

HIGH PRAIRIE SCHOOL DIVISION THREE YEAR CAPITAL PLAN

2023

Pricing on the capital plans below is indicative only. After submissions are sent in to Alberta Infrastructure they are entered in a costing template and the results are available to us. However, support prices change often and the final budget on a project award can vary from the costing used on submissions.

Year One: For year 1 we would request the following 3 related projects for G.P. Vanier School.

G.P. VANIER SCHOOL - Donnelly

G.P. Vanier Modernization Project Description (See attached “4”)

A complete modernization of the 1968, 1969 sections and the 1955 Boiler House of the school to address audit items, to facilitate relocation of program needs housed in areas of the school to be demolished, to reconfigure rooms to match the reduced school size, and to allow for the installation of new CTS equipment.

Reasoning

On March 1, 2023 the Government of Alberta advised that the Modernization of George P. Vanier School is approved for planning funding as part of the school capital approval announcement. Although this does not constitute full project approval at this time, this investment represents a commitment to this project as a high-priority need, and to move to construction funding when the readiness activities are complete and the project is construction ready. Planning funds are intended to allow for further development of project scope and site investigation work, and to help clarify potential risks and identify mitigating strategies and costs. The goal is to remove barriers and better position the project for consideration of design and construction approval in a future budget cycle.

The principal driver of the modernization is rightsizing. The school is presently 32% utilized. The concept development study will determine exactly which areas will remain to be modernized, but this application assumes the 1968, 1969 sections and the 1955 Boiler House (4906.8 m²) will be modernized. These sections are 54 years old and are ageing well, but the audit identifies numerous building components that are well past design life.

The present under slab ventilation creates a health issue with mold and bacteria growth. The present building mechanical and storage rooms don't have proper fire separation walls nor fire dampers in the ducting. The modernization would address these 2 health and safety issues.

The 1968 and 1969 sections will require extensive reconfiguring before the student population and programs can be accommodated. The older wood frame sections of the school (and most likely to be demolished) house a band room, 2 computer labs, a Social/English classroom that is equipped with computers for assignments in these programs, a janitor's room and a small gymnasium. All these facility components would have to be recreated in the modernized 1968 & 1969 sections. Items identified in the audit will be addressed through the modernization. New CTS equipment will need to be installed.

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The investment in the 1955 boiler house of I.M.R. funds to replace boilers and pumps will be preserved. The concrete block and brick construction of the 1968 and 1969 sections will give many more years of serviceable life for a relatively low investment, and the modernization will reduce O & M costs.

The concept development study would determine the final area to be modernized. This submission will assume that the 1968 and 1969 sections would be modernized. The support rate for a senior high addition is \$2,450 with a location factor of 1.3 yielding \$3185/m². They have an area of 4906.8 m². Assume modernization costs at 65% of replacement cost – $4906.8 \times 3185 \times 0.65 = \$10,158,303.00$

Construction cost	\$10,158,303
Consulting fees (11.15%)	1,320,650
Project expenses (2%)	203,166
Furniture & Equipment (4%)	406,332
CTS Equipment	120,000
Subtotal	\$12,020,441
Non-refundable GST	192,327
Total project costs	\$12,212,768

G.P. Vanier Demolition Project Description (See attached “4”)

Demolish a portion of the school to achieve rightsizing. The concept development study will determine how much of the school will be demolished. This application will assume the 1955, 1956, 1962, and 1985 sections except the 1955 boiler house will be demolished (2161.3 m²) in order to create a preliminary budget.

Reasoning

ACU utilization is 32%.

Projected enrollment indicates a slow decline in student population.

Excess space has no other known potential use.

The majority of the space to be demolished is past its expected life.

Construction cost	\$704,568
Consulting fees (11.75%)	82,787
Project expenses (2%)	14,091
Subtotal	\$801,446
Non-refundable GST	12,823
Total project costs	\$814,269

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G.P. Vanier Gym Addition Project Description (See attached “4”)

A 335 m² Gym replacement addition

Reasoning

A gym addition would be required to increase the size of the existing gym from 443 m² to 754 m² to meet the requirements of a 2 station gym needed to accommodate both Junior and Senior High School programs. The capital manual calls for a 645 m² gym. However, a dividing curtain would be required so 2 classes could use the gym at the same time. To fit 3 badminton courts into each side the 754 m² size of gym would be required given the configuration of the existing 443 m² gym. The additional 311 m² of usable space will require an addition of 335 m² to accommodate exterior walls.

The existing small gym at the school would be demolished. This small gym was designed for use when the school served K to 12 and housed the elementary students. It is now being used by the Junior High students but is not adequate due to a very low ceiling. Basketball or volleyball cannot be accommodated in the small gym. It would not be possible to demolish the wooden wing and save this gym.

The support rate for a senior high addition is \$2,450 with a location factor of 1.3 yielding \$3185/m².
 $335 \text{ m}^2 \times 3185 = \$1,066,975$

Construction cost	1,066,975
Consulting fees (8.58%)	91,546
Project expenses (2%)	21,340
Furniture & Equipment (4%)	42,680
CTS Equipment	0
Subtotal	1,222,541
Non-refundable GST	19,561
Total project costs	1,242,102
Total for 3 G.P.V. School Projects	14,306,731

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Year Two: For year two we are requesting a major modernization of the 1969 section of E.W. Pratt School.

E.W. PRATT SCHOOL - High Prairie

E.W. Pratt Modernization Project Description (See attached "5")

Major modernization of the 1968 section of this school (54 years old). Upgrading of CTS equipment is also required.

Reasoning

The major driver for this modernization is the age of the school. Since the FCI is at 26%, the work required to maintain this school at an acceptable level is beyond the capability of the Division's IMR/CMR funding. The present under slab ventilation creates a health issue. Overhead ventilation is the proper ventilation for classroom air quality demands. The present building mechanical and storage rooms do not have proper fire separation walls or fire dampers in the ducting. Plumbing lines, heating lines, exterior windows and floor tiles all are passed their life cycle.

This building was constructed prior to the implementation of CTS programming. The CTS program area and equipment need to be upgraded.

The 1969 section is 4882 m². Assume modernization cost at 65% of new construction. The support rate for a senior high addition is \$2,450 with a location factor of 1.3 yielding \$3185/m². 4882 x 3185 x 0.65 = \$10,106,961.

Note - the 1991 section (Technology Building) is not addressed in this submission

Construction cost	\$10,106,961
Consulting fees (11.20%)	1,131,980
Project expenses (2%)	202,139
Furniture & Equipment (4%)	404,278
CTS Equipment	120,000
Subtotal	\$11,965,358
Non-refundable GST	191,446
Total project costs:	\$12,156,804



1969 ADD.
PLAN 4797

Proposed Gym
Addition
335 m²

Modernize and Reconfigure

4906.8 m²

1962 ADD. (MOD 1985)
PLAN 3785

1985 ADD
PLAN
6832

1956 ADD.
PLAN 2635
(MOVED FROM
McLENNAN IN 1958)

1955 ORIG.
PLAN 2431

MOD 1985

1962 ADD.
PLAN 3785
MOD 1985

1985 ADD
PLAN 6832

Demolish

2161.3 m²

Study will determine final
area for demolition

1968 ADD.
PLAN 4693

TOTAL AREA = 7,068.1 m²

HIGH PRAIRIE SCHOOL DIVISION NUMBER 48

G.P. VANIER SENIOR HIGH SCHOOL

5503 Centennial Avenue, Donnelly, AB

PRELIMINARY CAPITAL PLAN

DRAWN BY: J.S.S.

DATE 27-Apr-11

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J.S.S.

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