



Holy Family Catholic Regional Division #37

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3 Year Facility Capital Plan (2022- 2025)

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 2022-2025 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 2022	\$36,217,000
Original Construction Year	1957
Original Audit Score:	420
5 Year Facility Condition Index 2017 (FCI):	0.1334
Grades:	ECS - 12
Enrolment 2021-22:	408
Capacity:	885
Total <u>Current</u> Maintenance needs (VFA):	\$ 1,556,736
Total Maintenance <u>needs before 2023(VFA):</u>	\$ 2,366,000

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.

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 the 1957 gymnasium. 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.

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

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 and the system is now past its

life expectancy and 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. The domestic hot and return lines need replacing throughout the 1988 and 1990 sections of the school

In order to address the noted deficiencies, the replacement system will cost in excess of **\$2,848,000**, according to facility evaluation, 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 remaining life expectancy of the overall system and replacement costs associated with replacing/upgrading the system. Investigation of the heating piping showed it was in fair condition, the associated valve and coils are in poor condition and AHU's (Air Handling Units) need to be upgraded

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

Priority #3

St. Stephen's School – Valleyview

The school was built in 2006 and is showing severe structural issues. There is noticeable heaving in various locations causing interior portions to crack and heave upwards of 2 inches.

In March 2021 we hired a structural engineer to determine the extent and recommend possible remediation of this issue. The facility audit identified this issue and estimated that remediation would cost \$800,000.00

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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