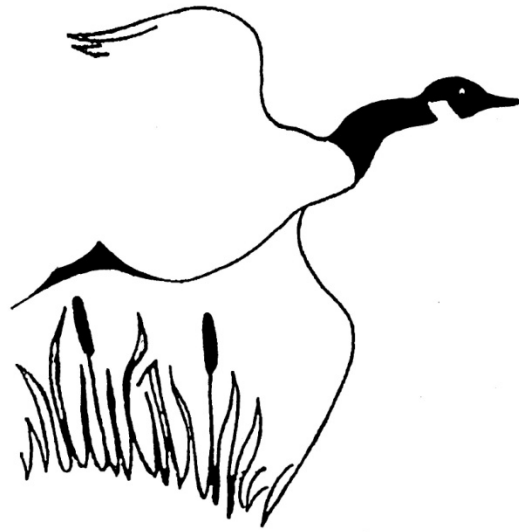


CAPITAL PLAN

FORT VERMILION SCHOOL DIVISION



Norman Buhler, Associate Superintendent of Finance
March 2022

**FORT VERMILION SCHOOL DIVISION
THREE YEAR CAPITAL PLAN
2023 – 2026**

Project and Priority:

1. Florence MacDougall Community School Modernization

Florence MacDougall Community School was originally constructed in 1982 with three additions occurring in 1992, 1997 and 2015. The school is a ECS to Grade 3 configuration. Currently we have an enrolment of 333 students in a 573 capacity school.

We are requesting a full modernization of the school. Currently we have 14 portable/modular units attached to the school. The school was not originally designed to have this many additional classrooms added to the core of the building. Due to this it is not able to efficiently handle the influx of student population and provide the required spaces for student programming. A copy of the facility report has been attached to support the request.

FORT VERMILION SCHOOL DIVISION
FLORENCE MACDOUGALL COMMUNITY SCHOOL
10802 Rainbow Blvd, High Level, AB T0H 1Z0



Year Built:	1982 - Original Building
Additions:	1992 - Addition (4 portables) 1997 - Addition (6 portables) 2015 - Addition (2 Portables)
Grades Served:	K-3
Permanent Classrooms:	10
Portable Classrooms:	13
Gross Area:	4,350.5 m ²
Capacity:	537
Enrolment:	494
Utilization:	92.0%
Instructional Program:	Basic academics plus computers, science, music, art, languages.
Building Deferred Maintenance: (Oct. 21, 2011)	\$886,500.00
Building FCI: (Oct. 21, 2011)	7.18% (Good)
Site Deferred Maintenance:	N/A



NORTH





Student drop off is congested and a safety concern. The planned bus area and subsequent reconfiguration of the drop-off area will address this issue.



Supervision and lighting level is an issue on the North side of the modular classrooms.



The lack of pull out spaces requires that desks and teaching locations are in offices, the library, staff room, and corridors.



Pooling occurs on the site at the South moduls during spring thaw. Lighting levels should also be improved in this area.



The front entrance can see considerable congestion due to EI and ECS students using it for exiting.



The school has a large central core of instructional spaces with no natural lighting or ventilation.

SUMMARY STATEMENT

Collaboration and support space is required for all students. Site circulation requires reconfiguration to address congestion and safety concerns for student drop-off areas.

