 were townhouses (see pg. 15, "Appendix B").

EIPS has already taken steps to accommodate the growth from Cambrian 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, Cambrian is designated to Westboro Elementary, Clover Bar Junior High and Salisbury Composite High.

The Division developed moderate enrolment projections for Cambrian. These suggest Westboro Elementary, Clover Bar Junior High and Salisbury Composite High can accommodate the anticipated growth beyond 2034. However, EIPS will continue to monitor the rate of development and adjust the enrolment projections to reflect the actual development pattern as required. As such, EIPS will continue to monitor development growth in this community and advocate for a new school as demand increases.

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 advocating for new infrastructure in its new communities.

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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 \$62,530,150

In September 2022, EIPS conducted a [Vegreville value scoping session](#) for Sector 5. The session identified the modernization and expansion of 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 studies (CTS) space 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 combines A.L. Horton Elementary and Vegreville Composite High, but would result in more 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. At the time of the value scoping session, the cost for a modernization solution was \$48,298,326, and the cost for a new school was \$44,459,489. The current cost for the modernization solution is \$62,530,150. In discussion with Alberta Education, the outcomes of the value scoping session and the report provide adequate support to justify the additional cost for the modernization solution. 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 \$24,379,914

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 enrolment challenges 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 48 years old, has an 84 per cent utilization rate, a Facility Condition Index rating of "Fair," and a five-year maintenance cost of \$4,422,292. 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. A major modernization would replace major systems components and allow the Division to provide equitable access to high-quality learning environments for the residents of Fort Saskatchewan.

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 \$107,427,342

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. From these efforts, the school's net student capacity has decreased to 1,805 from 1,978. Through the Division's Three-Year Engagement strategy, starting in the 2025-26 school year Salisbury Composite High will offer French Immersion programming. The program will be fully relocated to Salisbury Composite High from Ardrossan Junior Senior High by 2026-27. Additionally, Lakeland Ridge's portion of the Salisbury Composite High attendance boundary was designated to Bev Facey Community High—also effective for 2026-27. The purpose: To balance the attendance boundaries of Sherwood Park's two high schools and enhance the senior high French Immersion program retention.

Given Salisbury Composite High 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. Several mechanical and electrical upgrades are needed, instructional renovations and the school's five-year maintenance cost is \$21,565,815. 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 also enhance EIPS' careers and technology studies (CTS) programming 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.

The challenges facing Sector 4 are complex. Conducting a Sector 4 value scoping session will help EIPS identify effective ways to address the five-year maintenance cost, 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. With several facilities in unique communities, an independent facilitator would ensure an unbiased approach, discussing and developing criteria for evaluating options. 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-6 School

Project Type: New School

Project Scope: Build a new school in Hearthstone to accommodate K-6 programming.

Project Capacity: Core student capacity of 650

Project Grades: Kindergarten to Grade 6

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 to be 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. From December 2023 to December 2024, there were 130 subdivision applications for Hearthstone, which includes all submitted or approved applications. Of these applications, 106 lots were single family and 24 were townhouses (see pg. 16, “Appendix C”).

