

CAPITAL PLAN

FORT VERMILION SCHOOL DIVISION



Norman Buhler, Associate Superintendent of Finance
March 2023

**FORT VERMILION SCHOOL DIVISION
THREE YEAR CAPITAL PLAN
2024 – 2027**

Project and Priority:

1. 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 333 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
Instructional Area:	1,542.54 m ²
Capacity:	445
Enrolment:	333
Utilization:	75.0%
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



NORTH





Spalling was noted on the exterior concrete block texture.



The main entrance of the school suffers from a lack of crush space that causes congestion for students, parents, and visitors.



There is a lack of corridor space for cubbies and hooks.



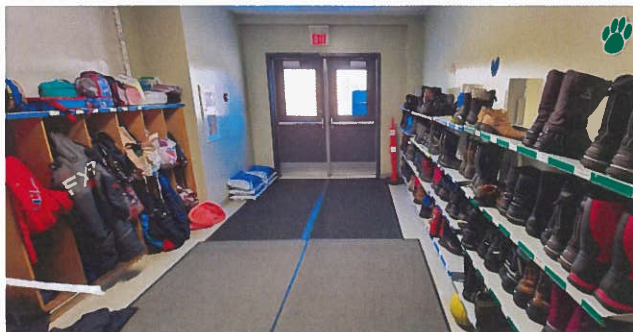
The staff room is undersized for the number of staff and is also used by parents as a kitchen space for preparing hot lunches.



Staff washrooms have been expanded.



Due to the high number of students with complex needs, the universal washroom is fully scheduled.



All vestibules are experiencing congestion.



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

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 and makes it a challenge for access to the busses.

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.

Staff parking is deficient and requires parking on the South road.

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.

There is a lack of crush space at the main entrance which causes congestion for students and parents.

The configuration of the school causes a separation of the corridors and grades so that the grades are isolated from each other. The desire is to have interconnection between the grades to create a community and to improve circulation through the school.

Additional coat and hook space is needed throughout the school.

4. **Instructional 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.

All classrooms are being used and breakout spaces are being used for intervention. Finding spaces for students with complex needs is a challenge.

High student numbers are being experienced in the classrooms.

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 an infirmary, conference room, and counselling areas.

A separate server area is required so that parents are not required to

use the staff room to prepare lunches.

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

Barrier-free accessibility is a challenge on the site with difficulty in accessing the school from the drop-off areas.

Room 105 has a raised floor and stair access with no barrier-free accessibility.

The school has a high number of students with complex needs and the universal washroom requires a fully booked schedule with little flexibility.

Two students require tube feeding and there is currently no space for this to occur.

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

- 9. Washrooms:** Long wait times are experienced in the washrooms due to the large number of Grade 1 and 2 students using the facilities between classes.

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

RECOMMENDATIONS

1. **Gymnasium:** 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. **Building Circulation:** The configuration of the school causes a separation of the corridors and grades so that the grades are isolated from each other. The desire is to have interconnection between the grades to create a community and to improve circulation through the school. To achieve this, the core of the school should be reconfigured to provide collaboration and interconnection spaces.

RECAPP RECOMMENDATIONS 2023 - 2028 (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.
- Replace visual display boards.
- Replace tile floors in washrooms.

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:

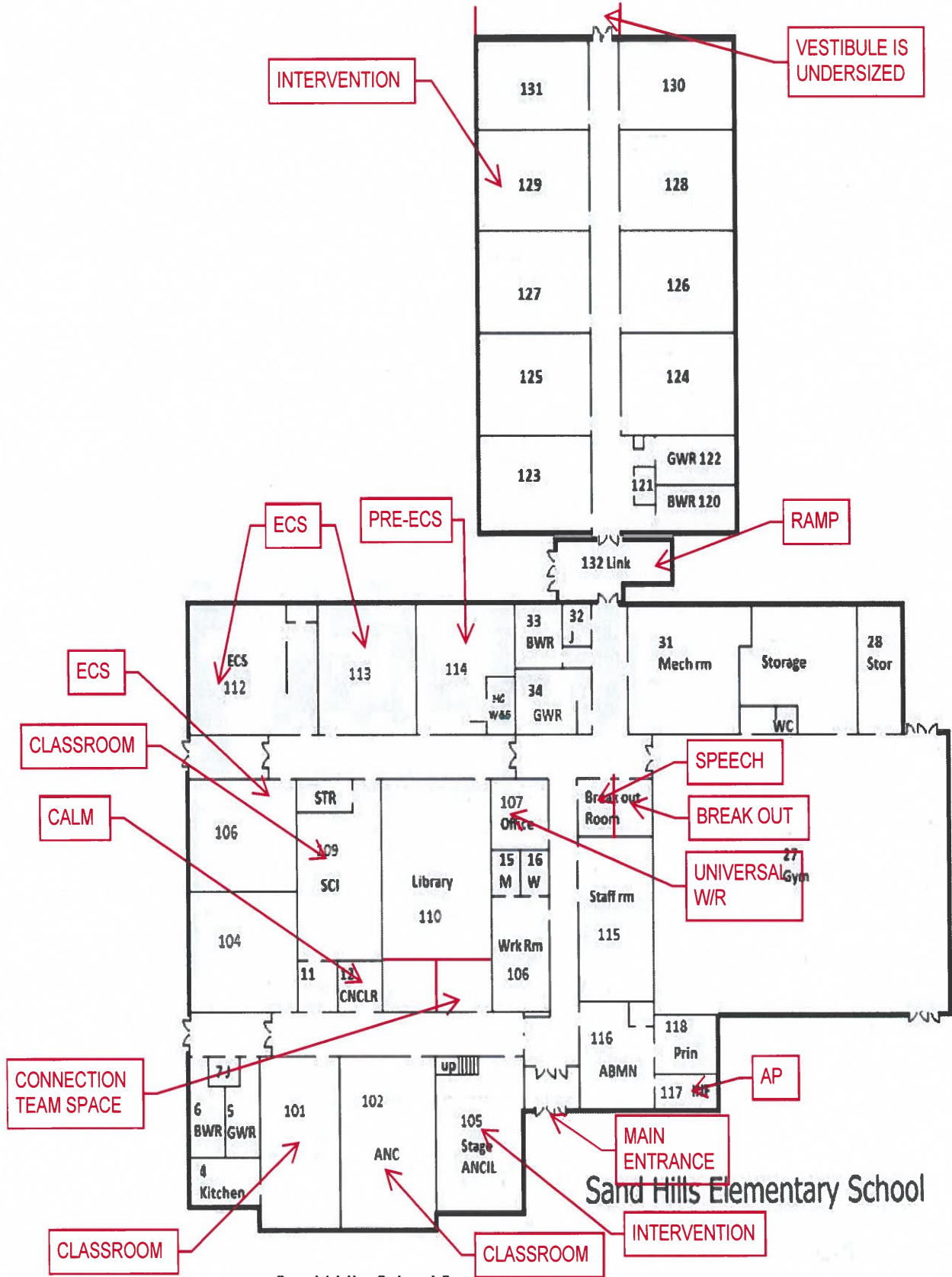
- Replace main distribution.
- Replace motor starters.
- Replace public address system.
- Replace intrusion detection.
- Replace handsets and call system.

AREA COMPARISON CHART

SANDHILLS ELEMENTARY SCHOOL GRADES K-3

	Existing School (445 Capacity)		Provincial Guidelines (445 Capacity K-6 School)	Variance
	Instructional Space	Total Area	Instructional Space	Total Area
14	Classrooms	913.65	12 Classrooms @ 80m2	960 (46.3)
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	180 (39.6)
	Subtotal:	1802.14	Subtotal:	2203 (400.9)
	Total Instructional	1802.14	Total Instructional Area:	2203 (400.9)
	Number of Instructional Spaces:	20	Number of Instructional Spaces:	21 (1)
	Non-Instructional Space	Total Area	Non-Instructional Space	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	77 5.0
	Washrooms	127.02	Washrooms	54 73.0
	Accessible Washroom Facility	8.28	Accessible Washroom Facility	12 (3.7)
	Flexible Space	0.00	Flexible Space	108 (108.0)
	Wiring Network	0.00	Wiring Network	30 (30.0)
	Total Non-Instructional	631.30	Total Non-Instructional	861 (229.7)
	Total Area	2433.44	Total Area	3064 (630.6)
	Area per Student	n/a	Area per Student	8.30

2022 COMMENTS AND OBSERVATIONS



2. 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 344 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
Instructional Area:	1,919.12 m ²
Capacity:	573
Enrolment:	344
Utilization:	60.0%
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





The single access point into the gymnasium causes congestion for students and community use.



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



The single access point into the gymnasium causes congestion for students and community use.



With a reduction in utilization, a number of classrooms are being used for sensory / pull out / meeting space / storage.



Previously, the lack of pull out spaces required that desks and teaching locations were in offices, the library, staff room, and corridors. With a reduced utilization, these activities take place in classrooms but with an increase in enrolment, this issue will reoccur.



With the construction of the bus loop area to the North of the school, site congestion has been improved but a clear and dedicated drop-off is required to address parent traffic.