OBSERVATIONS AND COMMENTS

- 1. Site Circulation:** Bus circulation is acceptable but the student drop-off areas are congested and a safety concern. Parents will park in staff parking areas or students are dropped off on the front street and have to cross traffic to access the school.
- 2. Site Supervision:** Site supervision is an issue along the North side of the modular classrooms. Lighting also needs to be improved on both sides of the North modulares and at the staff parking area.
- 3. Site Drainage:** There is pooling at the South modulares with lots of ice at the entrances.
- 4. Informal / Small Group Learning Spaces:** There is a deficiency of break out and counselling spaces for smaller group work. Classrooms and the staff room are being used for pull out space.
- 5. Storage:** It was noted that there was a lack of storage space within the school and an exterior shed was used.
- 6. Community Use:** It was noted that the lack of change rooms can be an issue for community use. The school also lacks adequate secure lock-off points to control community access to school spaces during after-hours use.
- 7. Administration Space / Staff Washrooms:** It was noted that there were not enough staff washrooms for the size of staff. A review of the building code confirmed that 4 stalls (2 for each gender) met the building code. However, due to the inequality of male / female staff numbers and the need to use the facilities between classes puts considerable strain on the female washrooms. There is a deficiency in administration spaces like conference and meeting spaces.
- 8. Natural Light / Ventilation:** The planning of the school has a large central core of instructional spaces and the lack of natural light in these areas was noted. It was also noted that the classrooms along the South side of the school have small windows that have failed are dirty between the glass panes.
- 9. Main Entrance:** EI and ECS students use the main entrance to the school which causes congestion on entering the school.
- 10. Washroom Fixtures:**
existing school: 14 male / 15 female
code requirement: 9 male / 11 female

RECOMMENDATIONS

- 1. Site Circulation:** The largest issue of student drop off congestion and safety is being addressed through the planned bus area between the three school sites.
- 2. Informal / Small Group Learning Spaces:** The central core of the school can be reconfigured to provide additional collaboration spaces. This would be accomplished by reconfiguring the existing E.I. Dramatic Play room, Classroom 138, and Library and creating an interconnected learning commons with associated break out spaces, small counselling areas, and alcoves where small group learning could take place.
- 3. Natural Lighting:** The existing windows in the South classrooms could be replaced and enlarged to introduce additional natural light and ventilation.
- 4. Community Use:** Additional lock-off points can be introduced to provide better security during after hours community use.

RECAPP RECOMMENDATIONS 2018 - 2023 (Lifecycle Replacement)

1. Exterior:

- Replace metal fascia as required throughout building.
- Replace metal doors at main entrance.
- Replace metal roofing.

2. Interior:

- Replace wall tile in all washrooms.
- Replace suspended acoustic tile throughout school.

3. Mechanical:

- Replace shower in gym office.
- Replace drinking fountains.
- Replace washroom fixtures.
- Replace domestic water valves.
- Replace domestic water recirc. pump.
- Replace furnaces.
- Replace air handling units.
- Replace return fans.
- Replace hot water distribution system.
- Replace humidifiers.
- Replace entrance heaters.
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4. Electrical:

- Replace main distribution.
- Replace emergency generator.

