



Holy Family Catholic Regional Division #37

2018-2021 Capital Plan

The Division maintains a Three Year Facility 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 modernization needs that will be prioritized in the Three Year Capital Plan of the jurisdiction. The identified priority for 2018-2021 is a modernization of and addition to St. Andrew's School in High Prairie.

St. Andrew's School – Modernization

4617 – 53 Avenue, High Prairie

Gross Area (Sq. M)	6784
Replacement Cost 2017	\$29,423,923
Original Construction Year	1957
Original Audit Score:	420
5 Year Facility Condition Index 2017 (FCI):	.1334
Grades:	ECS – 12
Enrolment 2017-18:	533
Capacity:	885
Utilization 2015-16:	70%
Total Maintenance needs next 5 years	\$3,893,385

Facility Needs

The provincial audits identified sections to be modernized in the next three to five years. Components of the mechanical and electrical will require significant upgrading. Funding for these upgrades will be beyond that allocated for IMR.

A roof replacement plan has been prepared and it is estimated that approximately \$1.3 million dollars will be required to complete the replacements. This is in addition to the \$817,000 that has been invested in roof replacement in the past 4 years. The roof replacement is now 70% 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.

A major focus of Modernization is ensuring student engagement through a focus on development of CTS Labs. Currently, the school is using the stage in the gym as a CTS Woods Lab and has 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 current CTS makeshift lab have been identified in the latest 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 to re-configure the school so that instructional space is consistent with new standards.

Summary

The one and only capital priority of Holy Family Catholic Regional Division # 37 is the Modernization of and addition to St. Andrew's School in High Prairie.

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