



Holy Family Catholic Regional Division #37

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3 Year Facility Capital Plan (2020-2023)

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 2020-2023 is a modernization or replacement of the St. Andrew's School in High Prairie.

Priority #1

St. Andrew's School – 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 \$150,000 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 90% 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.

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

A significant focus, on value scoping, is needed to ensure we are spending money in the right way for 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 off site. These programs could be significantly enhanced with the development of CTS spaces.

Concerns over the CTS makeshift lab 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 safety concerns."

St. Andrew's school is a complex school and the layout resembles a maze 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 the new standards.

Priority #2

Rosary School - Manning

Rosary School received a modernization and addition which was completed in 2002. The project provided for a more modern and functional learning environment as well as appropriate space for ECS to grade 9. The modernization did upgrade some of the HVAC system, but there is still quite a bit of older existing heating systems from 1988 and prior as well as original plumbing systems from the original build.

Since the modernization in 2002 the school has experienced numerous issues, on a monthly basis, with the HVAC system. These issues include poor air circulation in various parts of the school, regulated and consistent air temperatures, as well as a strong sewer smell coming from the front office areas of the school intermittently. In order to address these issues and related lifecycle HVAC items, according to VFA, an investment in excess of \$800,000 is required.

Significant investment in the heating systems has already been made in previous years through IMR to ensure the continued health and learning goals of the school. A facility evaluation completed in 2017 continues to guide our investments in this school building. A facility evaluation is scheduled to be completed in this 2020 budget year.

Due to the wildfires in northern Alberta, specifically near Manning, we were affected by the poor air quality that was entering into our school. As a result we tried to mitigate the smoke by turning off our air intake systems and bringing in portable air cleaning units into the hallways of our school. When our HVAC system is being considered for upgrading, we would also like to look at options to modify our HVAC system to clean the air of forest fire smoke to keep our students safe if this were to occur again.

Priority #3

Good Shepherd School – Peace River

In 2017 a new modular classroom was added to Good Shepherd to meet the Class Size Initiative targets and to alleviate enrolment pressures on the building. In the summer of 2019, through IMR funding a small renovation was completed to better meet the needs of our playschool, ECS, and grade one students.

Within the 2019 third party evaluation, the original (1988) Glycol Distribution System was flagged as requiring replacement/close monitoring of corrosion as the life expectancy of the system is now due for replacement. The Division has been adding glycol to the system regularly to keep up with the fluid loss from the system. The heating system is all original and consists of boilers with circulating pumps that distribute the glycol throughout the school. This system is controlled through a combination of pneumatic controls and a building management system. This system has received some upgrades when it has failed, but is still in need of replacement due to the age. The existing original sanitary waste system consists of some ABS piping and cast iron that has exceeded its life expectancy.

In order to replace these noted life expectancy issues will cost in excess of \$1,000,000, according to VFA, and is well beyond our capacity to address this with our allotted annual IMR monies.

This year we will be expending IMR monies to investigate the existing heating system to help determine the imminent life expectancy of the overall system and replacement costs associated with replacing/upgrading the system.

A facility evaluation completed in 2019 continues to guide our investments in this school building.

Summary

The top capital priority of Holy Family Catholic Regional Division is to complete the value scoping of St. Andrew's School in High Prairie followed with the modernization or construction of a new school.

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