AREA COMPARISON CHART

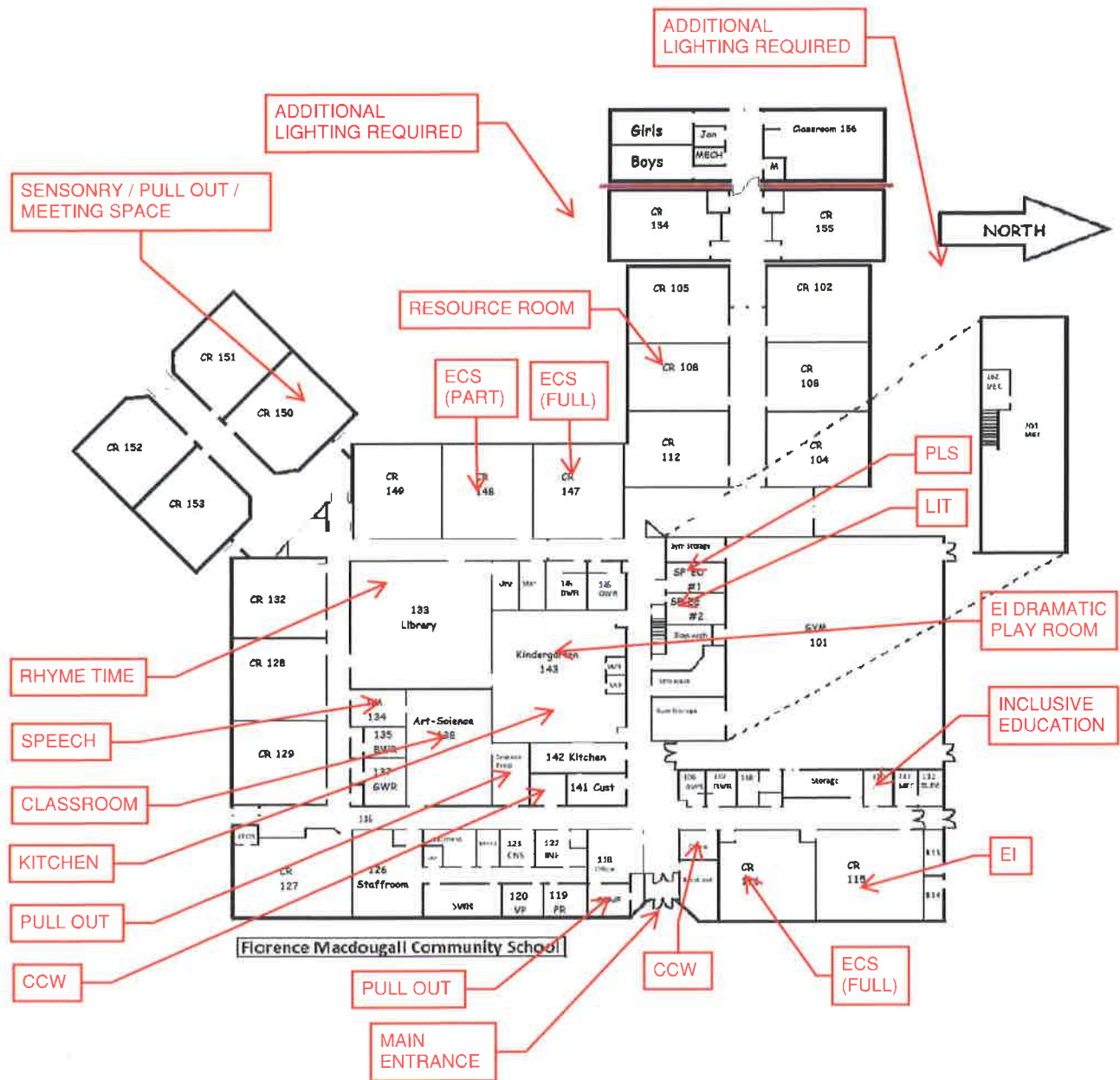
**FLORENCE MACDOUGALL COMMUNITY SCHOOL
GRADES K-3**

Existing School (537 Capacity)		Provincial Guidelines (550 Capacity K-6 School)		Variance
Instructional Space		Instructional Space		
	Total Area		Total Area	
22 Classrooms	1471.3	16 Classrooms @ 80m2	1280	191.3
1 Science Classrooms	119.9	2 Science Classrooms @ 95m2	190	(70.1)
1 Large Ancillary (Kindergarten)	142.3	1 Large Ancillary @ 130m2	130	12.3
0 Small Ancillary		3 Small Ancillary @ 90m2	270	(270.0)
0 Information Services		0 Information Services @ 115m2	0	0.0
1 Gymnasium	450.1	1 Gymnasium	430	20.1
2 Gym Storage	38.3	0 Gym Storage	43	(4.7)
1 Library	154.1	1 Library	220	(65.9)
Subtotal:	2375.9	Subtotal:	2563	(187.1)
Total Instructional	2375.9	Total Instructional Area:	2563	(187.1)
Number of Instructional Spaces:	28	Number of Instructional Spaces:	24	4
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
Admin/Staff Areas	238.9	Admin/Staff Areas	307	(68.1)
Wrap Around & Collaboration Space	17.3	Wrap Around & Collaboration Space	30	(12.7)
Mechanical & Meter Rooms	197.3	Mechanical & Meter Rooms	162	35.3
Recycle Room (LEED)	0.0	Recycle Room (LEED)	11	(11.0)
Physical Education	69.3	Physical Education	70	(0.7)
Circulation	0.0	Circulation	0	0.0
Wall Area	0.0	Wall Area	0	0.0
Storage	98.1	Storage	90	8.1
Washrooms	136.8	Washrooms	66	70.8
Accessible Washroom Facility	9.3	Accessible Washroom Facility	12	(2.7)
Flexible Space	0.0	Flexible Space	132	(132.0)
Wiring Network	0.0	Wiring Network	30	(30.0)
Total Non-Instructional	766.9	Total Non-Instructional	910	(143.1)
Total Area	3142.8	Total Area	3473	(330.2)
Area per Student	n/a	Area per Student	8.04	

