



Holy Family Catholic Regional Division #37

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3 Year Facility Capital Plan (2019-2022)

The Division maintains a Three Year Facility Capital Plan that is updated on an annual basis. All school facilities are audited through the Alberta Infrastructure School Facility Evaluation Program. The audits are key drivers in identifying additional space and needs that will be prioritized in the Three Year Capital Plan of the jurisdiction. The first identified priority for 2019-2022 is a modernization or replacement of the St. Andrew's School in High Prairie.

Priority #1

St. Andrew's School

4617 - 53 Avenue, High Prairie

Gross Area (Sq. M)	6,784
Replacement Cost 2017	\$31,493,132
Original Construction Year	1957
Original Audit Score:	420
5 Year Facility Condition Index 2017 (FCI):	0.1334
Grades:	ECS - 12
Enrolment 2018-19:	548
Capacity:	885
Total <u>Current</u> Maintenance needs (VFA):	\$ 1,829,384
Total Maintenance <u>needs before 2022</u> (VFA):	\$ 5,485,651

Facility Needs

The provincial audits identified sections to be modernized in the next 2-4 years. Components of the mechanical and electrical will require significant upgrading. Funding for these upgrades will be beyond that allocation from IMR.

A roof replacement plan has been prepared and it is estimated that approximately \$400,000 dollars will be required to complete the replacements. This is in addition to the \$930,000 that has been invested in roof replacement in the past 4 years. The roof replacement is now 80% complete. It is expected that roof replacement at St. Andrew's will continue to absorb a significant portion of the IMR allocations for the foreseeable future. Roofing and other upgrades are currently being funded through IMR.

The concrete slab on grade on the 1998 section has settled due to the degradation of organic lenses within the bearing material. It is recommended that a geotechnical investigation and mitigation steps be taken. When there is significant rain or spring run off occurs, water infiltrates through the footing of the school and enters into the adjacent classroom.

The school requires a new two station junior/senior high gym to accommodate high school sports teams. The existing gym is undersized and is a major safety concern for volleyball and basketball.

A significant focus, on value scoping, is needed to ensuring we are spending money in the right way to ensure student engagement through a development of classroom space and CTS Labs. Last year the school was using the stage in the gym as a CTS Woods Lab and had brought in an external contractor to deliver a small Welding program. These programs could be significantly enhanced with the development of CTS spaces.

Concerns over the CTS makeshift lab last year have been identified in the FCR Stakeholder Review.

"Gym stage has been converted into an informal CTS Woods Lab. In this space students are learning about framing and how to wire a space. This creates building code concerns, as well as life safety concerns."

Similarly, it has been recommended to replace the wood flooring in both the 1957 and 1991 gymnasiums. The school requires a new two station junior/senior high gym to accommodate high school sports teams. The existing gym is undersized and is a major safety concern for volleyball and basketball.

St. Andrew's school is a complex school with many additions over the years. A concept plan is required in addition to value scoping to re-configure the school so that instructional space is consistent with new standards.

Priority #2

“Old” Holy Family School 5002-47 Street, Peace River

The “Old” Holy Family School is located in Grimshaw and has been replaced by a new Holy Family School in Grimshaw. The old school did not receive a budget for demolition at that time as the Division and Alberta Infrastructure believed that the old facility could be sold due to the strong economy that was occurring in 2017. However, the strength of the economy in the Peace Country has diminished to a point where the Division feels that it is highly unlikely that we would be able to find someone to purchase the old school in the future.

In order to maintain the old school, on an annual basis, costs the Division in excess of \$30,000 per year. Additionally the Division has repaired damage caused by vandalism and continue to brunt the liability exposure of this vacant school.

HFCRD is requesting to have this building demolished.

Summary

The top capital priority of Holy Family Catholic Regional Division # 37 is to complete the value scoping of St. Andrew's School in High Prairie followed with the modernization or construction of a new school. Our second, and equally important priority, is to demolish the Old Holy Family School in Grimshaw.

Contact Information

Betty Turpin

Superintendent

Holy Family Catholic Regional Division

10307 99 St.

Peace River, AB T8S 1K1

(780) 624-3956

Jarrett Fulcher (*Primary Contact*)

Director of Business and Operations

(780) 625-1771

Jarrett.fulcher@hfcrd.ab.ca

Perry Brust

Facilities Manager

(780) 618-7709