

HIGH PRAIRIE SCHOOL DIV. #48

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 one we are requesting a major modernization of the 1969 section of E.W. Pratt School.

E.W. PRATT SCHOOL, High Prairie

EW Pratt Modernization Project Description (See attachment 5)

Major modernization of the 1969 section of this school (48 years old). Reconfigure the administration suite so administration staff can monitor the student entrance. Upgrading of CTS equipment is required.

Reasoning

The major driver for this modernization is the age of the school. Since the 2010 FCI is 20.72%, the work required to maintain this school at an acceptable level is far beyond the capability of the Division's IMR funding. The 2010 FCI indicated a need for \$4,104,700 maintenance events in the next 5 years. The school was audited on March 29, 2017 and the updated FCI report will be forthcoming.

The School Division has implemented emergency preparedness plans and safety programs. The processes used in the implementation of these 2 programs, and recent incidents at other schools nationwide, indicate a high priority for school administration to be able to monitor the main student entrance. Presently, the administration offices are down a long hallway from the main entrance. The administration suite would be completely reconfigured to allow monitoring of the main entrance.

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

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

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. $4882 \times 3185 \times 0.65 =$

\$10,106,961.

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

Given the possible potential to develop a partnership between Northern Lakes College, we envision a concept plan to build a new high school attached to the Northern Lakes College. Programming for high school students could be greatly enhanced with joint facilities and the opportunities for students to receive dual credits, enriched programming in the arts, sciences, trades training and technology. Shared services such as reception, libraries, gymnasiums and foods services would further the cost efficiencies of such a build.

In the event of the high school being attached to the College, E.W. Pratt school, after being modernized would be suitable as a Grade 4 to 9 school. The larger gymnasium, complete with a stage would accommodate programming for this student demographic. The projected enrollment for Gr. 4 to 9 is 351 which would yield a utilization rate of 68%. The current utilization at E.W. Pratt is 60% therefore the school be better utilized.

This would provide us the opportunity to house K to Gr. 3 students at our Prairie River Junior High School which is a smaller school. Projected enrollment for K-3 is 193 students and the capacity of Prairie River School is 280 which would drop the utilization rate to 69% vs. the current 83% which is basically full.

Within this concept, the High Prairie Elementary School would be demolished with the 8 portables returned to Alberta Education for use elsewhere. This large plot of land would be ideal and shovel ready for the joint college, high school build. This school has 6 sections, ranging from 1962 to 1996. The school's core was built in 1962 as a wood structure and is past it's life cycle. Other sections are near or past their life cycle as well. This school has had continuous safety issues with parent parking due to restricted space.

G.P. VANIER SCHOOL, Donnelly

Project Description

Year One of the Project For year 1 we would request the following 3 related projects for GP Vanier School.

GP Vanier Modernization Project Description (See attachment 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

The principle driver of the modernization is rightsizing. The school is presently 40% 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 48 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 no 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.

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 4906.8m². 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 attachment 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 55%.

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

GP Vanier Gym Addition Project Description (See attachment 4)

A 335m² Gym replacement addition

Reasoning

A gym addition would be required to increase the size of the existing gym from 443M2 to 754m2 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 645m2 gym. However a dividing curtain would be required so 2 classes could use the gym at the same time. In order to fit 3 badminton courts into each side the 754m2 size of gym would be required given the configuration of the existing 443m2 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	<u>0</u>
Subtotal:	\$ 1,222,541
Non-refundable GST;	<u>19,561</u>
Total project costs:	\$ 1,242,102

Total for 4 G.P. Vanier School Projects: \$ 14,306,731