NOTES:

2019 COMMENTS AND OBSERVATIONS

School Floor Plan



2. Sand Hills Elementary School Modernization

Sand Hills Elementary School was originally constructed in 1976 with one addition occurring in 2008. The school is a ECS to Grade 3 configuration. Currently we have an enrolment of 329 students in a 445 capacity school.

We are requesting a full modernization of the school. Currently we have 10 modular units attached to the school. The school was not originally designed to have this many additional classrooms added to the core of the building. Due to this it is not able to efficiently handle the influx of student population and provide the required spaces for student programming. A copy of the facility report has been attached to support the request.

FORT VERMILION SCHOOL DIVISION
SANDHILLS ELEMENTARY SCHOOL
10202 94 Ave, La Crête, AB T0H 2H0



Year Built:	1976 - Original Building
Additions:	2008 - Addition (10 Portables)
Grades Served:	K-3
Permanent Classrooms:	9
Portable Classrooms:	9
Gross Area:	3,571.97 m ²
Capacity:	418
Enrolment:	301
Utilization:	72.0%
Instructional Program:	Basic academics plus computers, music, art and special needs programs.
Building Deferred Maintenance: (Oct. 21, 2011)	\$716,850.00
Building FCI: (Oct. 21, 2011)	7.86% (Good)
Site Deferred Maintenance:	N/A





Noise transfer is an issue between classrooms 105 and 102 due to the stage opening being infilled.



Accessibility to classroom 105 is an issue due to the space being the former stage.



Upgrades are required in the washrooms to meet current barrier-free guidelines.



A request for funding has been made to expand the play area. It was noted that the play structures are not well suited to high needs students.



There is a lack of break out spaces and small group work areas. An existing classroom is used to provide areas.



There is a deficiency of administration space with a lack of conference and counselling spaces.

SUMMARY STATEMENT

Ancillary rooms are being used as classrooms due to the number of ECS classes in the school. There is a deficiency of instructional spaces as well as flex space and break out areas for small group teaching.

OBSERVATIONS AND COMMENTS

- 1. Site Circulation:** The site circulation is adequate due to the additional parking and the shared bus area with Ridgeview School.

Ponding is an issue on the playground during spring thaw for approximately 2 to 3 weeks.

The play structures are congested due to the number of students. Funding has been made for additional play structures. Currently the congestion is addressed by scheduling.

- 2. Supervision Issues:** Supervision is not an issue throughout the school. A minor issue is at the accessible ramp in the modular classroom link.

- 3. Circulation:** Vestibules are congested, specifically the link entrance for the modular classrooms.

- 4. Instruction Areas:** The classrooms along the South side of the school have little natural light. The classrooms in the central core of the school have no natural light or ventilation.

- 5. Administration Areas:** Supervision of the main entrance from the administration area is an issue and the configuration of the administration desk is an issue for smaller students.

There is a deficiency in administration spaces, specifically staff washrooms, conference room, and counselling areas.

- 6. Barrier-Free Accessibility:** Upgrades are required to the sinks and stalls in the washrooms to meet current accessibility guidelines.

- 7. Informal / Small Group Learning Spaces:** The school lacks break out spaces for learning in various group sizes.

Flex space is also required in the school for informal gathering and teaching.

- 8. Gymnasium:** The gymnasium suffers from high reverberation and no sound absorption which makes education delivery difficult.

A divider curtain would allow for an increase in physical education programming for students.

- 9. Washroom Fixtures:** existing school: 11 male / 11 female
code requirement: 7 male / 9 female

RECOMMENDATIONS

- 1. Gymnasium:** Provide acoustic panels in the gymnasium to address reverberation issues.