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



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

SUMMARY STATEMENT

The previous report noted that there was a lack of collaboration and support space for students. With a decrease in student enrolment, a number of classroom spaces have been reconfigured into sensory and pull-out spaces. To increase utilization, some portable units could be removed while maintaining enough to provide small group instructional spaces.

OBSERVATIONS AND COMMENTS

- 1. Site Circulation:** With the construction of the bus loop area to the North of the school, site congestion has been improved but a clear and dedicated drop-off is required to address parent traffic.
- 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 North and South modulares with ice at many of the entrances.
- 4. Informal / Small Group Learning Spaces:** There is a deficiency of dedicated break out and counselling spaces for smaller group work. Due to a lower utilization, classrooms are being used for pull out space.
- 5. Capacity and Enrolments:** The school has seen a reduction in student numbers since the last report with a decrease of approximately 150 student and a utilization change from 92.0% to 60.0%.
- 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. Additionally, with only one access point into the gym, congestion is an issue.
- 7. Support Spaces:** A second custodial space and centralized service spaces was requested to address travel distance issues through the school.
- 8. Storage:** Additional support space was requested for the library.
- 9. Entrances:** It was noted that the entrances are small for the amount of students that use them. This causes congestion issues at the main entrance as younger grades have the highest need for changing into winter clothes and putting on outdoor footwear.
- 10. 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 such as conference and meeting spaces.

11. 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 and are dirty between the glass panes.

12. Building Systems: It was noted that the fans in the gymnasium are loud and cause hearing / instruction issues. If the fans are turned off, the space gets too cold. The school division is currently investigating a noted smell in the school that may be caused by dry plumbing traps.

There is no hot water in the staff washrooms.

13. Main Entrance: EI and ECS students use the main entrance to the school which causes congestion on entering the school.

14. Washrooms: The locations of the washrooms require a long walk from the classrooms and impacts instructional time. Smells were noted in the Northern portable classroom washrooms.

15. Accessibility: A universal washroom is required and more barrier-free accessibility is required in the washrooms.

16. Washroom Fixtures: existing school: 14 male / 15 female
code requirement: 9 male / 11 female

RECOMMENDATIONS

1. **Site Circulation:** A clear and dedicated student drop off lane is required to address parent traffic issues.
2. **Informal / Small Group Learning Spaces:** The central core of the school can be reconfigured to provide additional collaboration spaces. Two pull out spaces have been provided in the library but additional space is required. This would be accomplished by reconfiguring the existing Kindergarten, 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. **Building Circulation:** It was noted that due to the configuration of the portable classrooms, the building is very spread out and the long distances impact instructional time. Due to low utilization, a number of classroom spaces are being used for sensory / pull out / and meeting space. The core of the school can be reconfigured into more effective collaboration space and unused portable classrooms can be removed to address travel distances and increase utilization.
4. **Administration Space:** Additional administration space is required to provide conference, meeting, and counselling spaces.
5. **Accessibility:** A universal washroom is required and improvements to barrier-free accessibility are required.
6. **Natural Lighting:** The existing windows in the South classrooms could be replaced and enlarged to introduce additional natural light and ventilation.
7. **Community Use:** Additional lock-off points can be introduced to provide better security during after hours community use.

RECAPP RECOMMENDATIONS 2023 - 2028 (Lifecycle Replacement)

1. Exterior:

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

2. Interior:

- Replace wall tile in all washrooms.
- Replace suspended acoustic tile throughout school.
- Replace visual display boards.
- Replace resilient flooring.
- A number of the portable classroom units require lifecycle replacement.

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.
- Replace classroom RTU's.
- Replace finned tube radiation.

4. Electrical:

- Replace main distribution.
- Replace emergency generator.
- Replace intrusion detection.
- Replace call systems.
- Replace PA and music systems.