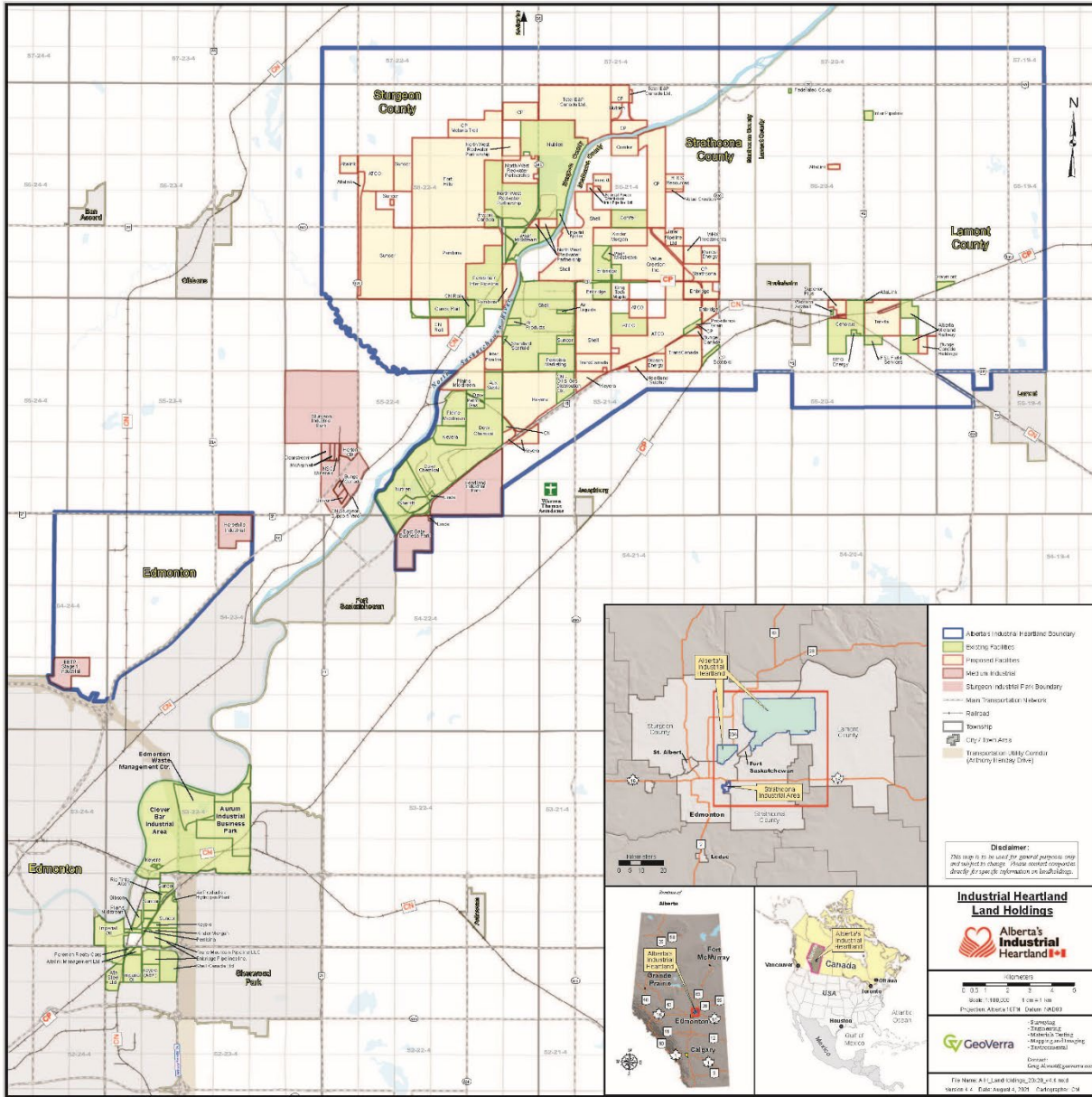
EIPS has already taken steps to accommodate the growth from Hearthstone by designating the students to schools with space for regular English and French Immersion. For French Immersion programming, students are designated to Heritage Hills Elementary, Sherwood Heights Junior High and Salisbury Composite High. For regular programming, 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. These suggest Glen Allen Elementary, F.R. Haythorne Junior High and Bev Facey Community High can accommodate the anticipated growth beyond 2034. However, EIPS will continue to examine the rate of development and adjust the enrolment projections to reflect the actual development pattern as required. As such, EIPS will continue to monitor development growth in this community and advocate for a new school as demand increases.

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 advocating for new infrastructure in its new communities.

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Alberta's Industrial Heartland



Cambrian



Image taken on February 19, 2025, from <https://rhtmaps.lotworks.ca/maps/cambrian>.

Hearthstone

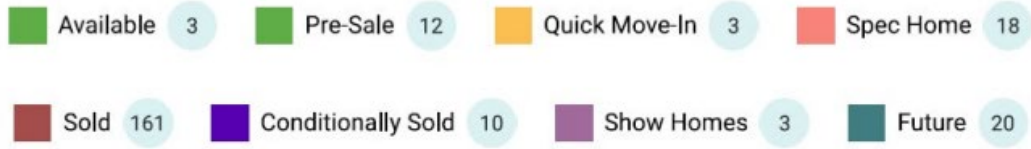


Image taken on February 19, 2025, from <https://myscp.ml3ds-icon.com/scp/138028/sitemap/162721?lotId%20143985=&standalone=true>.