Provide a gymnasium divider curtain to improve flexibility in programming for students.
- 2. Barrier-Free Accessibility:** Upgrade washrooms to meet current accessibility guidelines.
- 3. Informal / Small Group Learning Spaces:** Informal and small group gathering spaces are required in the school to accommodate a variety of learning group sizes.
- 4. Administration Area:** Work is underway to reconfigure parts of the administration area to incorporate a special needs washroom.

RECAPP RECOMMENDATIONS 2018 - 2025 (Lifecycle Replacement)

- 1. Exterior:**
 - Replace joint sealant.
 - Replace portions of roofing as indicated.
- 2. Interior:**
 - Replace toilet partitions.
 - Replace wall tile in washrooms.
 - Replace resilient flooring.
 - Replace carpet.
 - Replace acoustic ceiling tiles.
- 3. Mechanical:**
 - Replace sinks.
 - Replace shower.
 - Replace drinking fountains.
 - Replace lavatories.
 - Replace urinals.
 - Replace toilets.
 - Replace domestic water valves.
 - Replace domestic water heaters.
 - Replace expansion tank.
 - Replace air handling units.
 - Replace hot water distribution system.
 - Replace humidifiers.
 - Replace unit heaters.
- 4. Electrical:**
 - Replace main distribution.
 - Replace motor starters.
 - Replace public address system.