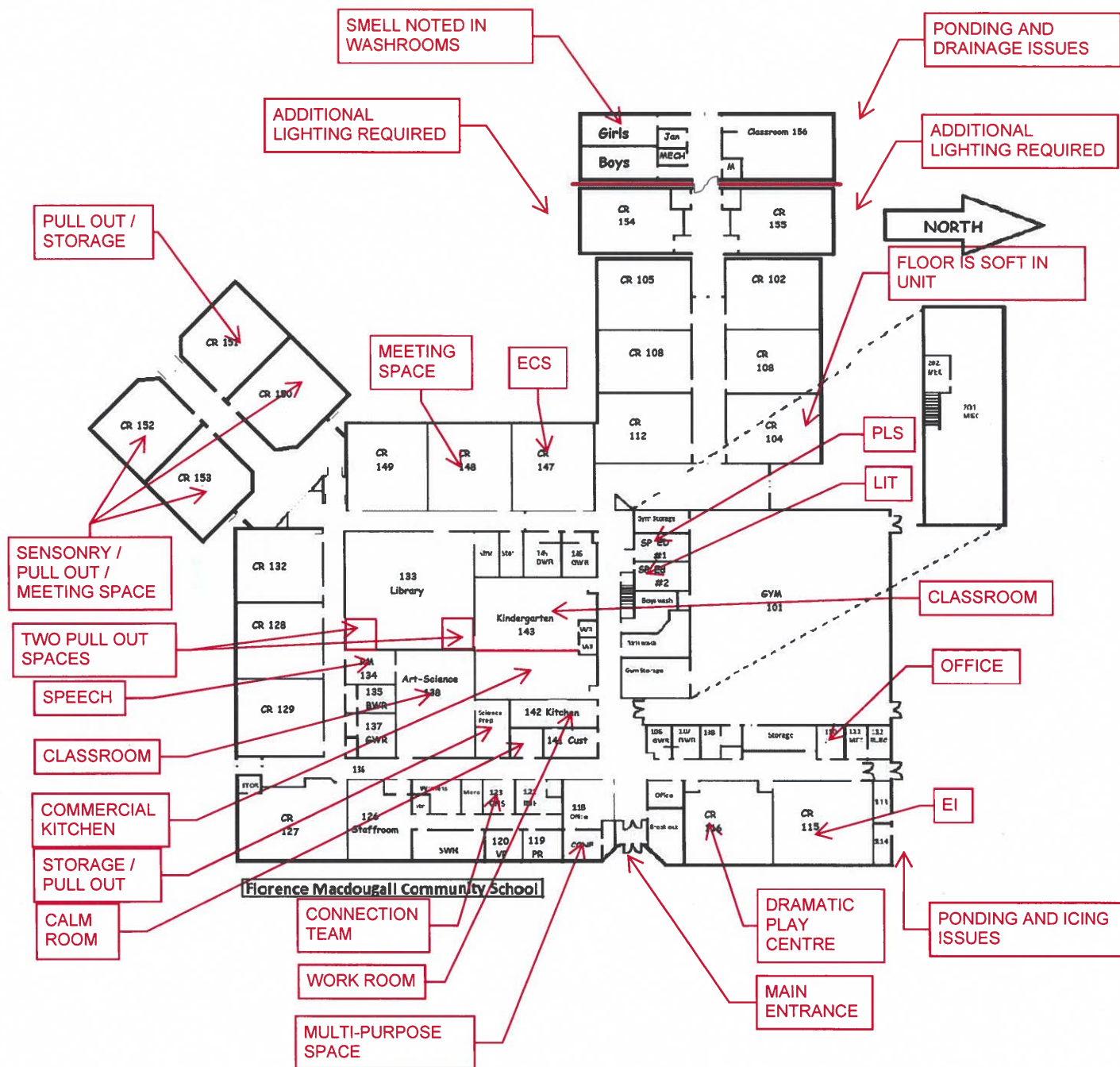
AREA COMPARISON CHART

FLORENCE MACDOUGALL COMMUNITY SCHOOL GRADES K-3

	Existing School (573 Capacity)			Provincial Guidelines (590 Capacity K-6 School)		Variance
	Instructional Space Total Area			Instructional Space Total Area		
22	Classrooms	1471.3	17	Classrooms @ 80m2	1360	111.3
1	Science Classrooms	119.9	3	Science Classrooms @ 95m2	285	(165.1)
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	240	(85.9)
	Subtotal:	2375.9		Subtotal:	2758	(382.1)
	Total Instructional	2375.9		Total Instructional Area:	2758	(382.1)
	Number of Instructional Spaces:	28		Number of Instructional Spaces:	26	2
	Non-Instructional Space Total Area			Non-Instructional Space 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	189	8.3
	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	97	1.1
	Washrooms	136.8		Washrooms	72	64.8
	Accessible Washroom Facility	9.3		Accessible Washroom Facility	12	(2.7)
	Flexible Space	0.0		Flexible Space	144	(144.0)
	Wiring Network	0.0		Wiring Network	30	(30.0)
	Total Non-Instructional	766.9		Total Non-Instructional	962	(195.1)
	Total Area	3142.8		Total Area	3720	(577.2)
	Area per Student	n/a		Area per Student	8.04	

2022 COMMENTS AND OBSERVATIONS

School Floor Plan



**FORT VERMILION SCHOOL DIVISION
TEN YEAR CAPITAL PLAN
2027 – 2034**

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.