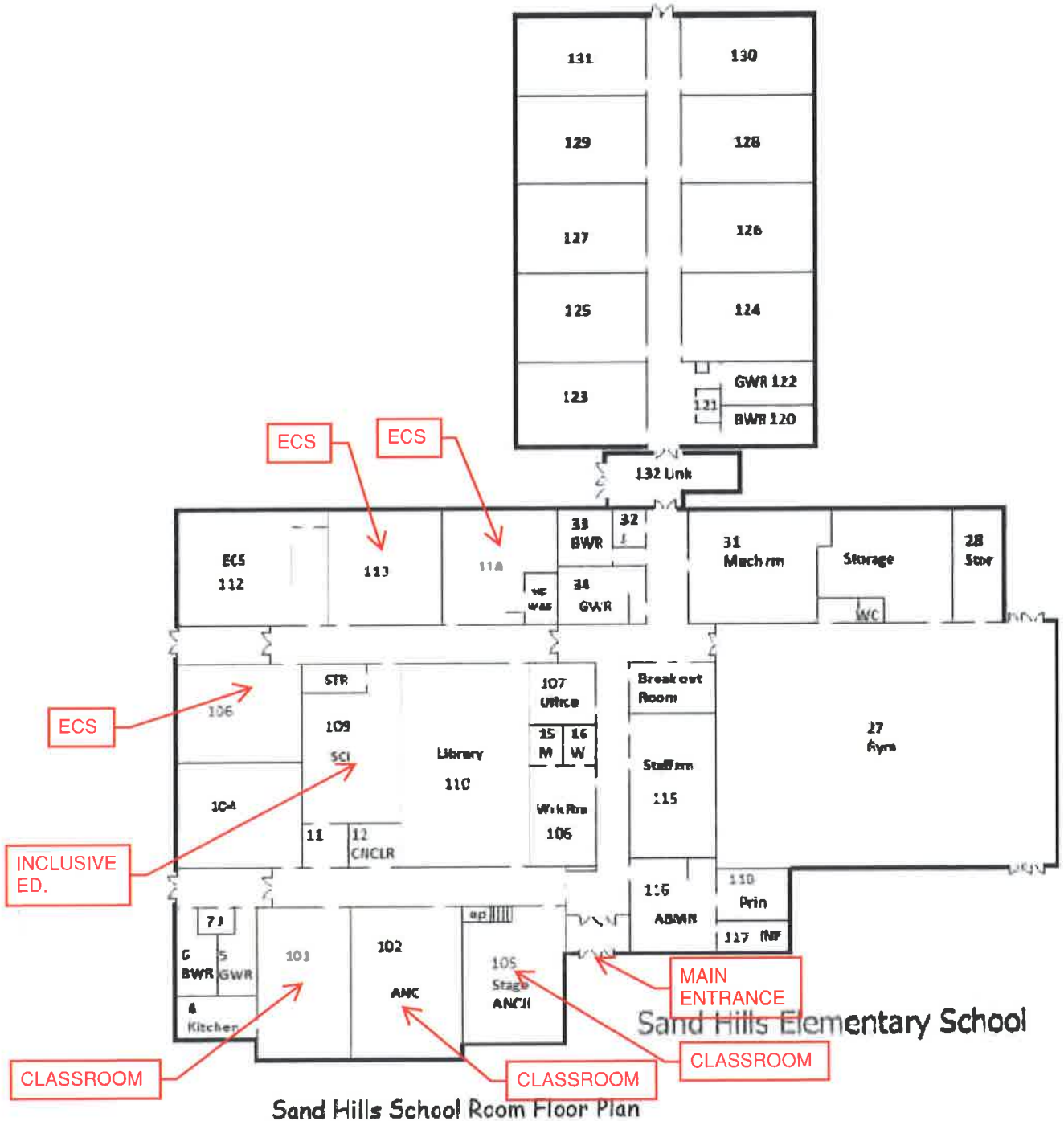
AREA COMPARISON CHART

**SANDHILLS ELEMENTARY SCHOOL
GRADES K-3**

Existing School (474 Capacity)		Provincial Guidelines (500 Capacity K-6 School)		Variance
Instructional Space		Instructional Space		
	Total Area		Total Area	
14 Classrooms	913.65	14 Classrooms @ 80m2	1120	(206.3)
1 Science Classrooms	93.81	2 Science Classrooms @ 95m2	190	(96.2)
1 Large Ancillary	89.91	1 Large Ancillary @ 130m2	130	(40.1)
1 Small Ancillary	74.00	3 Small Ancillary @ 90m2	270	(196.0)
1 Gymnasium	460.46	1 Gymnasium	430	30.5
1 Gym Storage	29.88	1 Gym Storage	43	(13.1)
1 Library	140.43	1 Library	200	(59.6)
Subtotal:	1802.14	Subtotal:	2383	(580.9)
Total Instructional	1802.14	Total Instructional Area:	2383	(580.9)
Number of Instructional Spaces:	20	Number of Instructional Spaces:	23	(3)
Non-Instructional Space		Non-Instructional Space		
	Total Area		Total Area	
Admin/Staff Areas	306.88	Admin/Staff Areas	307	(0.1)
Wrap Around & Collaboration Space	22.51	Wrap Around & Collaboration Space	30	(7.5)
Mechanical & Meter Rooms	84.65	Mechanical & Meter Rooms	162	(77.4)
Recycle Room (LEED)	0.00	Recycle Room (LEED)	11	(11.0)
Physical Education	0.00	Physical Education	70	(70.0)
Circulation	0.00	Circulation	0	0.0
Wall Area	0.00	Wall Area	0	0.0
Storage	81.95	Storage	83	(1.1)
Washrooms	127.02	Washrooms	60	67.0
Accessible Washroom Facility	8.28	Accessible Washroom Facility	12	(3.7)
Flexible Space	0.00	Flexible Space	120	(120.0)
Wiring Network	0.00	Wiring Network	30	(30.0)
Total Non-Instructional	631.30	Total Non-Instructional	885	(253.7)
Total Area	2433.44	Total Area	3268	(834.6)
Area per Student	n/a	Area per Student	8.30	

NOTES:

2019 COMMENTS AND OBSERVATIONS



**FORT VERMILION SCHOOL DIVISION
TEN YEAR CAPITAL PLAN
2026 – 2033**

Project and Priority:

1. New Junior High School (Grade 7 – 9) in La Crete and High Level

Currently we are anticipating growth both the communities of High Level and La Crete in the upcoming future. Both communities are working towards building a recreational facility that will see a new ice rink, field house and swimming pool. In both cases the facility is being requested to be situated beside the current high school. It would be our intent to build the Junior High School adjacent to the new facility. In doing so it would eliminate the requirement of a gymnasium and CTS labs. Thus reducing the scope and cost of each project substantially.

A value scoping document will be completed to support the project need in each community subject to enrolment pressures and commencement of the community projects.